FORECLOSURE

The entity that has full authority to negotiate, amend, and modify all 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 modi-fy the terms of the loan. To the best knowledge and

belief of the undersigned the party in possession of the property is Darlane B. Sanders and Tyrone F. Sanders or a tenant or ten-ants and said property is more commonly known as Riversound 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 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 de-THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS 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 Pierce LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that certain tract or par-All that certain tract of par-cel of land lying and being in Land Lot 27 of the 6th Dis-trict, Gwinnett County, Geor-gia being Lot 38, Block G, The 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.
Subject to the Declaration Subject to the Declaration of Protective Covenants for The Moorings Unit IV Subdivision, 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 Saliders, joint tellaritis wirrights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by warranty deed dated September 30, 2004 and recorded October 11, 2004 in Book 40159, Pers 140 in the Oldrick St. Page 149 in the Clerk of Superior Court's Office fo perior Court's Office Gwinnett County, Georgia

This conveyance is subject to all restrictions, ease ments, 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 –

950-80390 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 by Tho-ny Beaubrun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns, dated December 3, 2007, recorded in Deed Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in Deed Book 55894, Page 498, Records, as last transferred to U.S. Bank Trust National Association, not in its indi-vidual capacity, but solely as trustee of Citigroup Mort-gage Loan Trust 2020-RP2 by assignment recorded in Deed Book 58386, Fayer Co., 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 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 Octoher. 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 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 purpose of paying the saffle 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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet die and pageble), the not yet due and payable), the right of redemption of any 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. U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mort-gage Loan Trust 2020-RP2 is the holder of the Security 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 entity is not required by law

to negotiate, amend or mourfy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Thony the property is Thony Beaubrun or a tenant or tenants and said property is more commonly known as

FORECLOSURE

3206 Pate Creek View, Snellville, Georgia 30078. 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 prohibit-ed under the U.S. Bankruptcy 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 individual capacity, but solely as trustee of Citigroup Mort-gage Loan Trust 2020-RP2 as Attorney in Fact for Thony Beaubrun

McCálla 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 104 Pages 28-29, Gwinnett County, Georgia Records, which said plat is incorpo-rated herein by this reference and made a part of this description, being improved property. MR/chr 10/4/22

Our file no. 516413 – FT8 950-79800 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 Andrew F Cassel to Mortgage Electronic Registration Systems Inc. as grantee as tems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc., its successors and assigns, dated October 5, 2005, recorded in Deed Book 45507, Page 228, Gwinnett County, Georgia Records, as last transferred to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 by assignment recorded in Deed Book 55165, Page 839, Swinnett County, Georgia Deed Book 33103, Page 839, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS 0/100 DOLLARS AND 0/100 DOLLARS (\$145,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for each before the court. 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 events of default, failure to pay the indebtedness as and when due and in the

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, a provided 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 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 not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

assessments, liens, encum brances, zoning ordinances orances, zoning oraniances, 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 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 2016-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-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: 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 modi-fy the terms of the loan.

To the best knowledge and 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 ly known
Landing Drive,
Georgia commonly known as 351 Adams Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de scription the legal descrip-

tion will control sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Trust, National Association, not in its inditrustee 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

All that tract or parcel of All that that of parcer of 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 vision, 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 num-bering property in Gwinnett

County, Georgia. MR/mac 10/4/22 Our file no. 5618910 - FT1 950-79786 9/7 14 21 28

NOTICE OF SALE UNDER GEORGIA, COUNTY

Under and by virtue of the 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, Added August 13, 2002 dated August 12, 2002, recorded in Deed Book

FORECLOSURE

28454, Page 62, Gwinnett County, Georgia Records, as last transferred to Citibank, right of redemption of any taxing authority, any matters which might be disclosed by last transferred to Cittoank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 by assignment recorded in Deed Book 52025, Page 632, Gwinneth County, Georgia Records, conveying the after-described resorted to several control of the series of the country of the series of the country of the series o an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and 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. Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2, restrictions, covenants, and County, Georgia Conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND AND OLLARS

(\$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 court-house door of Gwinnett Corporation Trust 2007-HE2. 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: 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. 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 beed 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

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. CitiBank, N.A., as Trustee for the Chase Funding Mort-gage Loan Asset-Backed Certificates, Series 2002-3 is the holder of the Security

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 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 Jar-rell, Joyce Sadler NKA Joyce Jarrell, Estate of Gary B Jar-rell and Estate of Joyce Jar-

rell or a tenant or tenants and said property is more commonly known as 4425 McCord Livsey, Snellville, Georgia 30058. 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 prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

nolder of the security deed.
CitiBank, N.A., as Trustee
for the Chase Funding Mortgage Loan Asset-Backed
Certificates, Series 2002-3
as Attorney in Fact for
Gary B Jarrell and Joyce
Sadler NKA Joyce Jarrell
McCalls Bayers Leibert McCalla Raymer Leibert

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 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 reference incorprorated herein ence incorporated herein

ence incorporated nerein and made a part hereof. Less and except property conveyed to Gwinnett Coun-ty by Right of Way Deed dat-ed May 25, 1972, recorded in Deed Book 501, Page 274, in Deed Book Suft, 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 POWER

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 Systems, Inc., as grantee, as nominee for WMC Mortgage Corp., its successors and corp., its successors amassigns, dated August 14, 2006, recorded in Deed Book 46953, Page 848, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company of T Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2 Corporation Irust 2007-HE2 by assignment recorded in Deed Book 49069, Page 12, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND AND 0/100 DOLLARS (\$216.00.00) with interest SAND AND 0/100 DOLLARS
(\$216,000,00), 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 designated as an alternative, within the legal hours of sale on the first Tuesday in Octo-ber, 2022, the following de-scribed 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 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

subject to any outstanding McCalla Raymer Leibert Pierce, LLC ad valorem taxes (including taxes which are a lien, but

FORECLOSURE

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided by Auction.com (www.auc-

that tract or parcel

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., **Notice of Sale** Suite 300. Greenwood Vil-CO 80111, 800-306-

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 Aaron Q Mor-rison and Glinda Morrinson rison and Glinda Morrinson or a tenant or tenants and said property is more commonly known as 2337 Longmont Drive, Lawrenceville, Georgia 30044. 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

FORECLOSURE

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 bolder of the security deed holder of the security deed nolder of the security deed.
Deutsche Bank National
Trust Company, as Trustee
for HSI Asset Securitization
Corporation Trust 2007-HE2,
Mortgage Pass-Through Certificates, Series 2007-HE2 as Attorney in Fact for

as Attorney in Fact for Aaron Q Morrison and Glin-da Morrinson 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 78 of the 5th District, Lot 78 of the 5th District, Gwinnett County, Georgia, being Lot 128, Block A, Longmont at Sugarloaf, Unit 3B, (fka Sugarloaf Road Tract), as per plat recorded in Plat Book 105, pages 39-40, Gwinnett County records, said plat being in-corporated herein by refer-ence thereto. MR/ca 10/4/22 Our file no. 5722119 – FT7

Our file no. 5722119 - FT7 950-80946 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Timothy Powell and Mahjula Bah-Kamara to Mortgage Bah-Kamara to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dat-ed September 2, 2016, ed 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 scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE 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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully decignated as an attractive 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 HERETO

HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other poscible augusts of default fail. sible 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 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.C.G.A. § 13-1-11 having hear given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, liens, encom-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose 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-thority to negotiate, amend,

thority 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 patible is not required by law entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Timothy Powell and Mahjula Bah-Ka-mara or a tenant or tenants and said property is more commonly known as 5512 Four Winds Drive SW, Lil-

burn, Georgia 30047. 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 sudit of the firmation 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 Timothy Powell and Mahju-la Bah-Kamara

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, Coorsia Poscorfo, with Plat Georgia Records, which Plat is incorporated herein and made a part hereof by refer-ence; and being known as 5512 Four Winds Drive, ac-5312 Four Willias 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

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by THOMAS APPROBATO
AND ANDREA RENAUD APPROBATO
AND ANDREA RENAUD APPROBATO
AND ANDREA RENAUD APPROBA PROBATO to PENTAGON

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 secure a Note of even date in the original principal amount of \$40,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first 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, GWIN-NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE AP APART HEREOR

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 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). PEN-

having been given). PEN-TAGON FEDERAL CREDIT UNION holds the duly en dorsed Note and is the cur-rent assignee of the Security Deed to the property. PEN-TAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in con-sultation 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 loan. Pursuant to O.C.G.A. § 44 14 162.2,

of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENTAGON FEDERAL CREDIT 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, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 1315 LILAC AR-BOR RD, DACULA, GEORGIA 30019 is/are: THOMAS AP-PROBATO AND ANDREA RENAUD APPROBATO or tenant/tenants Said property will be sold subject to (a 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 disters which might be dis-closed 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-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and The sale will be conducted the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-loading paragraph. PENceding paragraph. PEN-TAGON FEDERAL CREDIT UNION as Attorney in Fact for THOMAS APPROBATO AND ANDREA RENAUD AP-

PROBATO. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 000000009579012 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-80974 9/7,14,21,28,2022

NOTICE OF 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
civen by Lecoph M. Argic 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 to U.S. Bank Trust National Association, as Trustee of 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 Note in the original principal amount of two hundred twenty-three thousand one

FORECLOSURE

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

courthouse door of Gwinnett

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 STH LAND DISTRICT IN LAND LOT 152 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK C, UNIT TWO 0F WHEATFIELDS SUBDIVISION, AS PER PLAT OF SAID SUBDIVISION, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 93, PAGES 166-167, GWINNETT 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 decured by said security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-wited in the Nets and Servivided in the Note and Securi ty 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 insulating attentions. by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigalian Control of the contact of th tion Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to dis-cuss 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 due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 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 tead; or tenant(s); and said property is more commonly known as 1688 Bridgeview 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 Association, as Trustee of the Igloo Series IV Trust as Attorney in Fact for Joseph M Armistead and Ashton N Armistead Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/

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-SALE UNDER POWER GWINNETT 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
recorded in Deed Book
52735, Page 868, Gwinnett
County, Georgia Records, as
last transferred to Federal
Home Loan Mortgage Cor-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 recorded on March 22, 2021 in Book 58521 Page 676 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-de-Note in the original principal amount of One Hundred Twenty-Nine Thousand Eighthereny-line indusand Eignteen 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 sold hefore the court for cash before the court house door of Gwinnett nouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property: Tax II Mumber(s): R5008 265 Land Situated in the County of Gwinnett in the State of GA All that tack or parcel of All that tract or parcel of land lying and being in Land Lot 8 of the 5th District, Lot 8 of the 5th District, 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 bergin by reference and herein by reference and made a part of this descrip-tions. 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 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 surpress of paying the same

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 ney stees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-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 735-363/ for Loss Mitigation
Dept, or by writing to 3501
Olympus Boulevard, 5 th
Floor, Suite 500, Coppell,
Texas 75019, to discuss
possible alternatives to avoid

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 due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances

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 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. Fed-eral Home Loan Mortgage hundred fifty-five 00/100 (\$223,155.00), Corporation, as Trustee for the benefit of the Freddie interest thereon as set forth Mac Seasoned Loans Struc

FORECLOSURE

tured Transaction Trust, Series 2020-3 as Attorney in Fact for Aissatou Bah. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-

950-80582 9/7,14,21,28,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE NUILE UF 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 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 SON BELL to Renasant Bank pal sum of IWO Hundred 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 Note on the unpal dalance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, 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 336 OF THE 4th DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER LAT RECORDED IN PLAT BOOK 113, PAGES 268-270, REVISED IN SILL SINCOR-PORATED AND MADE A PAGE 268-269. PORATED HEREN BY REF

PORATED HEREN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby dehas been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purses of ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortage with the Pathor is: and flourly all terms of the mortgage with the Debtor is: Renasant Bank, 145 Rein-hardt College Parkway, Can-ton, GA, 30114. Please un-derstand that the secured creditor is not required to 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 ordi-nances, matters which subject to all zonning office mances, matters which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, including but not limited to act valorem taxes, which constivalorem 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 and any other matters of record superior to said Security Deed. The sale will be conducted subject to confirmation that the sale is not pro-hibited under the U.S. Bankruptcy Code and also subject to the provisions of O.C.G.A. §9-13-172.1 which permits the rescission of iudicial and nonjudicial sales in the State of Georgia in limited circumstances. Notice 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 num-ber of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the Note thererity beed and the Note there-by 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 ten-ants and the proceeds of said sale will be applied to the payment of said indebtedness, 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. RENASANT BANK AS Attorneyin-fact for Jason Bell BY: edness, the expense of said in-fact for Jason Bell BY:

THERON D. WARREN, III Sellers & Warren. P.C. Attor-ney for Renasant Bank 115 Woodland Way, Suite 100 Canton, GA 30114 (770) 924-9366 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Gwinnett Pursuant to a power of sale contained in a certain securi-ty deed executed by Robert 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, the undersigned attorney-in-fact for the aforesaid Grantor (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 Tuesday 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, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of supervisions. cording to plat of survey, recorded in Plat Book 64, Page 109, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. Said legal deFORECLOSURE

FORECLOSURE

County, Georgia Records, as last transferred to **Deutsche Bank National Trust Compa**

Ny, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 by

rusi, Series 2007-ScAI on November 30, 2009 in Book 49822 Page 663 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

nal principal amount of Three Hundred Fifteen Thou-

sand and 0/100 dollars (\$315,000.00), with interest thereon as set forth therein, there will be sold at public

outcry to the highest bidder

scription being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel-Iville, GA 30039 Said property will be sold on an "asis? basis without any representation, warranty or re-course against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any out-standing 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 inspection of the property any access. of the property; any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. 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. State Home Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675F3 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80810 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from Janna M.
Tavarez Bonilla to Mortgage
Electronic Registration Systems, Inc., as nominee for
Broker Solutions, Inc. dba
New American Funding ed June 16, 2021 and recorded on June 18, 2021 in Deed Book 58861, Page 618, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date in the original of even date, in the original principal amount of Three Hundred Eighty-Six Thou-sand Two Hundred Ten and dollars (\$386,210.00) with interest (\$336,210.00) With Interest thereon as provided therein, as last transferred to **Broker Solutions, Inc. D/B/A New American Funding**, recorded in Deed Book 60126, Page 461, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said. Security scribed in said Security Scribed in said Security
Deed including but not limited to the following described
property:All that tract or parcel of land lying and being
located in Land Lot 318, 5th District Gwinnett County DISTRICT, GWINNETT COUNTY, Georgia and being Lot 66, Block B, of The Preserve at Harbins Ridge, Phase 2, as per plat recorded in Plat Book 148, Pages 91-96, as revised in Plat Book 150. Pages 182-187, Gwinnett County, Georgia Records, which plats are incorporated herein by reference.Said property may more com-monly be known as **3389** Ridge Manor Way, Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default. non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of same and an expenses of this sale, including attor-ney's fees (notice of intent to collect attorney's fees having been given).Case #: 22-006987-1

> has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New Funding, American New American Funding, New
> American Fundingc/o Home
> Retention Department11001
> Lakeline Blvd. Ste.
> 325Austin, TX 78717.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. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; cany outstanding ad valorem

> any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority. thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Janna M. Tavarez Bonilla and or tempto). and or tenant(s). The sale will be conducted subject to
> 1) confirmation that the sale
> is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Fundingas Attorney-in-Fact forJan-M. Tavarez BonillaContact:Padgett Law tact:radgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520Ad Run Dates: 09/07/22; 09/14/22; 09/21/22; 09/28/22Case #: 22-006987-1#e #: 22-006987-1 9661-80736

> 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
> Jonathan M. Brantley and
> Michelle R. Brantley to
> Dana Capital Group, dated
> October 25, 2006, and
> recorded in Deed Book

outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property: All that certain parcel of land situated in Land Lots 194 and 211 of the 7th District, County of Gwinnett, State of Georgia, being known and designated being known and designated as Lot 87. Block A. Unit 2. of Martins Farm, as shown and designated on a plat thereof recorded at Plat Book 72, Page 161, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Subject property is commonly known as: 419 Golden Meadows Cir., commonly known as: 419
Golden Meadows Cir.
Suwanee GA 30024-2269
Tax ID: R7194104 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 expaying 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 having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although entirely have to deep the control of the loan (although entirely have to deep the control of the loan (although entirely have to deep the control of the loan (although entirely have to deep the control of the loan (although entirely have to deep the control of the loan (although entirely have to deep the loan (although entirely have entirely entirely have entirely have entirely entirely have entirely ent not required by law to do so) is: PHH Mortgage Corso) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid forcelosure. Said property possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances 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 Jonathan M. Brantley and Michelle R. Brantley or tenant(s); and said property is commonly known 419 Golden Meadows Cir Suwanee, GA 30024. 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 security deed and (3) any right of redemption or other lien not conformed by the foreclosure. Deutsche Deutsch Deutsche D National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Se-ries 2007-SEA1 as Attorney in Fact for Jonathan M. Brantley and Michelle R. Prostley Brook & Cost Brantley Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-13331

> a debt and any information obtained will be used for NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

> Under and by virtue of Power of Sale contained in

Security Deed (Secondary

9/7,14,21,28,2022

Lien) from Donald M. Bris tol to Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mortgage, Inc., dated September 28, 2006, filed for record October 6, 2006, recorded at Deed Book 47100, Page 117, Gwinnett County, Georgia Records, in the original principal amount of \$37,650,00; as assigned to 21st Mortgage Corpora-tion, by Assignment dated October 29, 2012, filed for record December 10, 2012, The individual or entity that recorded at Deed Book 51852, Page 683, aforesaid records, to secure the obli-gations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or revised from time to time, with interest at the rate specified therein, there will be sold, by the undersigned at public outcry to the highest bidder outcry to the highest bidder for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, 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 122 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING at a as follows: BEGINNING at a as follows. Decirior at a point on the east Right-of-Way of Lockring Drive (60 foot Right-of-Way), said point being 592.45 feet North of the intersection of the Right-of-Way of Arcado Road, as measured along the East Right-of-Way of Lockring Road; thence run-ning Northerly along said Right-of-Way along an arc 87.82 feet to a point (said arc having a radius of or. 2 feet to a point (saturate having a radius of 285.22 feet and a chord bearing and distance of North 01 degree 38 minutes 51 seconds East, 87.48 feet); thence leaving said Right-of Way and running North 62 degrees 44 minutes 00 seconds East, 228.60 feet to a point; thence running North 62 degrees 44 minutes 00 seconds East, 69.70 feet to a

point; thence running South 39 degrees 29 minutes 00 seconds East, 200.42 feet to a point; thence running South 57 degrees 48 minutes 44 seconds Water 44 seconds Water 45 seconds Sec utes 44 seconds West, a distance of 237.87 feet to a point; thence running North 85 degrees 51 minutes 33 seconds West, 82.61 feet to a point; thence running North 55 degrees 49 min-9/7,14,21,28,2022 utes 45 seconds West, 75.22 feet to a point; thence run-ning North 79 degrees 31 minutes 52 seconds West, 50.00 feet to the POINT OF BEGINNING. As more particularly shown on Plat of Sur vey prepared by Solar Land Surveying Company for Nevir J. Garcia and Mariella De Garcia, dated December 20, 1995. Said legal description is controlling however 47263, Page 699, Gwinnett the property is commonly