BEING LOT 13, BERKELEY MILL SION, UNIT T BLOCK A SUBDIVI TWO SHOWN ON PLAT RECORD SHOWN ON PLAT RECORD-ED IN PLAT BOOK 64, PAGE 249, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

MR/meh 10/4/22 Our file no. 22-08753GA – 950-80333 9/7 14 21 28

NOTICE OF SALE UNDER GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given Clemoterik E Phillips Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors and as dated October 31 2019, recorded in Deed Book 57037, Page 437, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica that certain Loan Modifica-tion Agreement recorded in Deed Book 59828, Page 426, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment record ed in Deed Book 60086, Page 567, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi nal principal amount of TWO SAND SEVENTY AND 0/100 DOLLARS (\$240,070.00), 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 law-fully designated as an alterfully designated as an alter-native, within the legal hours of sale on the first Tuesday

in October, 2022, the follow-ing 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 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 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 Freedom Mortgage Corporation is the holder of the Security Deed to the proper

ty 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: Freedom Mortgage Corpora-tion, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-

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 undersianed the party in possession of the property is Clemoterik E Phillips or a tenant or ten-ants and said property is more commonly known 1986 Alcovy Trace Way, Lawrenceville, Georgia Lawrenceville, Georgia
30045. Should a conflict
arise between the property
address and the legal description the legal descrip-

tion will control The sale will be conducted Ine 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 dereedom Mortgage Corporation as Attorney in Fact for

Clemoterik E Phillips

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

EXHIBIT A ALL THAT TRACT OR PAR-ALL HAI IRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 244, 245, AND 269 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK C, ALCOVY SPRINGS SUBDVISION, LINT THEE AS DED BAT SPRINGS SUBBOVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 87 PAGES 103 AND 104, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PREMISES.

Parcel Number: R5269 041 MR/ca 10/4/22 Our file no. 22-08844GA -

950-80428 9/7 14 21 28 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 Dar-lane B. Sanders and Tyrone F. Sanders to Mortgage Electronic Registration Systems Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, datsuccessors and assigns, suc-ed November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, MOT IN ITS INDIVIDIAL CA-NOT IN ITS INDIVIDUAL CA PACITY BUT SOLELY TRUSTEE FOR THE BENEFIT
OF THE CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia County, Geor conveying the ter-described property to se-cure a Note in the original principal amount of THREE HUNDRED NINETY-THREE THOUSAND AND 0/100 DOLLARS (\$393,000.00), with interest thereon as set

forth therein, there will be sold at public outcry to the highest bidder for cash be-

FORECLOSURE

Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours ing 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 because of, among other possible events of default, failas 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 surpress of posites the server. 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, bu 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 Securitnose 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 FKA THE BANK OF
NEW YORK AS TRUSTER

MELLON FRA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the and modify an terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

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 undergrand. belief of the undersigned. the party in possession of the property is Darlane B. Sanders and Tyrone F. Sanders or a tenant or tenants and said property is more commonly known as

4635 Riversound Drive Abds Riversound Drive, 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 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 infination and addit of the status of the loan with the holder of the security deed.
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-

HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 as Attorney in Fact for Darlane B. Sanders and Tyrone F. Sanders McCalla Raymer Leibert

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

EXHIBIT A
All that certain tract or parcel of land lying and being in Land Lot 27 of the 6th District, Gwinnett County, Georgia being Lot 38, Block G, he Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia Records, which plat is incorporated herein by reference. by reference.

Subject to the Declaration vision, by document recorded in August 22, 2002 in Book 28491, Page 15 in the Clerk's Office of the Superior Court for Gwinnett County,

Georgia.

The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this con-

veyance.
Being the same property
conveyed to Darlane B.
Sanders and Tyrone F.
Sanders, joint tenants with
rights of survivorship form
Steven W. Greenberg and
Leslie J. Greenberg by warranty deed dated September
30, 2004 and recorded Octoher 11, 2004 in Ronk 40150 ber 11, 2004 in Book 40159 Page 149 in the Clerk of Superior Court's Office for Gwinnett County, Georgia.

This conveyance is subject to all restrictions, ease to all restrictions, easements, setback lines, and other conditions shown of record in the Clerk of Superior Court's Office for Gwinnett County, Georgia.

MR/ca 10/4/22

Our file no. 51624807 -2022

NOTICE OF SALE UNDER COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Thony Beaubrun to Mortgage Electronic Registration Systems tems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns, dated December 3, 2007, recorded in Deed Book 48515, Page 726, Evinnett County Georgia Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 55894, Page 498, Gwinnett County, Georgia Records, as last transferred

to U.S. Bank Trust National
Association, not in its individual capacity, but solely as
trustee of Citigroup Mortgage Loan Trust 2020-RP2 assignment recorded in Deed Book 58386, Page 136 Deed Book 38380, Page 139, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$146,500.00), 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 Octo-ber, 2022, the following 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 because of, among other possible averte of default for sible events of default, failure to pay the indebtedness as and when due and in the

FORECLOSURE

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). 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, encum assessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-Said property will be sold on an "as-is" basis without any resentation, warranty or recourse against the abovenamed or the undersigned.

U.S. Bank Trust National description pat in its indi-Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2020-RP2 is the holder of the Security Deed to the property in accordance 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Cry. Salt Lake City, UT 84119, 888-818-6032.
Note, however, that such rentity is not required by law entity is not required by law

to négotiate, 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 Thony Beaubrun or a tenant or tenants and said property is more commonly known as 3206 Pate Creek View, Snellville, Georgia 30078. 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. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its indi-vidual capacity, but solely as trustee of Citigroup Mort-gage Loan Trust 2020-RP2 as Attorney in Fact for as Attorney in Fact for Thony Beaubrun

McCálla Raymer Leibert Pierce II C 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 104, Pages 28-29, Gwinnett County, Georgia Records, which said plat is incorporated herein by this reference and made a part of this described. description, being improved

Our file no. 516413 – FT8 950-79800 9/7 14 21 28

2022 NOTICE OF SALE UNDER GEORGIA. GWINNETT

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Dawn F White and Charles L
White, Jr to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for Countrywide Home
Loans. Inc., its successors Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County. Georgia Records, as last transferred to Forethought Life Insurance Company by assign-ment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-described property to secure a

scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND DIGHT HUNDRED AND 0/100 DOLLARS (\$132,800.00), 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 place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property. scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HFRF0F HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failnett Lounty, Georgia.
MR/ca 10/4/22
Our file no. 51624807 – sand when due and in the T18
950-80390 9/7 14 21 28
950-80390 1/7 14 21 28 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

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 out yet due and payable) the 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 an actuate 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 surprise to the Securithose superior to the Securi This estimate in the security beed 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.

Forethought Life Insurance Company is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full authe entity time last bill and the hority 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 modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal de-

scription the legal descrip-

tion will control

FORECLOSURE

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

as Attorney in Fact for Dawn F White and Charles L White, Jr McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

THE FOLLOWING DE-SCRIBED PROPERTY: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING, AND BEING IN LAND LOT 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 16, BLOCK, E. LEE ACRES SUB-DIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-AND MADE A PART HERE-

ADDRESS: 4166 WHITE OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 MR/meh 10/4/22 Our file no. 5569819 – FT1 950-79938 9/7 14 21 28 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 An-drew F Cassel to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc., its successors and assigns dated October 5, Inc., its Successors and as-signs, dated October 5, 2005, recorded in Deed Book 45507, Page 228, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, Nation-al Association, not in its indi-vidual capacity, but salely as vidual capacity, but solely as trustee of MFRA Trust 2016-1 by assignment recorded in Deed Book 55165, Page 839, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$145,600.00), with interest thereon as set forth therein. 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 October, 2022, the following described property:

scribed 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, fail-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

bed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding attorney type (soluding the control of the con 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 cluding, but not limited to, those superior to the Securithose 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. Wilmington Trust, National Association, not in its indi-vidual capacity, but solely as trustee of MFRA Trust 2016-tie the beloar of the Scori-1 is the holder of the Securi-

ty Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authorities and the property in accordance with OCGA § 44-14-162.2. thority to negotiate, amend, and modify all terms of the 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.

o4119, 000-010-0032.
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 parks in processing of

belief of the undersigned, the party in possession of the property is Andrew F Cassel or a tenant or tenants and said property is more commonly known as 351 Adams Landing Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description will control. The sale will be conducted

tion will control. 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, not in its indi-vidual capacity, but solely as trustee of MFRA Trust 2016-

as Attorney in Fact for Andrew F Cassel McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia, being Lot 89, Block A, Unit One, Adams Landing Subdivision, per plat thereof recorded in Plat Book 82, Page 101, Gwinnett County records, which plat is made a part hereof by reference and being improved property known as 351 Adams Landing Drive, Lawrenceville, Georgia 30045 according to the present system of numbering property in Gwinnett County, Georgia.

MR/mac 10/4/22
Our file no. 5618910 – FT1

950-79786 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a

Power of Sale contained in a Security Deed given by Gary B Jarrell and Joyce Sadler NKA Joyce Jarrell to Chase Manhattan Bank USA, NA, dated August 12, 2002, recorded in Deed Book 28454, Page 62, Gwinnett County, Georgia Records, as

FORECLOSURE

last transferred to Citibank, N.A., as Trustee for Chase Funding Mortgage Loan As-set-Backed Certificates, Seset-Backet Certificates, Series 2002-3 by assignment recorded in Deed Book 52025, Page 632, Gwinnett County, Georgia Records, conveying the after-described property to secure a

scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND AND 0/100 DOLLARS (\$130,000.00), 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 place as may be lawfully designated as an alternative designated as an alternative, within the legal hours of sale on the first Tuesday in October, 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 purpose of paying the same and all expenses of this sale, as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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 inan 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 representation, wallarily recourse against the above-named or the undersigned. CitiBank, N.A., as Trustee for the Chase Funding Mort-gage Loan Asset-Backed Certificates, Series 2002-3 is the holder of the Security Peed to the property in ac-

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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such

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 Gary B Jarrell, Joyce Sadler NKA Joyce Jarrell, Estate of Gary B Jarrell and Estate of Joyce Jarrell or a tenant or tenants and said property is more commonly known as 4425 commonly known as 4425
McCord Livsey, Snellville,
Georgia 30058. Should a
conflict arise between the property address and the le-

property address and 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 holder of the security deed.

CitiBank, N.A., as Trusted for the Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 as Attorney in Fact for

Certificates, Series 2002-3 as Attorney in Fact for Gary B Jarrell and Joyce Sadler NKA Joyce Jarrell 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 347 of the 4th District, Gwinnett County, Georgia, according to plat recorded in Plat Book 2, Page 129 A, Gwinnett County records, prepared by S.R. Fields, Registered Land Surveyor,

dated February 5, 1974 which plat is by this refer ence incorporated herein 1974 and made a part hereof.

Less and excert Less and except property conveyed to Gwinnett County by Right of Way Deed dated May 25, 1972, recorded in Deed Book 501, Page 274,

Gwinnett County records, establishing the right-of-way of McCord-Livsey Road, also known as McCord Rd. MR/mac 10/4/22 Our file no. 5651714 – FT1 950-79826 9/7 14 21 28 2022

2022 NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Aaron Q Morrison and Glin-da Morrinson to Mortgage Electronic Registration Sys-Electronic Registration Sys-tems, Inc., as grantee, as nominee for WMC Mortgage Corp., its successors and assigns, dated August 14, 2006, recorded in Deed Book 46953, Page 848, Gwinnett County, Georgia Records, as last transferred Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2 by assignment recorded in Deed Book 49069, Page 12, Gwinnett County, Georgia Records, conveying the af-

records, conveying the ai-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOU-SAND AND 0/100 DOLLARS (\$216,000.00), with interest thereon as set forth therein, there will be sold at public 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 place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERECO

HFRF0F The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failsible events of detault, after 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 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 0.0.G.A. § 13-1-11 baying 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

FORECLOSURE

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum assessments, nens, encuri-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-Deed first set out above 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. Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HEZ, Mortgage Pass-Through Cer-Mortgage Pass-Through Cer-tificates, Series 2007-HE2 is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-

thority to negotiate, amend, and modify all terms of the and moonly an terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059.

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 the best knowledge and belief of the undersigned, the party in possession of the property is Aaron Q Mor-rison and Glinda Morrinson or a tenant or tenants and or a teriant or teriants and said property is more commonly known as 2337 Longmont Drive, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the lead description the lead description. gal description the legal description will control

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. Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Cornogration Trust 2007-HF2 Corporation Trust 2007-HE2, Mortgage Pass-Through Cer-tificates, Series 2007-HE2 as Attorney in Fact for Aaron Q Morrison and Glin-

da Morrinson McCalla Raymer Leibert Pierce, LLC 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 78 of the 5th District, Gwinnett County, Georgia, being Lot 128, Block A being Lot 128, Block A, Longmont at Sugarloaf, Unit 3B, (fka Sugarloaf, Unit 3B, (fka Sugarloaf Road Tract), as per plat recorded in Plat Book 105, pages 39-40, Gwinnett County records, said plat being incorporated berein by refercorporated herein by reference thereto

MR/ca 10/4/22 Our file no. 5722119 – FT7 950-80946 9/7 14 21 28

2022 NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Tim-othy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dated September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED MINETY-THREE AND 0/100 DOLLARS AND 0/100 DOLLARS (\$156,593.00), 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 October, 2022, the following de-

scribed 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 pur-suant to O.C.G.A. § 13-1-11

sudific to U.C.A. A S 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 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 recourse against the above-named or the undersigned.

Wells Fargo Bank, N.A. is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-Ine 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 peopliate amend or modito negotiate, amend or modity the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of

Roswell, GA 30076

the property is Timothy Powell and Mahjula Bah-Kamara or a tenant or tenants and said property is more commonly known as 5512 Four Winds Drive SW, 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 con-firmation and audit of the status of the loan with the Wells Fargo Bank, N.A.
as Attorney in Fact for
Timothy Powell and Mahjula Bah-Kamara

FORECLOSURE

Auction services provided by Auction.com (www.auc-

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part hereof by refer made a part nereor by reference; and being known as 5512 Four Winds Drive, according to the present system of numbering property in Gwinnett County, Georgia. MR/ca 10/4/22 Our file no. 5891720 – FT5 950-78694 8/17 24 31 9/7 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 beed to Secure Debt given
by THOMAS APPROBATO
AND ANDREA RENAUD APPROBATO to PENTAGON
FEDERAL CREDIT UNITON,
dated 10/17/2019 and FEDERAL CREDIT UNITON, dated 10/17/2018, and Recorded on 10/22/2018 as Book No. 56185 and Page No. 00694, GWINNETT County, Georgia records, as last assigned to PENTAGON FEDERAL CREDIT UNION (the Secured Creditor), by assignment, conveying the after described property to stee the original principal amount the original principal amount of \$40,000,00 with interest of \$40,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County the highest bilder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 267 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 82, BLOCK H, OF WOLF CREEK UNIT 7, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 113 114, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Se-cure 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 Because the debt remains in 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 Secure

Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENTAGON FEDERAL CREDIT UNION holds the duly endorsed Note and is the current assignee of the Security. rent assignee of the Security Deed to the property. PEN-TAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in consultation with PENTAGON FEDERAL CREDIT UNION the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the Ioan. Pursuant to O.C.G.A. § 44 14 162.2, PENTAGON FEDERAL CRED-PENTAGON FEDERAL CRED-IT UNION may be contacted at: PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500, IRVING, TX 75038, 800 585 9055. Please note that, pur-suant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan.

modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1315 LILAC AR-BOR RD, DACULA, GEORGIA 30019 is/are: THOMAS AP-PROBATO AND ANDREA RENAUD APPROBATO or tenant/hapants. Said property 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 survey and inspection of the prop 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, re ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

ed under the U.S. Ballikupies cy Code; and (2) final con-firmation 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 documents may not be pro-vided until final confirmation vided until final communaum and audit of the status of the loan as provided in the preceding paragraph. PEN-TAGON FEDERAL CREDIT UNION as Attorney in Fact for THOMAS APPROBATO for Homas Approbation
AND ANDREA RENAUD APPROBATO. THIS LAW FIRM
IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL DESCRIPTION TO THE WILL BE USED FOR THAT PURPOSE.

PURPOSE. 00000009579012 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-80974 97.14 21 28 2022 9/7,14,21,28,2022

NOTICE OF FORECLOSURE SALE

FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Under and by
virtue of the Power of Sale
contained in a Security Deed
given by Joseph M. Armistead and Ashton N. Armistead to Wachovia Mortgage
Corporation, dated July 12,
2002, and recorded in Deed
Book 28133, Page 263,
Gwinnett County, Georgia
Records, as last transferred Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust by assignment recorded in Deed Book 58309, Page 292 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Mote in the original principal Note in the original principal amount of two hundred twenty-three thousand one hundred fifty-five and 00/100 (\$223,155.00), with McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road interest thereon as set forth therein, there will be sold at public outcry to the highest

FORECLOSURE

courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Octo-

ber 4, 2022, the following

described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE IN LAND LOT 152 OF THE
5TH LAND DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING KNOWN AND
DESIGNATED AS LOT 12,
BLOCK C, UNIT TWO OF
WHEATFIELDS SUBDIVISION, AS PER PLAT OF
SAID SUBDIVISION
RECORDED IN PLAT BOOK
93 PAGES 166-167 GWIN-93, PAGES 166-167, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE 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 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 attoracy's fees having fées (notice of intent to col-lect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitiga-tion Dept., or by writing to SN Servicier), 323 Fifth Street, Eureka, CA 95501, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valto any outstanding ad val-orem taxes (including taxes 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 Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Joseph M Armistead; Ashton N Armistead: or tenant(s): and said property is more commonly known as 1688 Bridgeview Drive, Grayson, GA 30017. 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. U.S. Bank Trust National As-U.S. BANK I FUST NATIONAL AS-sociation, as Trustee of the Igloo Series IV Trust as At-torney in Fact for Joseph M Armistead and Ashton N Armistead Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phoney (737) 474 (26) 2005

19321 US RWY 19 N, SUIT 512 Clearwater, FL 33764 Phone: (727) 474-9603 eser-vice@quinnlegal.com By: /s/ Dena L Daniels Dena L Daniels, Esq. Georgia Bar Number 736759 950-80737 9/7,14,21,28,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Aissatou Bah to JPMorgan Chase Bank, N.A., dated December 20, 2013, and cember 20, 2013, and recorded in Deed Book 52735, Page 868, Gwinnett County, Georgia Records, as last transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured **Transaction Trust, Series 2020-3** by assignment recorded on March 22, 2021 in Book 58521 Page 676 in the Office of the Clerk of Su-perior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a amount of One Hundred Twenty-Nine Thousand Eighteen and 0/100 dollars (\$129,018.00), 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 within the County, Georgia, within the legal hours of sale on Octo-ber 4, 2022, the following described property: Tax Id Number(s): R5008 265 Land Situated in the County of Gwinnett in the State of GA GWINNET IN THE State of GA All that tract or parcel of land lying and being in Land Lot 8 of the 5th District, Gwinnett County, Georgia, being Lot 22, Block B, Oak Meadow Subdivision, Unit One, as per plat thereof recorded in Plat Book 57, page 111, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descriptions. Commonly known as: 3050 OAK MEADOW DR, SNELLVILLE, GA 30078 The debt secured by said Securi-ty Deed 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 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 Security Deed as provided in Sectify Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-9/7.14.21.28.2022 ate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF Gwinnett Dept, or by writing to 3501
Olympus Boulevard, 5 th
Floor, Suite 500, Coppell,
Texas 75019, to discuss
possible alternatives to avoid

foreclosure. Said property will be sold subject to any

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 in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, activities and appropriate the property and the property an

restrictions, covenants, and matters of record superior to

the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Aissatou Bah or tenant(s);

and said property is more commonly known as 3050 Oak Meadow Dr. Snellville, GA 30078. The sale will be conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the sale is contracted by the conducted subject to (1) confirmation that the conducted subject to (1) confirmation that the sale is conducted subject to (1) confirmation that the

not prohibited under the U.S.
Bankruptcy Code (2) final
confirmation and audit of the
status of the loan with the
holder of the security deed

and (3) any right of redemp-tion or other lien not extin-

guished by foreclosure. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie

Mac Seasoned Loans Struc-

tured Transaction Trust. Se-

ries 2020-3 as Attorney in

FORECLOSURE

Fact for Aissatou Bah. Brock & Scott, PLLC 4360 Cham-blee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22

13353 950-80582 9/7,14,21,28,2022 STATE OF GEORGIA COUN-

TY OF GWINNETT NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THE THAT PURPOSE.

By virtue of the power of sale contained in that certain Deed to Secure Debt (the "Security Deed") from JA-SON BELL to Renasant Bank (Lender), dated October 1, 2019, filed for record on 2019, filed for record on October 8, 2019, in Deed Book 56964, Page 574, Gwinnett County, Georgia deed records, said Deed to Secure Debt having been given to secure a Note (the "Note") dated October 1, 2019, in the original principal sum of Two Hundred Forty Nine Thousand and 00/100?s (\$249,000.00) Dollars, with interest from Forty Nine Thousand and 00/100?s (\$249,000.00) Dollars, with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outery to the highest bidde for cash before the Court-house door at Gwinnett County, Georgia, within the legal hours of sale on the legal hours of sale on and first Tuesday in October 2022, the following described property: ALL TRACT OR PARCEL LAND LYING AND BEING IN LAND LOT 336 OF THE 4th DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER PLAT RECORDED IN PL BOOK 113, PAGES 268-2 REVISED IN PLAT BO 126, PAGES 41-43, GWIN COUNTY, GEORGIA RECORDS RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION;
SAID PROPERTY BEING KNOWN AS 3747 VALLEY
BLUFF LANE, ACCORDING
TO THE PRESENT SYSTEM

OF NUMBERING PROPERTY IN GWINNETT COUNTY GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all ex penses of this sale, including penses of this sale, including attorney's fees. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, 30114. Please understand that the secured creditor is not required to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. Said Property will be sold as the property of JASON BELL (Debtor), subject to all zoning ordinances, matters which would be disclosed by an accurate survey or by an in-spection of the Property; any outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti tute liens upon said Proper ty; special assessments; all outstanding bills for public utilities which constitute liens upon said Property; all restrictive covenants, ease ments. rights-of-way any other matters of record superior to said Security Deed. The sale will be con-Deed. The sale will be conducted subject to confirmation that the sale is not pro-Bankruptcy Code and also permits the rescission of ju dicial and noni dicial sales in the State of Georgia in limited circumstances. No-tice has been given of inten-tion to collect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, return receipt requested, to the Borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Secu-rity Deed and the Note thereby secured in accordance with O.C.G.A. § 44-14-162.2 (a). To the best knowledge and belief of the under-signed, the party in posses-sion of subject Property is Jason Bell or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebt-edness, the expense of said edness, the expense of said sale, all as provided for in said Security Deed and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. RE-NASANT BANK AS Attorney-

in-fact for Jason Bell BY: THERON D. WARREN, III Sellers & Warren, P.C. Attorney for Renasant Bank 115 Woodland Way, Suite 100 Canton, GA 30114 (770) 924-9366 950-80986

Pursuant to a power of sale contained in a certain securi-ty deed executed by Robert Bolden, hereinafter referred Bolden, hereinafter referred to as Grantor, to Homestar Financial Corp. recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed and the related note (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesdav in October 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwin-nett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, ac-

cording to plat of survey recorded in Plat Book 64 Page 109, Gwinnett County Georgia records, which and the record thereof incorporated herein by refer ence thereto. Said legal de scription being controlling however, the Property is