The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

to hegotiate, amend of modify fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Michele En-glish or a tenant or tenants and said property is more commonly known as 3844 Sagebrush Lane, Snellville, Georgia 30039. Should a conflict arise between the property address and the le-

gal description the legal de-scription will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for

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

**FXHIBIT A** ALL THAT TRACT OR PAR-EL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, NETT COUNTY, GÉORGIA, BEING LOT 94, BLOCK A OF BEING LOT 94, BLOCK A OF WOODGATE HILLS SUBDI-VISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 268§270, GWINNETT COUN-TY, GEORGIA RECORDS WHICH RECORDED PLAT IS PART OF THIS DESCRIP-

Property Address: 3844 Sagebrush Lane, Snellville, GA 30034 MR/ca 10/4/22 Our file no. 22-08564GA -

950-80395 9/7/14 21 28

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage A Georgia Chatterd gage, A Georgia Chartered Bank, its successors and assigns, dated April 13, 2011, recorded in Deed Book 50637, Page 429, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County Georgia County, Geor conveying the ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 0/100
DOLLARS (\$153,419.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREUF
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 inspection 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 Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2 The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Mationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) Coppell, 1 480-2432.

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 Michele En-glish or a tenant or tenants and said property is more commonly known as 3844 Sagebrush Lane, 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. Bankupt cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for

Michele English McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL HAI TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 94, BLOCK A OF WOODGATE HILLS SUBDI-VISION, AS PER PLAT **FORECLOSURE** 

PLAT BOOK 113, PAGES 268§270, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A REFERENCE AND MADE A PART OF THIS DESCRIP-

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 MR/ca 10/4/22 Our file no. 22-08564GA -

950-80423 9/7 14 21 28 2022

NOTICE OF SALE LINDER POWFR GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by James Hohenstern to Wells Fargo Bank, N.A., dated July 3, 2013, recorded in Deed Book 52370, Page 139, Gwinnett County, Georgia BOOK 523/U, Page 139 Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUN-BRED ONE AND 0/100 DOL-DRED ONE AND 0/100 DOL LARS (\$146,301.00), 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 November, 2022, the follow ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said

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

naving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the 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 accordance with OCGA § 44-14-162.2. The entity that has full au 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 Note, however, that such entity is not required by law to negotiate, amend or modi-

to legotiate, amend of mour-ty the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is James Ho-henstern or a tenant or tenants and said property more commonly known 3922 Brockenhurst Dri 3922 Brockenhurst Drive, Buford, Georgia 30519. 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.

Wells Fargo Bank, N.A. as Attorney in Fact for James Hohenstern McCalla Raymer Leibert Pierce, LLC ierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net \*Auction services provided by Auction.com (www.auc-

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 178 of the 7th District, Gwinnett County, Georgia, being Lot 75, Block A, The Townes of Avondale, Unit 1, as per plat recorded in Plat Book 130, Pages 83 - 90, Gwinnett County, Georgia Records, which plat is incor-porated herein and made a part hereof by reference. MR/chr 11/1/22

Our file no. 22-08684GA -950-81861 9/21 28 10/5 12 19 26 2022

NOTICE OF SALE UNDER GEORGIA,

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Bar-bara Ann Pettigrew to Mortgage Electronic Registration

gage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated November 3, 2017, recorded in Deed Book 55535, Page 383, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. by assignment recorded in assignment recorded in Deed Book 55954, Page 697. and as re-recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of EIGHTY-THREE THOUSAND SEVEN TINCIPAL AMOUNT OF EIGHT THREE THOUSAND SEVEN HUNDRED THIRTY AND DOLLARS DOLLARS

0/100 DOLLARS (\$83,730.00), 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

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

**FORECLOSURE** 

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

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

mortgage with the debtor is:
Rocket Mortgage, LLC, 1050
Woodward Avenue, Detroit,
MI 48226, 734-805-7125.
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 Barbara Ann

Pettigrew or a tenant or tenants and said property is more commonly known as 4239 Berkeley Mill Close, Duluth, Georgia 30096. 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. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans Inc as Attorney in Fact for Barbara Ann Pettigrew McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Uld Alabama Hoad Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA. NETT COUNTY, GEORGIA BEING LOT 13, BLOCK A BERKELEY MILL SUBDIVI SION, UNIT TWO, AS SHOWN ON PLAT RECORD-ED IN PLAT BOOK 64, PAGE 249, GWINNETT COUNTY
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. MR/meh 10/4/22

Our file no. 22-08753GA -950-80333 9/7 14 21 28

2022 NOTICE OF SALE UNDER

GEORGIA, **GWINNETT** COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Clemoterik E Phillips to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated October 31, 2019, recorded in Deed Book 57037. Page 437. COUNTY signs, dated October 31, 2019, recorded in Deed Book 57037, Page 437, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59828, Page 426, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60086, Page 567, Gwinnett County, Georgia Records, conveying Records, conveying Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of TWO nal principal amount of TWO
HUNDRED FORTY THOUSAND SEVENTY AND 0/100
DOLLARS (\$240,070.00),
with interest thereon as set
forth therein, there will be
sold at public outcry to the
highest bidder for cash before the courthouse door of fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-

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

### 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 taxes which are a lien but taxes which are a lien but taxes. 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 an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these survivors to the Securi 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 of recourse against the above-named or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-102.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 Clemoterik E Phillips or a tenant or tenants and said property is more company, when as more commonly

1986 Alcovy Trace Way, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) to confirmation

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. Freedom Mortgage Corpoas Attorney in Fact for

**FORECLOSURE** 

Clemoterik E Phillips McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 244, BEING IN LAND LOTS 244, 245, AND 269 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK C, ALCOVY SPRINGS SUBDVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGES 103 AND 104, GWINNETT COUNTY, GEORGIA RECORDE, WHICH RECORDED PLAT IS INCORPORATED HERRIN BY REFENCE AND MADE A PART ERENCE AND MADE A PART

OF THIS DESCRIPTION.
SUBJECT TO ALL ZONING
ORDINANCES, EASEMENTS
AND RESTRICTIONS OF
RECORD AFFECTING SAID
PREMISES. Parcel Number: R5269 041 MR/ca 10/4/22 Our file no. 22-08844GA –

950-80428 9/7 14 21 28 2022

NOTICE OF SALE UNDER

**POWER** GEORGIA. GWINNETT COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Darlane B. Sanders and Tyrone F. Sanders to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dat-ed November 1, 2005, recorded in Deed Book recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CA-NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC. ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the af-ter-described property to sewithin the legal hours of sale on the first Tuesday in Octo-ber, 2022, the following de-

rectors, conveying the affectors, conveying the affectored property to secure a Note in the original principal amount of THREE HUNDRED NINETY-THREE THOUSAND AND 0/100 DOLLARS (\$393,000.00), with interest thereon as set forth therein there in the second property of the second forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the following described property: SEE EXHIBIT A ATTACHED

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

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

MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 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 that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

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

To the best knowledge and

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 tenants and said property is more commonly known as 4635 Riversound Drive, Snellville, Georgia 30039. Should a conflict arise between the conflict arise betwee

should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-FOR THE CERTIFICATE-FOR THE CERTIFICATE-FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 as Attorney in Fact for

Darlane B. Sanders and Ty-Dariane B. Sanders and Ty-rone F. Sanders McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **FXHIBIT A** All that certain tract or par-cel of land lying and being in Land Lot 27 of the 6th District, Gwinnett County, Georgia being Lot 38, Block G, The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia, Becords, which ty, Georgia Records, which plat is incorporated herein reference

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, Coornia Georgia.
The above description is

the same as found in prior deed of record as a bound-ary line survey was not done at the time of this conveyance. Being the same property

Being the same property conveyed to Darlane B. Sanders and Tyrone F. Sanders, joint tenants with rights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by war-ranty deed dated September 30, 2004 and recorded Octo-

**FORECLOSURE** 

ber 11, 2004 in Book 40159, Page 149 in the Clerk of Su-perior Court's Office for Gwinnett County, Georgia.

This conveyance is subject to all restrictions, easements, setback lines, and other conditions shown of record in the Clerk of Superior Court's Office for Gwinnett County, Georgia. MR/ca 10/4/22 Our file no. 51624807 –

950-80390 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 Tho-ny Beaubrun to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns, dated December 3, 2007, recorded in Deed assigns, dated December 3, 2007, recorded in Deed Book 48515, Page 726, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-Agreement recorded in Deed Book 55894, Page 498, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National to U.S. Bank Irust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2020-RP2 by assignment recorded in Deed Book 58386, Page 136, Gwinnett County, Georgia Records, conveying the affect described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$146,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the court house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due 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 and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 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 matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record 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 Doed to the proporty in account Deed to the property in accordance with OCGA § 44-14-162.2 The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 the party in possession of the property is Thony Beaubrun or a tenant or tenants and said property is more commonly known as

3206 Pate Creek View Snellville, Georgia 30078. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation, and suidit of the firmation and audit of the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association, not in its indi-

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 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract of parcer 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 Pages 28-29, Gwinnett County, Georgia Records, which said plat is incorpo-rated herein by this refer-ence 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

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, dated August 12, 2002, recorded in Deed Book 28454, Page 62, Gwinnett County, Georgia Records, a last transferred to Citibank. last transferred to Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 by assignment ries 2002-3 by assignment recorded in Deed Book 52025, Page 632, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND AND (1408) DOLLARS 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 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,

her. 2022. the following de

**FORECLOSURE** 

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, 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 surpose of paying the same purpose of paying the same and all expenses of this sale,

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but per yet due and payable). not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an 'as-is' basis without any representation, warranty or recourse against the abovenamed or the undersigned. CitiBank, N.A., as Trustee for the Chase Funding Mortgage 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.

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

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 rell, 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 legal description will control.

scription will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the belder of the powerful ded 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 Gary B Jarrell and Joyce Sadler NKA Joyce Jarrell McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net FXHIBIT A All that tract or parcel of land lying and being in Land Lot 347 of the 4th District, Gwinnett County, Georgia 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 and made a part hereof. Less and except property conveyed to Gwinnett County by Right of Way Deed dat-ed May 25, 1972, recorded ed Way 25, 1972, recorded in Deed Book 501, Page 274, Gwinnett County records, establishing the right-of-way of McCord-Livsey Road, also known as McCord Rd.

MR/mac 10/4/22 Our file no. 5651714 950-79826 9/7 14 21 28 2022

NOTICE OF SALE UNDER GWINNETT

GEORGIA, COUNTY 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., its successors and assigns, dated August 14, 2006, recorded in Deed Book 46953, Page 848, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2 Corporation Trust 2007 I.E. by assignment recorded in Deed Book 49069, Page 12, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWC HUNDRED SIXTEEN THOU HUNDRED SIXTEEN THOU-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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale within the legal hours of sale on the first Tuesday in Octo-

ber, 2022, the following de 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11

Sudil to U.C.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 laying authority any matters. taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record 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 brances, zoning ordinances Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE2, Mortgage Pass-Through Cer-tificates, Series 2007-HE2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. within the legal hours of sale on the first Tuesday in Octo**FORECLOSURE** 

the entity that lias tuil are the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or 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 or a tenant or tenants and said property is more com-monly known as 2007 Lose. monly 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 that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-timation and confirmation of the firmation and audit of the status of the loan with the Status of the loan with the holder of the security deed.
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 Morrinson McCalla Raymer Leibert 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that that of paties in Land lying and being in Land 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 latt recorded. Tract), as per plat recorded in Plat Book 105, pages 39-40, Gwinnett County records, said plat being incorporated herein by reference the control of the con ence thereto. MR/ca 10/4/22

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

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

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

designated as an alternative within the legal hours of sale on the first Tuesday in October, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

place as may be lawfully

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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, having been given) brances, zoning ordinances restrictions, covenants, and 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 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

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: 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

entity is not required by law to négotiate, amend or modiby 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-Kamara or a tenant or tenants and said property is more commonly known as 5512 Four Winds Drive SW, Lilburn, Georgia 30047.
Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the total of the lean with the status of the loan with the

Wells Fargo Bank, N.A.
as Attorney in Fact for
Timothy Powell and Mahjula Bah-Kamara
McCalls Powers Leibert McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net \*Auction services provided by Auction.com (www.auction.com) FXHIBIŤ A All that tract or parcel of land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herie and

is incorporated inferin and made a part hereof by reference; and being known as 5512 Four Winds Drive, according to the present system of numbering property in Gwinnett County, Georgia. MR/ca 10/4/22 Our file no. 5891720 – FT5 950-78694 8/17 24 31 9/7 14 21 28 2022

is incorporated herein and

**FORECLOSURE** 

tronic Registration Systems.

Inc., as Nominee for Van

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Inc., as Nominee for Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage dated July 2, 2020, and recorded in Deed Book 57678, Page 239, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage. II C. Nationstar Mortgage, LLC, securing a Note in the original principal amount of \$230,000.00, the holder thereof pursuant to said Deed and Note thereby several has declared the original principal said the said principal said the sa cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that In Said Deed, to-wit: All tract or parcel of land lying and being in Land Lot 99 of the 7th District, Gwinnett County, Georgia, being Lot 64, Block A, Huntington Park, Unit Three, as per plat recorded in Plat Book 75, Reco. 268, Gwinnett County, Page 268, Gwinnett County, Georgia Records, said plat being incorporated herein and made reference hereto APN: R7099-231 Said property is known as 2657 Midler Court, Buford, GA 30519, together with all fix tures and personal property attached to and constituting a part of said property. a part of said property, will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection curate survey and inspection of the property, any assessments, liens, encumbrances, ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The 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 loan with the secured creditor. The property is or may be in the possession of Scott B Allwein, successor in in-B Allwein, successor in in-terest or tenant(s). Nation-star Mortgage LLC as Attor-ney-in-Fact for Scott B All-wein File no. 22-079225 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PURPOSE

9/28, 10/5,12,19,26,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Aissatou Bah to JPMorgan Chase Bank, N.A., dated December 20, 2013, and cember 20, 2013, and recorded in Deed Book 52735, Page 868, Gwinnett County, Georgia Records, as last transferred to Federal Home Loan Mortgage Corporation, as Trustee for the Seasoned Loans 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 Gwinnett 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 legal hours of sale on Octoscribed property to secure a legal hours of sale on Octo-ber 4, 2022, the following described property: Tax Id Number(s): R5008 265 Land Situated in the County of Gwinnett in the State of GA GWINNET IN THE State of GA All that tract or parcel of land lying and being in Land Lot 8 of the 5th District, Gwinnett County, Georgia, being Lot 22, Block B, Oak Meadow Subdivision, Unit One, as per plat thereof recorded in Plat Book 57, page 111, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descriptions. Commonly known as: 3050 OAK MEADOW DR, SNELLVILLE, GA 30078 The debt secured by said Securi-ty Deed has been and is hereby declared due 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 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, NASANT BANK As Attor in-fact for Jason Bell BY: as provided in Security Deed as provided in Sectify Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-

THERON D. WARREN, III Sellers & Warren, P.C. Attor ney for Renasant Bank 115 Woodland Way, Suite 100 Canton, GA 30114 (770) 924-9366 950-80986

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 POWER Dept, or by writing to 3501
Olympus Boulevard, 5 th
Floor, Suite 500, Coppell,
Texas 75019, to discuss
possible alternatives to avoid

State of GEORGIA, County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCOS BLASNICH AND LILIA LOMELI TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR NETBANK, ITS SUCCESSORS AND ASSIGNS, dated 10/21/2005, and Recorded on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County, Georgia records, as last as-Georgia records, as last as-signed to WILMINGTON Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount \$166,155,00, 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

**FORECLOSURE** 

status of the loan with the holder of the security deed and (3) any right of redemp Because of a default under the terms of the Security Deed executed by Scott B Allwein to Mortgage Election or other lien not extin-guished by foreclosure. Fed-eral Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Struc tured Transaction Trust. Se ries 2020-3 as Attorney in Fact for Aissatou Bah. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22

13353 950-80582 9/7,14,21,28,2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE

UNDER POWER
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INCOLLECT A DEBT. ANY INUNIT 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), 2019, filed for reco. October 8, 2019, in Deed Book 56964, Page 574, County, Georgia

Book 56964, Page 574, Gwinnett County, Georgia deed records, said Deed to Secure Debt having been secure Jebt naving beer given to secure a Note (the "Note") dated October 1, 2019, in the original princi-pal sum of Two Hundred Forty Nine Thousand and 00/100's (\$249.000.00) Dotates with interest from date lars, with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public 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 de-scribed property: ALL THAT TRACT. scribed property: ALL TRACT OR PARCEL LAND LYING AND BEING IN LAND LOT 336 OF THE 4th DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER WOUDGATE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWIN-NETT COUNTY, GEORGIA COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREN BY REF-ERENCE AND MADE A PART

OF THIS DESCRIPTION SAID PROPERTY BEING SAID PROPERTY BEING KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPER-TY IN GWINNETT COUNTY, CEORCIA The debt course TY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all ex-pances of this cale including penses of this sale, including attorney's fees. The individu attorney's fees. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canderstand that the secured creditor is not required to negotiate, amend, or modify negotiate, amend, or modify instrument.

the terms of the mortgage Said Property will be sold as the property of JASON BELL (Debtor) subject to all zoning ordi nances, matters which would be disclosed by an accurate survey or by an in-spection of the Property; any outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti tute liens upon said Property; special assessments; all outstanding bills for public utilities which constitute liens upon said Property; all restrictive co 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 pretion that the sale is not pro hibited under the Bankruptcy Code and also subject to the provisions of O.C.G.A. §9-13-172.1 which permits and respiration of judicial and respiration of participations of the provision of provisions of provi dicial and nonjudicial sales in the State of Georgia in

limited circumstances tice has been given of inten-tion to collect attorneys' fees in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, return receipt requested, to the Borrower, of the name, address, and telephone number of the individual or entity who chall how full without the control of the contr 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 thereby secured in accordance with 0.C.G.A. § 44-14-162.2 (a). To the best knowledge and belief of the undersigned the parts in present

signed, the party in posses-sion of subject Property is Jason Bell or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided for in said Security Deed and the underscined will expect to a undersigned will execute a undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE RE-FOR THAT PURPOSE RE

9/7.14.21.28.2022

NOTICE OF SALE UNDER State of GEORGIA. County

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 in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, softiations, and softiations, and softiations are softiations. prances, 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 and said property is more commonly known as 3050 Oak Meadow Dr, Snellville, GA 30078. The sale will be conducted subject to (1) configurations that the sole in the sale will be considered to the sole in the sol confirmation that the sale is not prohibited under the U.S.

Bankruptcy Code (2) final