FORECLOSURE

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 Sanders, joint tenants with rights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by war-ranty deed dated September 30, 2004 and recorded Octo-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-

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 2022

NOTICE OF SALE UNDER GEORGIA.

GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Tho-ny Beaubrun to Mortgage Electronic Registration Sys-Efectronic Registration Šyš-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 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 Records, as last transferred necorus, 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, Page 136, Gwinnett County, Georgia Deed Book 58386, Page 136, 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 HUNDRED FORTY-SIX 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 courthouse door of Gwinnett
County, Georgia, or at such
place as may be Jawfully 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:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HFRF0F 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 Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable) the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on 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 indi-vidual 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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of property the property is Inony Beaubrun or a tenant or ten-ants 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. Bankrupt-

cy 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, not in its indi-vidual capacity, but solely as trustee of Citigroup Mort-gage Loan Trust 2020-RP2 as Attorney in Fact for Thony Beaubrun

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

EXHIBIT A that tract or narcel 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 refer ence and made a part of this description, being improved

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

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT 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, dated August 12, 2002, recorded in Deed Book 28454, Page 62, Gwinnelt County, Georgia Records, as last transferred to Citibank, N.A., as Trustee for Chase Funding Mortgage Loan As-set-Backed Certificates, Series 2002-3 by assignment

FORECLOSURE

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

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

ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances,

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

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 ic the holder of the Security.

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-

the entity trait 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, nowever, 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,

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 McCord Livsey, Snellville, Georgia 30058. Should a conflict arise between the property address and the lead description the legal description the legal description the

gal description the legal de-

gal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. CitiBank, N.A., as Trustee for the Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 as Attorney in Fact for

as Attorney in Fact for Gary B Jarrell and Joyce Sadler NKA Joyce Jarrell

McCalla Raymer Leibert Pierce, LLC

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

Gwinnett County records.

Corp., its successors and assigns, dated August 14, 2006, recorded in Deed

assigns, dated August 14, 2006, recorded in Deed Book 46953, Page 848, 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 arter-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOU-SAND AND 0/100 DOLLARS (2016 000 000) with integers

(\$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 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 October, 2022, the following described expective.

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

HEREOF The debt secured by said

Security Deed has been and

security beed 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

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 in-

spection of the property, any assessments, liens, encum-

GWINNETT

2022

POWER

COUNTY

GEORGIA.

1544 Old Alabama Road

conveying

recorded in Deed Book 52025, Page 632, Gwinnett County, Georgia Records, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warrant by conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRRY 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 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 de-scribed property: the after-derepresentation, warranty or recourse against the above-named or the undersigned. Deutsche Bank National named or the undersigned.
Deutsche Bank National
Trust Company, as Trustee
for HSI Asset Securitization
Corporation Trust 2007-HE2,
Mortgage Pass-Through Certificates, Series 2007-HE2 is
the holder of the Security
Deed to the property in ac-Deed to the property in accordance 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

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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050 security beed 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 lage, 6059.

FORECLOSURE

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 Gillida 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 lead adoration

property aduress 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. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Deutsche Bank National Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2, Mortgage Pass-Through Cer-tificates, Series 2007-HE2 as Attorney in Fact for Aaron Q Morrison and Glin-da Morrison

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, Unit 17act), as per plat recorded in Plat Book 105, pages 39-40, Gwinnett County records, en 40, Gwinnett County records, said plat being in-corporated herein by refer-ence 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 Timothy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, datsuccessors and assigns, actually assigns and assigns, actually accorded 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 Reports. Socoo, rage 73, Gwilliet County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE 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 Gwinneth 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 Octo-ber, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO **HEREOF**

The deht secured by said and made a part hereof.

Less and except property conveyed to Gwinnett County by Right of Way Deed dated May 25, 1972, recorded in Deed Book 501, Page 274, Cuinnett County 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 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 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) NOTICE OF SALE UNDER COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Aaron Q Morrison and Glinda Morrinson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for WMC Mortgage Corp.

sualit to U.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 returnition of any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, activition account and the property of the propert 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 said property will be sold our any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security lead to the security results. 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law

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

To the best knowledge and belief of the undersigned, the party in possession of the proporties in Timethy. the property is Timothy Powell and Mahjula Bah-Kais Timothy mara 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 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 balder of the seatify ideal. Wells Fargo Bank, N.A.
as Attorney in Fact for
Timothy Powell and Mahjula Bah-Kamara

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided by Auction.com (www.aucion.com) EXHIBIT A

FORECLOSURE

FORECLOSURE 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 berein and is incorporated herein and made a part hereof by reference; and being known as 5512 Four Winds Drive, ac-3312 Foll Willis 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 FORECLOSURE SALE UNDER POWER

COUNTY, GWINNETT GWINNETI 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. Armis-tead and Ashton N. Armis-tead 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 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) 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 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 extinguished by foreclosure. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Strucconfirmation that the sale is Superior Court of Gwinnett County, Georgia Records, conveying the after-decounty, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of two hundred twenty-three thousand one hundred fifty-five 00/100 (\$223.155.00). interest thereon as set forth therein, there will be sold at Mac Seasoned Loans Struc-Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 as Attorney in Fact for Aissatou Bah. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-700 00000 Res 6ths 200 public 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: ALT LHAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK C, UNIT TWO OF WHEATFIELDS SUBBUILS OF THE STREET OF THE STRE courthouse door of Gwinnett 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 IN-WHEATFIELDS SUBDIVI-SION, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 93, PAGES 166-167, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. The debt se-cured by said Security Deed has been and is hereby de-FORMATION 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, filled for record on October 8, 2019, in Deed Pools F664 cured 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-vided in the Note and Securi-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 date 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 prolars, with interest from date at the rate stated in said penses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitiga-Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett tion Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said 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 matters which might be dis-

County, Georgia, within the legal hours of sale on the first Tuesday in October 2022, the following described property: ALL THAT scribed property: ALL TRACT OR PARCEL LAND LYING AND BEING IN 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 PLAT BOOK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWIN-NETT COUNTY, GEORGIA PECODES WALICH closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordirestrictions nances. covenants, and matters of RECORDS, RECORDED PLAT IS INCOR-PORATED HEREN BY REFrecord superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS **3747 VALLEY** the party in possession of the property is Joseph M Armistead; Ashton N Armis-tead; or tenant(s); and said BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT COUNTY 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 belder of the courtify doed 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 remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, including 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 attorney's fees. The individu-Armistead and Ashton N Armistead Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eseral or entity that has full auand or entity tima 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 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

Filone. (727) 474-9005 eseri-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 of JASON BELL (Debtor), subject to all zoning ordi-nances, matters which would be disclosed by an 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
recorded in Deed Book
52735, Page 868, Gwinnett accurate survey or by an inspection of the Property; any outstanding taxes. inany outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti-52735, Page 868, Gwinnett County, Georgia Records, as tute liens upon said Property: special assessments; last transferred to Federal outstanding bills for public utilities which constitute Home Loan Mortgage Corutilities poration, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured liens upon said Property; all restrictive covenants, easements, rights-of-way and any other matters of record Transaction Trust, Series 2020-3 by assignment recorded on March 22, 2021 in Book 58521 Page 676 in the Office of the Clerk of Superior Court of Swippet superior to said Security Deed. The sale will be con-ducted subject to confirma-tion that the sale is not pro-hibited under the U.S. 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 judicial and nonjudicial sales in the State of Georgia in limited circumstances. Noperior Court of Gwinnett County, Georgia Records, County, Georgia Records, conveying the after-described property to secure a Note in the original principal 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 limited circumstances Ilmited circumstances. Notice has been given of intention 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 County, Georgia, within the legal hours of sale on Octo-ber 4, 2022, the following described property: Tax Id Number(s): R5008 265 Land receipt requested, to the Borrower, of the name, ad-dress, and telephone num-ber of the individual or entity Situated in the County of Gwinnett in the State of GA who shall have full authority to negotiate, amend, and modify all terms of the Secu-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 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-One, as per plat thereof recorded in Plat Book 57, page 111, Gwinnett County, Georgia Records, which recorded plat is incorporated and benef 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 herein by reference and made a part of this descriptions. Commonly known as: 3050 OAK MEADOW DR, SNELLVILLE, GA 30078 The sald sale will be applied to the payment of said indebt-edness, the expense of said sale, all as provided for in said Security Deed and the undersigned will execute a debt secured by said Security Deed has been and is deed to the purchaser as provided in the aforemenhereby 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 provided in the addenner-tioned Security Deed. THIS LAW FIRM MAY BE AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. RE-

manner provided in the Note

and Security Deed The debt

NASANT BANK As Attorney

FORECLOSURE

remaining in default, this sale will be made for the purpose of paying the same THERON D. WARREN. III Sellers & Warren. P.C. Attorney for Renasant Bank 115 Woodland Way, Suite 100 Canton, GA 30114 (770) 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 not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 as provided in Security Deed 950-80986 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss contained in a certain securi-ty deed executed by Robert Bolden, hereinafter referred Boilden, nereinafter 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 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, encumparances, zoning ordinances. foreclosure. Said property brances, 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

Superior Court of the afore-said 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 rity deed and note secured high deep 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 property described in said security deed including but 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, Gwina 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 plat and the record thereof are incorporated herein by refer-ence thereto. Said legal description being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel-lville, GA 30039 Said prop-erty will be sold on an "as-is? 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 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 ac-curate survey and inspection OBTAINED of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The said will be conducted subject (1) 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 Page 574, intv. Georgia loan with the holder of the

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 and Śecurity 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 knowledge and belief, the party in possession of the property is believed to be Robert Bolden and Betty Ann Bolden, Administrator of Estate en Administrator of Estate of Robert Lee Bolden, or ten ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact Creditor As autority-in-in-drien for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675F3 THIS LAW ELBM MAY BELLEI DE ORD 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 Security Deed from Janna M. Tavarez Bonilla to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, dated 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 principal amount of Three Hundred Eighty-Six Thousand Two Hundred Ten and 00/100 dollars (\$386,210.00) 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 Octooff the first fuesday 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 located in Land Lot 318, 5th Dictrict Gwippett County. located in Land Lot 318, 5th 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 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 oth-er possible events of default, non-payment of the monthly installments on said loan.

No-

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).Case #: 22-006987-1 The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba 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 recourse against the above-named or the undersigned. The sale will also be subject to the following items which to the following items which may affect the title: a) zoning ordinances; b) matters b)

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an accurate survey or by an inspection of the property; c) any 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 assessificitis, et iller light of assessificitis, et iller light outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, eastern of ways and any other 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 possessions of the security security and the security security and the security secur session of the property are Janna M. Tavarez Bonilla 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 Fundin-gas Attorney-in-Fact forJan-na M. Tavarez BonillaConna W. lavarez Bonniacon-tact:Padgett 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

09/14/22, 09/28/22Case #: 22-006987-1#e #: 22-006987-1 950-80786 9/7,14,21,28,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA 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
47263, Page 699, Gwinnett
County, Georgia Records, as
last transferred to Deutsche
Bank National Trust Compa-Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 by assignment recorded 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 origito secure a Note in the original principal amount of Three Hundred Fithern Thousand and 0/100 dollars (\$315,000.00), with interest thereon as set forth therein, there will be sold at public outry 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, Gwinnett, State of Georgia, 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, Caprais Page 161, Gwinnett County, 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., Suwanee GA 30024-2269 Tax ID: R7194104 The debt secured by said Security Deed has been and is hereby declared due because of, declared due because of declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 evmade for the purpose of paying the same and all ex-penses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-

lect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all ate, amend or modify all terms of the loan (although not required by law to do so) 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 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 not required by law to do and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, 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 more commonly known as 419 Golden Meadows Cir, Suwanee, GA 30024. The sale will be conducted subject to (1) confirmation that ject 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 light of the security deed that the security deed the sec right of redemption or other lien not extinguished by foreclosure. Deutsche Bank 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 Michalls B. in Fact for Jonathan M. Brantley and Michelle R. Brantley. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13331 950-80579 9/7,14,21,28,2022 This is an attempt to collect

a debt and any information obtained will be used for that purpose.

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

NETT COUNTY Under and by virtue of Power of Sale contained in Security Deed (Secondary Lien) from **Donald M. Bris**tol to Mortgage Electronic Registration Systems, Inc., as nominee for Home Amer-ica Mortgage, Inc., dated September 28, 2006, filed for record October 6, 2006, proceeded at Deed, Pack 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 Corporation, by Assignment dated October 29, 2012, filed for record December 10, 2012, 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 for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, within the

legal hours of sale on the first Tuesday in October,

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2022, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 122 of the 6th District of Gwinnett the 6th Ďistrict of Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING 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 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 285.22 feet and a chord 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 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 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 minutes 45 seconds West, 75.22 feet to a point; thence running North 50 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 degrees 49 degree feet to a point; thence running North 79 degrees 31 minutes 52 seconds West, 50.00 feet to the POINT OF BEGINNING. As more particularly shown on Plat of Survey prepared by Selay Land vey prepared by Solar Land Surveying Company for Nevir J. Garcia and Mariella De Garcia, dated December 20, 1995. Said legal descrip-tion is controlling however, the property is commonly known as 186 Lockring known as 186 Lockring Drive, Lilburn, Georgia 30047. Map and Parcel # R6122-005C. The indebted-ness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebted-

when due. Ine indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys? fees and cluding attorneys? lees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said. property: all zoning ordi-nances; matters which would be disclosed by an accurate survey or by in-spection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute timites which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Donald M. Bristol, and for tenant of the property of (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 21ST Mortgage Corporation, and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21ST MORT-GAGE CORPORATION, as Attorney-in-Fact for Donald M. Bristol Contest M. Bristol. Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwinlawgroup.-950-81001 9/7.14.21.28.2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INCOLLECT A DEBT. ANY INCOLLECT BE USED FOR THAT PURPOSE. PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Irene
Sharon Esquivel to Citifinancial Services, Inc dated
January 4, 2008 and record-January 4, 2008 and recorded on January 4, 2008 in Deed Book 48547, Page 618, Gwinnett County, Georgia Records, and later assigned to United Asset Managenent, LLC by Assignment of Security Deed recorded on September 10, 2021 in Deed Book 59168, Page 103, Gwinnett County, Georgia Records, conveying the af-Records, conveying the arter-described property to secure a Note in the original principal amount of Twenty Thousand Three Hundred Fifty-Seven And 00/100 Dollars (\$20,357.00), 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 October 4, 2022 the following described property. All the following described property, to-wit: all that tract or parcel fland bying an being Land to-wit. all that tract or parcel of land lying an being Land Lot 44 of the 5th District, Gwinnett County, Georgia, being Lot 9, Block A of Deer Oaks Subdivision, Unit One, as per plat recorded in Plat Book 37, Page 191, Gwinnett County, Georgia records, which plat is by reference incorporated herein and made a part here. (Land Lot 44 / 5th District) Being the same fee simple property as was onveyed by Warranty Deed from Cynthia M. Reagin to Irene Sharon Lanier, dated 01/29/2001 and recorded 03/01/2001, in Book 2236, 2260 1000, and further being Page 0199 and further being the same fee simple property conveyed by Quit Claim deed from Irene Sharon Lanier to Irene Sharon Lanier to Irene Sharon Esquivel, dated 09/25/2003 recorded on 10/14/2003 in Book 35372. Page 0162 in Gwinnett County records, State of GA. Tax ID #5 R5044 189 The debt seured by said Security Deed has been and is hereby declared due because of, among oth-Page 0199 and further being 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 de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Se

curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-

ney's fees having been given). United Asset Management, LLC can be contacted at 1-800-931-2424 or by

at 1-800-931-2424 or by writing to P.O. Box 27370, Anaheim Hills, CA 92809, 1-discuss possible alternatives to avoid foreclosure. Said property will be sold subject

to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet

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and inspection of the prop erty, any assessments, liens encumbrances, zoning ordi nances, restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above To the best knowledge and belief of the undersigned, the parties in possession of the property are Irene Sharon Esquivel or tenant (s); and said property is more commonly known as
630 Deer Oaks Drive,
Lawrenceville, GA 30044.
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 holder of the security deed.
United Asset Management,
LLC as Attorney in Fact for
Irene Sharon Esquivel
McMichael Taylor Gray, LLC
3550 Engineering Drive,
Stitle 260 Perceptive Corr 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

00368 950-80668 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from REMEDIO J MENDEZ FELIZ and JUAN RIVERA to FELIZ and JUAN RIVERA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INC. AS GRANIEE, AS NOWN-INEE FOR CARDINAL FINAN-CIAL COMPANY, LIMITED PARTNERSHIP, dated June 10, 2019, recorded June 19, 2019, in Deed Book 56673, Page 79, Gwinnett County, Page 79, GWINNett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Two Thousand Nine 00/100 dollars (\$172,975.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to FUND SOCIETY. Hundred Seventy-Five and

FUND SOCIETY,FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tucoday in October. the legal hours of sale 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 EING IN LAND LOT 37 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 15, BLOCK "OF ABINGTON PARK SUBDIVISION, UNIT III, ACCORDING TO PLAT BOOK "V", PAGE 85 OF GWINNETT COUNTY RECORDS, BEING MORE GWINNETT COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF A CUL-DE-SAC THAT FORMS THE SOUTHAEST-ERN TERMINUS OF ADELIA COURT 279.6 FEET SOUTHERASTERLY SOUTHERLY. SOUTHWEST-SOUTHHERASTERLY
SOUTHWESTERLY, WESTERLY AND
NORTHWESTERLY ALONG
THE NORTHEASTERLY,
EASTERLY, SOUTHEASTERLY, SOUTHERLY AND
SOUTHWESTERLY SIDE OF LY, SOUTHERLY AND SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF ADELLA COUTY AND ITS CUL-DE-SAC, FROM A POINT WHERE THE NORTH-EASTERLY SIDE OF ADELLA COURT. METERSETS THE COURT INTERSECTS THE
SOUTHEASTERLY SIDE OF
ELIZABETH LAND; RUNNING THENCE NORTHWESTERLY, NORTHERLY
AND NORTHEASTERLY
AND NORTHEASTERLY
AND THE SOUTHWEST

AND NORTHLAGISTIC.
ALONG THE SOUTHWESTERLY, WESTERLY AND
NORTHWESTERLY SIDE OF NORTHWESTERLY SIDE OF SAID CUL-DE-SAC 94.4 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF ADELLA COURT; RUNNING THENCE SOUTHWESTERLY 200.1 FEET TO A POINT ON THE SOUTHWESTERLY ALONG THE SOUTHEASTERLY ALONG THE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF LAND LOT 37 A DISTANCE OF 273 FEET TO A POINT; RUNNING THENCE NORTHEASTERLY 269.7 FEET TO THE SOUTHWESTERLY SIDE OF SAID CUL-PEGIANNING. Said legal description being controlling, however the property is more commonly known as more commonly known as 2879 ADELLA CT, SNEL-LVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is bareful due be. is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including at es of the sale, including at-torneys? fees (notice to col-lect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an ?as-is? basis without any representation, warranty or recourse against the above-named or the unthe above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as

sessments; liens; encumbrances: restrictions ovenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is REMEDIO J MENDEZ FELIZ, JUAN RIVERA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final confirmation and audit of the status of the loan with the helder of the Sequity Dead holder of the Security Deed The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE SUCIETY, FSB, AS INUSTIES OF STANWICH MORTGAGE LOAN TRUST I as Attorney in Fact for REMEDIO J MENDEZ FELIZ, JUAN RIVERA THE BELOW LAW FIRM MAY BE HELD TO BE

ACTING AS A DEBT COL-