**FORECLOSURE** 

Carrington Mortgage Services, LLC in Book 56791, Page 442, conveying the after-described property to secure a Note of even date in the original principal amount

the original principal amount of \$332,459.00, with interest

debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-

fault, this sale will be made

for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by

law, including attorneys fees (notice of intent to collect at-

personal property attached to and constituting a part of said property. To the best knowledge and belief of the

undersigned, the party (or parties) in possession of the

subject property is (are): ONICA BLAIZE or tenant or

and inspection of the prop-

limited to, assessments, liens, encumbrances, zoning

documents may not be pro-vided until final confirmation

loan as provided in the pre-

ceding paragraph. Pursuant to O.C.G.A. Section 44-14-

561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2

Debt described herein. This

curity instrument, specifical-

30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0262 THIS ADBIT

COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY

INFORMATION

any

tenants. Said property be sold subject to (a)

Note in the original principal amount of ONE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND AND DOLLARS NINE HUNDRED NINELY-FOUR AND 0/100 DOLLARS (\$189,994.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in De-cember, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Nota and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 paying bean given).

said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet die and pageble), the not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Broker Solutions Inc. dba Broker Solutions Inc. dba New American Funding is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162-2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is. New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5904 893-5304.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and

belief of the undersigned, the party in possession of the property is Antonio Welch and Janet Louise Welch or a tenant or tenants and said property is more commonly known as 1704 Stephens Pond View, Loganville, Georgia 30052.
Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Broker Solutions Inc. dba New American Funding tween the property address

New American Funding as Attorney in Fact for Antonio Welch McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **FXHIBIT A** All that tract or parcel of land lying and being in Land Lot 94 of the 5th District,

Lot 94 of the 5th District, Gwinnett County, Georgia, being Lot 47, Block A, Unit 2, Stephens Pond Subdivi-sion, as per plat recorded in Plat Book 99, Pages 180-181 newest plat recorded on Book 100, Pages 251-252, Evinnett County, County Gwinnett County, Georgia records, which said plat is incorporated herein by this reference and made a part of this description, being improved property. MR/meh 12/6/22

Our file no. 22-09387GA -FT17 950-86276 11/9 16 23 30

NOTICE OF SALE UNDER POWER GEORGIA,

GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Daniel Neal Barfield, III, Dan-ny Neal Barfield, Jr and Teresa Hardin Barfield to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ace Mortgage Funding, LLC, its successors and assigns, dated September 8, 2008, recorded in Deed Book 49101, Page 224, Gwinnelt County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Agreement Deed Book 59753, Page 526, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52580, Page 21, Gwinnett Court In Deed BOOK 5258U, Page 21, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-SIX THOUSAND NINE HUN-DRED THIRTY-FIVE 0/100 DO DOLLARS

(\$86,935.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in December, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

**HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 beging hear given) having been given)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

FORECLOSURE

recourse against the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity tina last bull authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel Neal Barfield, III, Danny Neal Barfield, Jr, Teresa Hardin Barfield and Estate of Danny Barfield or a tenant or ten-ants and said property is more commonly known as more commonly known as

223 Edith Ln NW, Lilburn,
Georgia 30047. Should a
conflict arise between the
property address and the legal description the legal de-

scription will control. The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt Cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Lakeview Loan Servicing, U.C.

as Attorney in Fact for Daniel Neal Barfield, III, Danny Neal Barfield, Jr and Teresa Hardin Barfield McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A

A certain tract or parcel of land in Gwinnett County, in the State of Georgia, described as follows:

scribed as follows:
All that tract or parcel of land lying and being on Land Lot 135 of the 6th Land District, Gwinnett County, Georgia, being in the City of Liburn, and being Lot 2, Block "A", Unit 1 of Askew Estates, described as a certificial country. particularly described according to plat and survey of Askew Estates prepared by Higginbotham & James, Surveyors, July 5, 1967, as

tollows:
To find the place or point of beginning, begin at the intersection formed by the northerly right of way line of Lula Street with the northwesterly right of way line of Edith Lane, and run thence in the northeasterly and northwesterly direction along the northwesterly and southwesterly right of way line of Edith Lane 441.3 feet to an iron pin corner with Lot 1, said Block and Unit, BEING THE PLACE OR POINT OF BEGINNING; from said beginning point, run thence along Lot 1, said Block and Unit, in a south-westerly direction 160.9 feet to an iron pin corner; thence along other property of Askew and property of Murphy in a northwesterly direction 130 feet to a iron pin corner; thence along other property of Askew in a northeasterly direction 219.1 feet to an iron pin corner on feet to an iron pin corner on the northwesterly right of way line of Edith Lane; thence along the southwest-erly right of way line of said street in a southeasterly di-rection 100.5 feet to an iron pin corner common to Lot 1, said Block and Unit, being the place or point of begin-

ning Subject to protective covenants particularly set forth on the above referred

Property Address (for In formational Purposes Only): 223 Edith Lane Northwest Lilburn, GA 30047 MR/mac 12/6/22

Our file no. 22-09461GA -

950-86162 11/9 16 23 30 2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mauricio Lopez to Mortgage Electronic Registration Systems, Inc., as grante, as omminee for Brand Mortgage Group, its successors and assigns, dated December 21, 2012, recorded in Deed Book 51967, Page 817, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59854, Page 284, Gwinnett Electronic Registration Sys-

recorded in Deed Book
59854, Page 284, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of TWO HUNDRED
FORTY-THREE THOUSAND
AND 0/100 DOLLARS (\$243,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in De-cember, 2022, the following

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on "escie" begin without any. an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162 2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modi**FORECLOSURE** 

To the best knowledge and belief of the undersigned, the party in possession of the property is Mauricio Lopez or a tenant or tenants and said property is more commonly known as 2618 Lake Manor Circle, Duluth, Georgia 30096. Should a conflict arise between the property address and the le-gal description the legal de-scription will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the courtified and the status of the loan with the holder of the security deed Specialized Loan Servicing

LLC
as Attorney in Fact for
Mauricio Lopez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehottine.net
EXHIBIT A
All that tract or parcel of

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 240 of the 6th District, Gwinnett County, Georgia, being Lot 35, Block A, The Villages at Old Norcross \$South Tract, as per plat recorded in Plat Book 121, Pages 294 - 295, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereherein and made a part hereof by reference. MŘ/chr 12/6/22

Our file no. 22-09583GA -950-86296 11/9 16 23 30 2022

NOTICE OF SALE UNDER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ed-die Christopher Lawrence to Wells Fargo Bank, N.A., dated May 29, 2015, recorded in Deed Book 53610, Page 428, Gwinnett County, Georgia Records and as modified by that certain Loan Modification. Agroment, recorded by that certain Loan Modifi-cation Agreement recorded in Deed Book 58975, Page 360, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY THOU-HUNDRED FORTY THOU-SAND SEVEN HUNDRED AND 0/100 DOLLARS (\$340,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale utifinithe legal hours of sale on the first Tuesday in De-cember, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inade for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having heen given)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but taxes which are a lieft, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments liens encumbrances, zoning ordinances. restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security leads to the property in the security is an expectation of the security in the security is security. those superior to the Securi-

Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Eddie Christopher Lawrence or a tenant or tenants and said property is more commonly nown as 1991 Browning Bend Ct. Dacula, Georgia **30019.** Should a conflict arise between the property address and the legal description the legal description

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the total of the lear with the confirmation with the lear with the learning with the lear with the learning with the lea status of the loan with the Wells Fargo Bank, N.A. as Attorney in Fact for Eddie Christopher

Lawrence McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A The following described real property located in County of Gwinnett, State of Georgia, being more particularly described as follows. All that tract or parcel of land lying and being in Land Lot 261 of the 5th District, Gwinnett County, Georgia, being Lot 124, Block A of Austin Commons Subdivision per plat thereof recordsion, per plat thereof record-ed in Plat Book 127, Page ed in Plat Book 127, Page 129-132, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descrip-

Being the same property conveyed to Eddie Christo-pher Lawrence by Deed from D.R. Horton - Crown, LLC dated November 24. 2014, recorded December 8, 2014 in Book 53268, Page 311 in the Gwinnett County, Georgia records Property Address. 1991 Browning Bend CT, Dacula, GA 30019-7774

MR/chr 12/6/22 Our file no. 22-09626GA – 950-86055 11/9 16 23 30

NOTICE OF

APN R5261 330

FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA.
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORECLOSURE

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by 4P International, Inc. to Krisha 2005., LLC, dated April 1, 2009, recorded in Deed Book 50071, Page 0509, Book 500/1, Page 0509, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$145,000.00), with introcut thereoe out with interest thereon as set forth therein. The said deed was subsequently assigned to Sanderwala, LLC through assignment executed assignment executed on 29th Day of November, 2015 and recorded in Deed Book 54132, Page 0053, Gwinnett County, Georgia Records. There will be sold at public There will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2022. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 194 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 29, BLOCK C OF LANDINGS AT BAY CREEK SUBDIVISION, AS SHOWN IN PLAT BOOK 102, PAGE 42-44, GWIN-42-44, GWIIN ATV RECORDS. NETTCOUNTY The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed, The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, security deeds and matters of

curity deeds and matters of record superior to the Security Deed first set out above. Sanderwala, LLC is the holder of the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to predicte authority to negotiate, amend, and modify all terms the mortgage with the btor is: Sanderwala, LLC. debtor is: Sanderwala, LLC. 2440 Wisteria Dr #686, Snellville, GA 30078. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

11/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY **GWINNETT** Under and by virtue of the Power of Sale contained in a Security Deed given by Adeyemo Aromolaran to Ar-gent Mortgage Company LLC, dated August 22, 2005, LLC, dated August 22, 2005, recorded in Deed Book 44178, Page 72, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank N. A. as Indentive Truster, on behalf of ture Trustee , on behalf of the holders of the Terwin Mortgage Trust 2006-HF1, Asset-backed Securities, Series 2006-HF1 by assign-ment recorded in Deed Book 57204, Page 272, Gwinnett County, Georgia Records, scribed property to secure a Note in the original principal amount of THIRTY-ONE THOUSAND FOUR HUN-DRED AND 0/100 DOLLARS (\$31,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. not yet due and payable), the triose superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The Bank of New York Mellon, fl//a The Bank of New York Mellon, fl//a The Bank of New York as europessor to ID. York, as successor to JP-Morgan Chase Bank N. A. as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-HF1,

Asset-backed Securities, Se Asset-backed securities, series 2006-HF1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority that the security that has full authority that the security that has full authority and the security of the security that has full authority and the security of the security that has full authority and the security of the security o the entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050 lage, 6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Adeyemo Aromolaran or a tenant or tenants and said property is more commonly known as 3491 Glen Summit Lane, Snellville, Georgia 30039. Should a conflict arise be-

tween the property address

and the legal description the

legal description will control. The sale will be conducted

**FORECLOSURE FORECLOSURE** 

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

The Bank of New York Mellon, f/k/a The Bank of New York as successor to IP-York, as successor to JP-Morgan Chase Bank N. A. as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-HF1, Asset-backed Securities, Series 2006-HF1

ries 2006-HF1
as Attorney in Fact for
Adeyemo Aromolaran
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

**EXHIBIT A** All that tract or parcel of land lying and being in Land Lots 320 and 336, of the 4th District of Gwinnett County, Georgia, and being Lot/s 51 in Block "A" of Glen Ridge Subdivision, Unit One, ac-cording to a plat thereof recorded in Plat Book 82 recorded in Plat Book 85 page 200, in the Office of the Clerk of the Superior Court of Gwinnett, Georgia Records, to which plat refer-ence is made for a more de-tailed description

tailed description.
SUBJECT TO that certain SUBJECT TO that certain security deed from Adeyemo Aromolaran to JPMorgan Chase Bank, N.A., dated February 13, 2020, and recorded in Deed Book 57284, page 662, Gwinnett County, Georgia Records. Sald security deed shall not be divested by the foreclosure sale herein described of the security deed in Deed the security deed in Deed Book 44178, Page 72. MR/jay 12/6/22 Our file no. 5688619 – FT7 950-86167 11/9 16 23 30 2022

**Notice of Sale Under Power** 

Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given by Joyce Baghy to Washington Mutual Bank, FA, dated June 8, 2007, and recorded in Deed Book 48005, Page 766, Gwinnett County, Georgic Rough County, Georgi gia records, as last trans-ferred to LaSalle Bank NA. terred to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 Trust by Assignment recorded in Deed Book 50346, Page 591, Gwinnett County, Georgia records conveying Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$237,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder

for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in December, 2022, to wit: December 6, the following de-property: All that scribed property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett the 5th District, Gwillier County, Georgia, being Lot 13, Block B, Streamwood Village Subdivision, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia Gwinnett County, Georgia records, said plat being in-corporated herein by refer-ence thereto. The debt se-cured by said Deed to Se-cure Debt has been and is berehy declared due hehereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect atgiven). Said property is commonly known as **3649** Cecilia Way, Loganville, GA 30052, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and be-

lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): Joyce Bagby and Terris Terry or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inan accurate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to,

assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. not profibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain pro-cedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing OC.G.A. Section 44-14 162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described here-

in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank NA, successor trustee to NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 Trust as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 any. Said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT curate survey and inspection of the property, any assess ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said

COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. FC14-282 86474 11/9.16.23.30.2022

ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Seany, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and curity Deed from Sherita Mishel Baker to Mortgage **Electronic Registration Sys** tems. Inc., as nominee for (2) to final confirmation and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Katheryn M. Maxwell and Bernard L. Bearry, Jr., successor in interest or tenant Ruoff Mortgage Company, Inc., dated December 18, 2020 and recorded on December 31, 2020 in Deed Book 58231, Page 634, in the Office of the Clerk of Su-perior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even data in the original principal cessor in interest or tenant (s). Nationstar Mortgage Lt. as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, Garanton (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE IUSED FOR THAT date, in the original principal amount of One Hundred Thirty Thousand Nine Hundred Forty-Four and 00/100 dollars (\$130,944.00) with interest thereon as provided therein as last transferred to Ruoff Mortgage Company, Inc., recorded in Deed Book 59123, Page 269, aforesaid FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950-87225 11/30, records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alter-12/7,14,21,28, 2022 Notice of Sale **Under Power** native location, within the legal hours of sale on the first Tuesday in December, 2022, all property described in said Security Deed including but not limited to the following Georgia GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ONICA BLAIZE to Mortby ONICA BLAIZE to Mort-gage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Ser-

described property: All the tract or parcel of land tying and being in Land Lot 168 of the 6th District, Gwinnett County Georgia, being Unit F of Building "C" of The Townhouse at Wedgewood, Unit The as per plat recycled in One, as per plat recorded in Plat Book 33, Page 312, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Together with and subject to all the rights, easements, condi-tions and obligations as set forth in the Declaration of Covenants, Conditions, Re-

strictions and Easements for strictions and Easements for Wedgewood Community, dated May 13, 1985, and recorded in Deed Book 3046, Page 1, aforesaid records, as may be amended from time to time and all amendments thereto, if any together with Granton's re-mainder interests. Said property may more com-monly be known as 6413 Wedgewood Trce, Tucker, GA 30084. The debt secured by said Security Deed has been and is hereby declared due because of, among Case #: 22-007831-1 other possible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Ruoff Mortgage Company, Inc., 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following

subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing audemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, catched for the constitution of the consti rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Sherita Mishel Baker and or tenant(s). The sale will be conducted subject to 1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Ruoff Mortgage Company, Inc. as Attorney-in-Fact for Sherita Mishel Baker Con-Sierina Wisher Baker Colip: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 11/10/22; 11/17/22; 11/24/22;

950-86628 11/9,16,23,30,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. Maxwell to American National Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed Paving how lost cold be a control of the said having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the origisecuring a Note in the original principal amount of \$87,883.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fixtures and personal property the 7th District, Gwinnett tures and personal property attached to and constituting a part of said property, if any. Said property will be

WILL BE USED FOR THAT PURPOSE 950-86825 11/9,16,23,30, 12/7,14,21,28, 2022 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCOS BLASNICH AND LÍLIA LOMELI to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), AS NOMINEE FOR NETBANK, ITS SUCCES-SORS AND ASSIGNS dated on 11/03/2005 as Book No. 45114 and Page No. 5. on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in sale will be applied to the payment of said indebted**FORECLOSURE** 

the original principal amount of \$166,155.00, with interest at the rate specified therein, there will be sold by the unthere will be sold by the di-dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in December, 2022 Tuesday in December, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR GIA, BEING LOT 4, NORTH WOODS ESTATES SUBDIVI WOODS ESTATES SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when indebtedness as and when due and in the manner provided in the Note and Deed vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to as provided in the beed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). WILMINGTON SAV-INGS FUND SOCIETY, FSB. 11/30,12/7,14,21,28,2022

AS TRUSTEE OF STANWICH AS TRUSTEE OF STANWING
MORTGAGE LOAN TRUST F
holds the duly endorsed
Note and is the current assignee of the Security Deed
to the property. CARRINGTON MORTGAGE SERVICES, ION MORIGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F the original principal amount of \$332,459.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 6 TH DISTRICT. GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, MADISON HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 208-209, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. The debt secured by said Deed the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, O.C.G.A. § 44-14-162.2, CARRINGTON MORTGAGE CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200-A, AIVA-HEIM, CA 92806, 800-561-4567. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or is not required to amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 3126 SPRINGLAKE DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate surviva and including taxes and including taxes are taxed and taxed an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, insulating but not lightly the set of the secure Debt first set out above, insulating but not lightly the set of the secure Debt first set out above, insulating but not lightly the set of the secure o cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will tiothe of illerin to collect and to repeat to reneys fees having been given). Said property is commonly known as 4492 MADISON RUN PLACE SNELLVILE, GA 30039, together with all fixtures and seven sellowed to the collection. be conducted subject to (1) confirmation that the sale confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the propdocuments may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. WILMparagraph. WILM-SAVINGS FUND ceding INGTON SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE
LOAN TRUST F as Attorney
in Fact for MARCOS BLASNICH AND LILIA LOMELI.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. TO
obtain options and alterna-SOCIETY ESR AS TRUSTER erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proceobtain options and alternaobtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll-free by the following telephone number: (800-561-4567), 0000006220396 BARRETT DAFFIN FRAPPIER BARKETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950-86302

Section 9-13-172.1, Which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure 11/9,16,23,30,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Frank Bennett Boyd and, Angela to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in Denise Blake, Husband and Wife to North American Mortgage Company dated November 10, 2000, and recorded in Deed Book 21810, Page 253, as last modified in Deed Book 55073, Page 640, Gwinnett County Records, said Secu-rity Deed having been last rity Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as shall be construed to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005sale is conducted on behalf of the secured creditor un-der the power of sale grant-ed in the aforementioned se-**RF5**, securing a Note in the original principal amount of \$145,475.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire curity instrument, specifically being Carrington Mort-gage Services, LLC as attor-ney in fact for ONICA BLAIZE Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.515 NOVEMBER 9 16 23 amount of said indebtedness amount of said indeptedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, said at public outers.

Courthouse door in said Country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 325 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 54, BLOCK A, LITTLE MILL FARM, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 33, PAGE 78, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE HEREIN BY REFERENCE AND MADE A PART HERE-OF. Said property is known as 1605 Patrick Mill Place, Buford, GA 30518-2239, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi**FORECLOSURE** 

nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed and the balance, if any, wil be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Frank Bennett Boyd and Angela Denise Boyd, a/k/a Angela Denise Blake, successor in interest Blake, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF5 as Attorney-in-Fact for Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife File no 22-079495 Wife File no. 22-079495 LOGS LEGAL GROUP LLP\* LOGAL GROUP LLT Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\*

NITIALS\*\*\*
https://www.logs.com/ \*THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950.98124 950-86124

NOTICE OF SALE

UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt from Lachaetineria LLC, a limited Ladiadelleria Ltd., a limited liability company to Alex Campos and Stacy Campos, dated August 25, 2021 filled for record August 25, 2021 in Deed Book 59143, Page 00461, Gwinnett County, Carrela County, Carr Georgia records, and secur-ing a Note in the original principal amount of \$2,228,000.00 there will be sold at a public outcry for cash to the highest bidder cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, between the legal hours of sale on the first Tuesday in December, 2022, by Alex Campos and Stacy Campos as Attorney-in-Fact for Lachaetineria LLC, a limited liability company the following property to-wit: All that tract or parcel of land lying and being in Land Lot 158 of the 7th District of Gwinnett County, being Lot 232, Block O, as described on that certain subdivision plat for Sugarloaf Country Club, Phase anisudulvision plat for 302 arloaf Country Club, Phase II, POD 16, recorded in Plat Book 74 at Pages 275,276 and 277, in the office of the Clerk of Superior Court of Gwinnett County, Georgia. FOR INFORMATIONAL PURPOSES ONINY Said Property POSES ONLY: Said property being known as 2765 Calloway Court according to the current system of numbering property in Gwinnett ing property in Gwinnet County, Georgia. The indebtedness secured by Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purpose of paying the same and all expenses of sale, in-cluding attorneys fees. Written notice as required by O.C.G.A.44-14-162.2 and in full compliance thereof was sent no later than 30 days prior to the date of the pro-posed foreclosure, certified, return receipt requested as well as first class mail. Further said notice included the intention to enforce the pro-vision for collection of attor-neys fees, advertising and other costs of collection, all in accordance with the terms of the Note and Security Deed. To the best of the un-dersigneds knowledge and belief, the property is in the achaetineria possession of Lauracumena LLC, a limited liability com-pany. The property will be sold as the property of the aforesaid grantor subject to the following, all prior restrictive covenants, ease ments, rights-of-way, security deeds, or encumbrances of record; all valid zoning or-dinances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and property whether due and payable or not yet due and payable. Pursuant to 0.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Louis Levenson, 3330 Cumberland Boulevard, SE, Suite 925, Atlanta, Georgia

FOR THAT PURPOSE. 86292 11/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-

Suite 925, Atlanta, Georgia 30339, (404) 659-5000. The

30339, (404) 659-5000. The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Alex Campos and Stacy Campos or Louis Levenson to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. Alex Campos and Stacy Campos as Attorney-in-Fact for Lachaetineria LLC, a limited liability comany /s/ Louis Levenson Bv:

LLC, a limited liability company /s// Louis Levenson By: Louis Levenson Levenson & Associates 3330 Cumberland Boulevard, SE, Suife 925 Atlanta, Georgia 30339 Ph: (404) 659-5000 Fax: (404) 659-1355 Email:

(404) 659-1355 Email: louis@levensonlaw.com THIS LAW FIRM IS AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED

contained in that certain Security Deed from EDWIN
CUBI and LUZ Y. CUBI to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR NA-TIONSTAR MORTGAGE LLC DBA GREENLIGHT LOANS, dated March 26, 2014, recorded April 14, 2014, in Deed Book 52867, Page 0327, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Two Hundred and 00/100 dollars (\$111,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to U.S. Bank National Association as Trustee for Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in December, 2022. all property described in said Security Deed including but not limited to the following