#### FORECLOSURE

Gwinnett County, Georgia Records, conveying the af ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$137,025.00), with interest thereon as set forth therein, 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, the following described appearance.

described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

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 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 abovenamed or the undersigned MIDFIRST BANK holder of the Security Deed to the property in accordance with OCGA § 44-14-

The entity that has full authe entity time labs total actions the mortgage with the debtor is. Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Nutrabase City, 04, 27319. Oklahoma City, OK 73118-6116, 800-654-4566. 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 Hiwot Tesfai or a tenant or tenants and said property is more com monly known as 4074 Indian Trace, Lilburn, Georgia 30047. 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. Bankrupt cy Code and (2) to final confirmation and audit of the status of the loan with the

nolder of the security deed. MIDFIRST BANK as Attorney in Fact for Hiwot Tesfai and Beyene McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net FXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 72 OF

THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA BEING LOT 30, BLOCK F, STONEMONT SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREIO MADE A PART HEREOF. MR/meh 12/6/22

Our file no. 22-09316GA -

950-10/5 12 26 11/2 9 16 23 30 2022

### NOTICE OF SALE UNDER GWINNETT

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Kim-berly E Pulley to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mortgage, its suc-cessors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the afrecords, conveying the average retrieves the redescribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE THOUSAND THREE HUNDRED EIGHTY-SIX AND OXIONE BEGING THE RESERVENCE OF T

DOLLARS (\$151,386.00), with interest thereon as set forth therein, 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 November, 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 posible events of default, failure to pay the indebtedness as and when due and in the

as and when due and 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, a provided in the Security. 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 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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Securi-ty 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.

#### FORECLOSURE

Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

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 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 Kimberly E Pulley or a tenant or tenants

and said property is more commonly known as 839 Nichols Landing Ln, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A. as Attorney in Fact for Kimberly E Pulley McCalla

Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivi-Nichols Landing Subdivision, Unit Three, as per plat recorded in Plat Book 78, page 43, Government County, Georgia Records. Being and intending to de-

scribe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358, Known as: 839 Nichols Landing Ln Parcel: 7-017-126

MR/mac 11/1/22 Our file no. 51087008 –

950-83130 10/5 12 19 26 2022

NOTICE OF SALE UNDER GEORGIA, **GWINNETT** 

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501. Gwinnett County, Geor jai Records, as last transferred to Citibank, N.A. as trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment 2006-4 by assiq recorded in Deed 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be seld at public

thereon as set forth therein, 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 November, 2022, the following described property: ing described property: SEE EXHIBIT A ATTACHED HFRFT0 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

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 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 in spection 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 Securi ty 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. Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates

ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity tinat last full archards the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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 Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants

and said property is more commonly known as 4378 Ash Tree Street, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description 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.

Wilmington Trust, National Association successor Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4

as Attorney in Fact for Carmetta Willis Raymer Leibert McCalla Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND 339, OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 22, BLOCK C, ELLINGTON SPRINGS, THREE, AS PER

## FORECLOSURE

PLAT RECORDED IN PLAT BOOK 106, PAGES 113 AND 114, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

MR/ca 11/1/22 Our file no. 5174815 – FT1 950-82217 10/5 12 19 26

NOTICE OF SALE UNDER POWER **GWINNETT** GEORGIA,

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ophelia I Hunte and Wayne A Hunte to Olympia Mort-gage Corp. dba O.M.C. Mortgage Corp. doa O.M.C. Mort-gage Corp., dated July 29, 1999, recorded in Deed Book 19118, Page 133, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59500, Page 32, Gwinnett County, Georgia Records, as last transferred Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 30205, Page 202, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVEN-TY-SEVEN THOUSAND TY-SEVEN THOUSAND FOUR HUNDRED ELEVEN AND 0/100 DOLLARS (\$77,411.00), 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

ing 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, failsible events of default, fall-ure 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

place as may be lawfully designated as an alternative.

within the legal hours of sale on the first Tuesday in November, 2022, the follow-

attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 sualit to O.C.A. § 15-1-11 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 which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encom-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securitilose superior to the security
Deed first set out above.
Said property will be sold on
an "as-is" basis without any
resentation, warranty or
recourse against the abovenamed or the undersigned.
MIDFIRST BANK is the
lodder of the Security Deed holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. 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

To the best knowledge and

belief of the undersigned, the party in possession of the property is Ophelia I Hunte and Wayne A Hunte a tenant or tenants and said property is more com-monly known as 5173 Rose-stone Drive, Lilburn, Geor-gia 30047. Should a conflict arise between the property address and the legal de-scription the legal descrip-

scription 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. MIDFIRST BANK

as Attorney in Fact for Ophelia I Hunte and Wayne 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 Lot 161 of the 6th District, Gwinnett County, Georgia, being Lot 25, Block A, Mock-ingbird Lake Estates Subdivi-sion, Unit One, as per plat of record in Plat Book 8, Page 120, Gwinnett County records, which plat is incor-porated herein and made a

part hereof by reference.
MR/ca 11/1/22
Our file no. 5367718 FT17 950-83104 10/5 12 19 26

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 Milicon Yoffre to JPMorgan Chase Bank, N.A., dated October 24, 2013, recorded in Deed Book 52611, Page 790, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 56380, Page 819, Gwinnett County, Georgia Records, conveying the after-described property to se-Power of Sale contained in a Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND MINE HUNDRED EIGHTY-FIVE AND 0/100 DOLLARS (\$130,985.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of righest bluder 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 November, 2022, the following described property: lowing 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 posible 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, a provided in the Security. subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptas provided in the Security Deed and by law, including attorney's fees (notice pur-

## FORECLOSURE

suant to O.C.G.A. § 13-1-11 Code and (2) to final con 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 Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty, or representation warranty or recourse against the above-named or the undersigned. MIDFIRST BANK 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 that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 1999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

scription will control. The sale will be conducted holder of the security deed MIDFIRST RANK as Attorney in Fact for Milton Yoffre

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

TISTURE, LLC

1544 Old Alabama Road
Roswell, GA 30076
www.foreciosurehotline.net
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 25 OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, AND BEING LOT 26,
BLOCK B OF THE HADAWAY, UNIT FOUR, AS PER
PLAT RECORDED IN PLAT
BOOK 71, PAGE 61 OF
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
MR/Ca. 11/1/22

# NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Book 57784 , Page 8 Gwinnett County, Geor Records, conveying the Book 57784

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 pur-suant to O.C.G.A. § 13-1-11 porated herein and made a having been given).

tional Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

hury and Shaheda Chowdhury or a tenant or tenants and said property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. The sale will be conducted The sale will be conducted

## FORECLOSURE

firmation and audit of the status of the loan with the holder of the security deed Towd Point Mortgage Trust 2017-FRE2, U.S. Bank Na-tional Association, as Indenture Trustee as Attorney in Fact for Shakoor Mintu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
All that tract or parcel of land situate, lying and being in Land Lot 267 of the 5th District of Gwinnett County, Correia being Let 26 Plack Georgia, being Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwin-nett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference. MR/mac 11/1/22

New American Funding by assignment recorded in Deed Book 60179, Page 504, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOL ARS (493 700 00), with in-

LARS (\$93,700.00), with interest thereon as set forth therein, 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 November, 2022, the follow-

ing 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

New American Funding is

The entity that has full au-

belief of the undersigned.

scription will control.

holder of the security deed

1544 Old Alabama Road

UM II, A CONDOMINIUM RECORDED IN DEED BOOK 4146, BEGINNING AT PLAT

11, GWINNETT COUNTY, GEORGIA RECORDS; OR HEREAFTER AMENDED AS

THEREIN PROVIDED. SUB-JECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

4032 Stillwater Drive. Du-

Our file no. 5865020 - FT17

950-83100 10/5 12 19 26

Under and by virtue of the

Commonly Known

Parcel ID: R6202A154 MR/ca 11/1/22

luth GA 30096

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA

2022

Our file no. 5669919 – FT1 950-82192 10/5 12 19 26 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY

6116, 800-654-4566.
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 Milton Yoffre and Guillermina Grasibel Yoffre or a tenant or tenants and said property is more commonly known as 1197
Adah Court, Lawrenceville, Georgia 30043. Should a Georgia 30043. Should a conflict arise between the property address and the legal description the legal descri

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 powerful ded

MR/ca 11/1/22 Our file no. 5471019 –

950-82923 10/5 12 19 26 2022

as and when due and in the Note 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 a revisited in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Syshaving 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 tems, Inc., as grantee, as nominee for Home America nominee for Home America Mortgage, Inc., its succes-sors and assigns, dated Oc-tober 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, activitions expressing and that certain Loan Modifica-tion Agreement recorded in Deed Book 54143 , Page 432, Gwinnett County, Georbrances, zolimp druinances, 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 gia Records, as last trans-ferred to Towd Point Mort-gage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by asan "as-is" basis without any representation, warranty of Page 812, ity, Georgia ying the afrecourse against the above-named or the undersigned. Broker Solutions Inc. dba

signment recorded in Deed cure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$213,650.00), 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

within the legal hours of sale on the first Tuesday in November, 2022, the follow-ing 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

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. Said property will be sold on a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Towd Point Mortgage Trust 2017-FREZ, U.S. Bank National Association, as Indenbrances, zoning ordinances

the entity that last bull and thought thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 888-818-6032 84119, 888-818-6032. Note, however, that such entity is not required by law

to negotiate, amend or modito tregotate, ainch of indufty the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Shakoor Mintu, Mohd Sajjad Chowdhurn, and Shaheda Chowd hury and Shaheda Chowd-

## FORECLOSURE

Power of Sale contained in a Security Deed given by Tamar Abney and Mareece D. Abney to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Mimutual Mortgage, dated February 28, 2019, and recorded in Deed Book and recorded in Deed Book 56457, Page 00080, Gwinnett County, Georgia Records, as last transferred to Michigan Mutual, Inc. by assignment recorded on August 30, 2022 in Book 60171 Page 00150 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Four cure a Note in the original principal amount of Four Hundred Seventy Thousand Two Hundred Fifty and 0/100 dollars (\$470,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, within the legal hours of sale on November 1, 2022, the following described properon November 1, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 88, 5th District: Gwinneth County, Georgia being Lot 50, Block D, Northforke Plantation, Unit Five as per plat recorded in Plat Book 66, page 11, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and GEURIA, GWINNETI
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Cornell L Lewis , Jr. to Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for Broker Solutions Inc. dba New American
Funding, its successors and
assigns, dated May 24,
2018, recorded in Deed
Book 55947, Page 706,
Gwinnett County, Georgia
Records and as modified by
that certain Loan Modification Agreement recorded in
Deed Book 58629, Page 403,
Gwinnett County, Georgia
Records, as last transferred
to Broker Solutions Inc. dba
New American Funding by
assignment recorded in
Deed Book 60179 Pages 504 herein by reference and made a part of this description. 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 indebted-ness as and when due and in the manner provided in the Note and Security Deed. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees the purpose for the same and the same areas of the ney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Michigan Mutual, Inc. they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to dis-

curs possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet the act property services.

which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mareece D. Abney and Tamar Abney or tenant(s); and said property

tenant(s); and said property is more commonly known as 1346 Annapolis Way, Grayson, GA 30017. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Michigan Mutu-al, Inc. as Attorney in Fact for Tamar Abney and Ma-reece D. Abney. Brock & Scott, PLLC 4360 Chambles Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-12068

10/5,12,19,26,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. Because of a default under the terms of the Security Deed executed by Scott B Allwein to Mortgage Elec-tronic Registration Systems, thority 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, 800893-5304. Inc., as Nominee for Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage dated July 2, 2020, and recorded in Deed Book 57678, Page 239, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage, LLC, securing a Note in the original principal amount of Inc., as Nominee for Van 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 Cornell L Lewis, Jr. or a tenant or tenants and said property is more commonly known as 4032 Stillwater Drive, Dutth, Georgia 30096. Should a conflict arise between the property address and the legal description will control. nal principal amount of \$230,000.00, 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, November 1, 2022, during the legal hours of sale, before the Courthouse door, in said 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 helder of the security dead hours of sale, before the Courthouse door in said County, 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 99 of the 7th District, Gwinnett nolder of the security deed. Broker Solutions Inc. dba New American Funding as Attorney in Fact for Cornell L Lewis , Jr. McCalla Raymer Leibert Pierce, LLC the 7th District, Gwinnett County, Georgia, being Lot 64, Block A, Huntington Park, Unit Three, as per plat recorded in Plat Book 75, Page 268, Gwinnett County, Georgia Records, said plat being incorporated herein and made reference hereto APN: R7099-231 Said prop-erty is known as 2657 Midler Court, Buford, GA
30519, together with all fixtures and personal property
attached to and constituting
a part of said property, iff 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 redemption of any taxing authority, any matters which thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and maters of record superior to the Security 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, will be distributed as provided by law. The sale will be conducted subject (1) zoning ordinances, restric

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 secured credi-

tor. The property is or may be in the possession of Scott B Allwein, successor in insterest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Scott B Allieurs 12,072025

wein File no. 22-079225 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-

GR https://www.logs.-\*THF LAW FIRM IS

2535/GR https://v

Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOYING AND BEING IN LAND LOYING AND BEING IN LAND LOYING TO COMMINET COUNTY, GEORGIA, BEING BUBIUDING 23, UNIT C, WOODEHAVEN AT CHATTAHOOCHEE CROSSING SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE AND AND AND AND AND AND THIS DESCRIPTION, Said legal description, Said legal description, and the scription of the scription, and the scription of the scription of the scription of the scription of the scription. SCRIPTION, Said legal description being controlling, however the property is more commonly known as 3515 NUTMEG DR, DU-LUTH, GA 30096. The indebtedness secured by said

Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including at torneys' fees (notice to collect same having been given) and all other payments required for under ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against warranty of recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be diseased by

which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posthe owner and party in pos-session of the property is B2 PROPERTY SOLUTIONS, LLC, or tenants(s). 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to penditate. cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CIVIC REAL ESTATE HOLD-INGS III, LLC as Attorney in Fact for B2 PROPERTY SOLUTIONS, LLC THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-22-02735-3 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/20

10/12/2022, 10/19/2022,

10/26/2022 950-83574 10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated June 24, 2005, from
Brant B. Barber and Kimotha R. Barber to First
Franklin a Division of Nat.

Franklin a Division of Nat.
City Bank of In, recorded on
August 12, 2005 in Deed
Book 43973 at Page 0239
Gwinnett County, Georgia
records, having been last
sold, assigned, transferred
and conveyed to Deutsche
Bank National Trust Company, as Trustee for FFMLT
Trust 2005-FF8, Mortgage
Pass- Through Certificates. Pass- Through Certificates, Series 2005-FF8 by Assign-ment and said Security Deed having been given to secure a note dated June 24, 2005, in the amount of \$274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwippett sale before the door of the courthouse of Gwinnett County, Georgia, on November 1, 2022 the following described real property (hereinafter referred to as the Property); ALL THAT TRACT OR PARCEL OF LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 4, BLOCK F, SPALDING CORNERS SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3993 GLEN
MEADOW DRIVE. ACCORDING TO THE PRESENT SYSTEM OF NIMBERING

TEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA. The
debt secured by the Security
Deed and evidenced by the

Note and has been, and is

hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt

remaining is in default and this sale will be made for the

FORECLOSURE

FORECLOSURE

**USED FOR THAT PURPOSE** 

10/5,12,19,26,2022

ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to 9/28 collect attorneys' fees been given as provided by law. To the best of the un-NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from B2 PROPERRY SOLUTIONS, LLC to
CIVIC FINANCIAL SERVICES, LLC, dated June 9,
2021, recorded June 11,
2021, in Deed Book 58833,
Page 00338, Gwinnett County, Georgia Records, said
Security Deed having been
given to secure a Note of
even date in the original
principal amount of One
Hundred Seventy Thousand
Four Hundred and 00/100
dollars (\$170,400.00), with POWER GEORGIA, GWINdersigned's knowledge, the dersigned's knowledge, the person(s) in possession of the property is/are Brant B. Barber and Kimotha R. Barber. The property, being commonly known as 3993 Gin Mdw Dr, Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kimotha R. Barber, subject to any outstanding ad valorem any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspecdollars (\$170,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, tion thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A.Section 44-14-1623 assigned and transferred to Civic Real Estate Holdings III, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-gotiate, amend or modify all terms of the above denett County Courthouse within the legal hours of sale on the first Tuesday in November, 2022, all proper-ty described in said Security Deed including but not limitscribed mortgage is as fol-lows: Specialized Loan Serlows: Specialized Loan Ser-vicing, LLC at 8742 Lucent Blvd Suite 300 Highlands Ranch, CO 80129 720-241-7251. The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, Albertelli Law Attorney Joed. Albertein Law Autorney for Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005- FF8, Mortgage Pass-Through Cer-tificates, Series 2005-FF8 as Attorney in Fact for Brant B. Attorney in Fact for Brail B. Barber and Kimotha R. Barber 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-008794 4-4760545

10/05/2022, 10/12/2 10/19/2022, 10/26/2022 950-83248 10/5,12,19,26,2022

10/12/2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from **SUNITA** contained in that certain Se-curity Deed from SUNITA BHANDARI to BANK OF AMERICA, NA, dated De-cember 30, 2006, recorded January 31, 2007, in Deed Book 47526, Page 189, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thousand and 00/100 dollars (\$100,000.00), with interest (\$100,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to BÂNK OF AMERICA, N.A., to BÂNK OF AMERICA, N.A., to 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 November, 2022, all property described in said Security Deed includ-ing but not limited to the fol-Ing but not limited to the fol-lowing described property: THE FOLLOWING DE-SCRIBED REAL ESTATE SIT-UATED IN THE COUNTY OF GWINNETT, IN THE STATE OF GEORGIA, TO WIT: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 68 OF DISTRICT 6, GWINNETT COUNTY, GEORGIA, BEING LOT (S) 37, BLOCK A, ASHWOOD GROVE SUBDIVITATION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 271, GWINNETT COUNTY GEORGIA COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as 3038 REDWOOD GROVE PARK, SNELLVILLE, GA 30078. The indebtedness se-

GEORGIA cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumall zolling of unitarities, assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession, of the prongety is Dates 10/12/2022, 10/19/2022 session of the property is SUNITA BHANDARI, S. LYLE ZUCK, ELIZABETH C ZUCK, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is

UNDER POWER
GEORGIA,
GWINNETT COUNTY 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 entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP Loss Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Cor-porate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage nett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the

00/100 dollars (\$114,100.00), with interest thereon as provided for therein, said Security Deed therein, said Security Deed having been last sold, as-signed and transferred to NewRez LLC d/b/a Shell-point Mortgage Servicing, 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 November, 2022, all property described in said Security Deed including but not limited to the following described property:

**FORECLOSURE** 1 Ad Run 10/05/2022, 10/19/2022, BAC-22-04089-1 Dates 10/12/2022, 10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from AULDITH
M CREARY and JOHN A
MCLEAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR

GRANTEE, AS NOMINEE FOR M&T BANK, dated January 25, 2013, recorded February 20, 2013, in Deed Book 52027, Page 72, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Four Thousand Four Hundred and follars 00/100 dollars 00/100 dollars (\$154,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Nătionstar Mortgage LLC 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 November, 2022, all property described in said Security Deed including but not limited to the following described property. lowing described property THE FOLLOWING DESCRIED THE FÖLLOWING DÉSCRIED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 9, SPRINGDALE FKA SPRINGDALE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 87, AGES 256, GWINNETT COUNTY, GEORGIA RECORDS. 256, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION
OF SAID PROPERTY, SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND
RESTRICTIONS OF RECORD
AFEECTING SAID RAB. RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES BEING
THE SAME PREMISES CONVEYED UNTO AULDITH ME
CREARY AND JOHN A.
MCLEAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON, BY
VIRTUE OF DEED FROM
BUKOLA V. AYENI AND
BUKOLA V. AYENI AND
ABIODUN R. A YENI DATED
JANUARY 2, 2007,
RECORDED JANUARY 8, 2007 IN BOOK 47451, PAGE
59. GWINNETT COUNTY, 59, GWINNETT COUNTY, GA. Said legal description being controlling, however the property is more com-monly known as 3243 SPRING MESA COURT, SNELLVILLE, GA 30039. The

indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including at torneys' fees (notice to col lect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation without any representation warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the ittle: 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: matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos session of the property is AULDITH M CREARY, JOHN
A MCLEAN, ESTATE AND/
OR HEIRS OF LAW OF
AULDITH CREARY, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not
prohibited under the U.S.
Bankruptcy Code and (2) to
linal confirmation and audit final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms

authority to negďiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 833-685-8589/888-480-2432. Nothing in Crequire a secured creditor to negurie a secured secured in the mortgage instrument. NATIONSTAR MORTGAGE LLC as Attorney in Fact for AULDITH M CREARY, JOHN A MCLEAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place. Suite 100. Peachtree Corners, GA 30071 Telephone Number. (877) 813-0992 Case Numbers 10/05/2022, 10/112/2022. 10/19/2022.

10/5,12,19,26,2022 NOTICE OF SALE

By virtue of a Power of Sale contained in that certain Security Deed from MARIA E DRAKE to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE. AS NOMINEE FOR HOMEWARD RESIDENTIAL, INC., dated December 4, 2018, recorded December 20, 2018, in Deed Book 56322, Page 00612, Gwin-

original principal amount of One Hundred Thousand One Hundred and 00/100

the terms of the mortgage instrument. BANK OF AMER-

ICA, N.A. as Attorney in Fact for SUNITA BHANDARI THE

TOT SUNITA BHANDARI THE
BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite

100. Peachtree Corners. GA

30071 Telephone Number: (877) 813-0992 Case No.