The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants and said property is more commonly known as 4378 Ash Tree Street, Snellville, Georgia 30039. Should a conflict arise between the property address and the le-gal description the legal de-

scription will control. The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Wilmington Trust, National
Association, successor
trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Certificates

Pass-Through Certifi Series 2006-4 as Attorney in Fact for Carmetta Willis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A **HEREOF** EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND 339, OF THE
4TH DISTRICT, GWINNETT
COUNTY, GEORGIA, AND
BEING LOT 22, BLOCK C,
ELLINGTON SPRINGS,
DHASE THREE AS PER BEING LOT 22, BLOCK C,
ELLINGTON SPRINGS,
PHASE THREE, AS PER
PLAT RECORDED IN PLAT
BOOK 106, PAGES 113 AND
114, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

MR/chr 2/7/23 Our file no. 5174815 – FT1 950-91016 01/11/2023 01/11/2023, 01/25/2023,

NOTICE OF SALE UNDER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Wes-ley Waldrep and Brandy ley Waldrep and Brandy Waldrep to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corporation, its assignment recorded in Deed Book 56798, Page 83, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN HUNDRED SEVENTEEN THOUSAND AND 0/100 DOLLARS (\$417,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2023, the fol-

lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 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 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 paying bean given).

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

Specialized Loan Servicing LLC is the holder of the Se curity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

The entity time 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

lage, 6059. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Wesley Wal-drep and Brandy Waldrep or a tenant or tenants and said property is more commonly known as 2096 Skybrooke Ln, Hoschton, Georgia 30548. Should a conflict arise between the property address and the legal de scription the legal descrip-

scription the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptoy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLC

as Attorney in Fact for Wesley Waldrep and Brandy Waldrep and McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

land lying and being in Land Lot 3 of the 3rd District, GMD 1749 of Gwinnett County, Georgia, being Lot 157, Block A of Stonewater Creek, Phase I, as per plat recorded in Plat Book 122, Page 13, et seq., Gwinnett County records, which plat is incorporated herein and

FORECLOSURE

FORECLOSURE

as and when due and in the manner provided in the Note

made a part hereof by refer ence. MR/mac 2/7/23 Our file no. 5427119 – FT7 950-90926 01/11/2023 01/25/2023,

NOTICE OF SALE UNDER GEORGIA,

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 pur-suant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn F White and Charles L White, Jr to Mortgage Elec-tronic Registration Systems, 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 tronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insurance Company by assignment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, County, Georgia Records, County, Georgia Records an accurate survey and inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, 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 County, Georgia Records, conveying the after-described property to secure a Neto in the original principal actions and the control of the original principal actions and the control of the original principal actions and the control of the original principal actions and the original actions and the original actions are actions as a control of the original actions and the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions are actions as a control of the original actions. representation, warranty or Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND recourse against the above-named or the undersigned.
Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT FIGHT HUNDRED AND 0/100 DOLLARS (\$132,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder teacher. Loan Trust I is the holder of

the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full aufor cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, the entity that last bill and thority to negotiate, amend, and modify all terms of the mortgage with the debtor is Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-716 within the legal hours of sale on the first Tuesday in February, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Sonya Robinson and Nathaniel Robinson or a tenant or tenants and said property is more commonly known as 3340 Yoshing Ct, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description will control. sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). tion will control. The sale will be conducted

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Forethought Life Insurance

Company is the holder of the

Note, however, that such

note, however, that sold the 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 second time the loans of the loa

the property is Dawn F White and Charles L White, Jr or a tenant or tenants and said

property is more commonly known as 4166 White Oak

Ln SW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal de-scription the legal descrip-

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

cv Code and (2) to final con

firmation and audit of the status of the loan with the

Forethought Life Insurance

Company as Attorney in Fact for Dawn F White and Charles

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

_ Raymer Leibert

FOLLOWING DE-

holder of the security deed.

tion will control

_ White, Jr

McCalla Pierce, LLC

EXHIBIT A

950-91284

COUNTY

Under and by virtue of the

Power of Sale contained in a Security Deed given by Sonya Robinson and Nathaniel Robinson to Mort-

gage Electronic Registration

gage Electronic Registration
Systems, Inc., as grantee, as
nominee for Countrywide
Bank, FSB, its successors
and assigns, dated April 10,
2009, recorded in Deed
Book 49437, Page 256,
Gwinnett Country, Georgia
Records, as last transferred
to Wilmington Savings Fund
Society FSB dba Christiana
Trust, not individually, but
solely as Trustee for NYMT
Loan Trust I by assignment

solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$164,957.00), with interest

(\$164,957.00), 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 February, 2023, the following designation and the first transactive described process:

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, fail-

Ine sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Wilmington Savings Fund
Society FSB dba Christiana 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-Trust, not individually, but solely_as Trustee for NYMT Loan Trust I assessments, lends, encurribrances, 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

Loan Trust I
as Attorney in Fact for
Sonya Robinson and
Nathaniel Robinson
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 22 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Subdivision, as per plat recorded in Plat Book 39, page 149, Gwinnett County records, said plat being in-corporated herein by refer-ence thereto.

MR/chr 2/7/23

Our file no 5769010

Our file no. 5768219 - FT18 950-91106 01/11/2023 01/18/2023, 02/01/2023. 01/25/2023,

Company 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 NOTICE OF SALE UNDER POWER

POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Jeffery W Hall to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Academy Mortgage Corporation its sucgage Corporation, its successors and assigns, dated December 30, 2014, recorded in Deed Book 53319, Page 151, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 57312, Page 619, Gwinnett County, Georgia Records, conveying the after-described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$239,957.00), 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE ADDITIESTOR Gwinnett County, Georgia, or

THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 103,
6TH DISTRICT, GWINNETT
COUNTY, BEING LOT 16,
BLOCK, E. LEE ACRES SUBDIVISION, UNIT TWO, AS
PER PLAT RECORDED IN
PLAT BOOK 3, PAGE 150,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT
BEING INCORPORATED PART HEREOF
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-ADDRESS: 4166 WHITE OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 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 Our file no. 5569819 - FT1 01/25/2023, NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant 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 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, rottrictions, encursus and braites, zolimp druinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-

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 Jeffery W Hall or a tenant or tenants and said property is more commonly known as 545 Highbranch Circle, Lawrenceville, Georgia 30044. Should a conflict arice between the property arise between the property address and the legal de-scription the legal descripFORECLOSURE

tion 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. Freedom Mortgage Corpo-

ration
as Attorney in Fact for
Jeffery W Hall
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1, 7TH GWINNETT DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, HIGH-BRANCH GLEN, AS PER PLAT RECORDED IN PLAT PLAT RECORDED IN PLAT BOOK 123, PAGES 86 AND 87, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-

TPN: R7001-729 MR/mac 2/7/23 Our file no. 5879020 FT17 950-91363 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023,

950 91740 1/11,18,25,2/1, 2023

Under Power. State of Georgia

County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by GREGG D BEDNARCZYK TO HOMEBANC MORTGAGE CORPORATION CORPORATION dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL AS-SOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified thesis. 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 Tuesday in February, 2023, the following described property: ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED AT PLAT PLAI RECURDED AT PLAI BOOK 75, PAGE 267, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt se-cured by said Deed to Se-cure Debt 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

as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees tent to collect attorneys fees having been given). U.S.
BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE ON BEHALF OF
AND WITH RESPECT TO
AJAX MORTGAGE LOAN RUST 2021-F MORTGAGE BACKED SECURITIES, SE-RIES 2021-F holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC. P.O. BOX 230579, TIGARD, OR 97281 866-712-5698 Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5245 GABLE RIDGE WAY, SUGAR HILL, GEORGIA 30518 is/are: GREGG D BEDNARCZYK or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem any outstanding at valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold-

er of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. ceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE ON BEHALF OF IRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F as Attorney in Fact for GREGG D BEDNALE FACT FOR GREEGE D BEDINAR-CZYK. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.
00000009677055 BARRETT DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Tele-phone: (972) 341-5398. 950 91221 1/11,18,25,2/1, 2023

WILL BE USED FOR THAT

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ANGELINA DELORES DAVELLA BERRIOS to MORTGAGE DELÓRES DAVELLA BERRIOS to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, having been given to secure a Note of even date in the

FORECLOSURE

dated July 25, 2019, record-ed July 30, 2019, in Deed Book 56769, Page 766, Gwinnett County, Georgia Records, said Security Deed a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand Two Hundred Ninety and 00/100 dollars (\$225,290.00), with interest there are no provided for the original forms. thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Lakeview Loan Servicing, LLC., there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale within the legal nours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE TTH DISTRICT OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 18, BLOCK A, TWIN BRANCHES SUBDI-A, TWIN BRANCHES SUBLIVISION AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 89, GWINNETT GEORGIA COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 1820 TWIN CT, LAWRENCEVILLE, GA

30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness respective is indefault. ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warout any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ANGELINA DELORES DAVIDED TO A PERSIONS DAVID ANGELINA DELORES DAV-ELLA BERRIOS, DAVID THOMAS CIENA BERRIOS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

the holder of the Security Deed. The entity having full authority to negotiate, Deed. The entity naving full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: LoanCare, LLC, Loss Mitiga-tion Dept., 3637 Sentara tion Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-1632 selection 44-14-16432 selection 44-16432 sele 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for ANGELINA DELORES DAVELLA BERRIOS THE BELOW LAW FIRM MAY BE HELD TO BE require a secured creditor to ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
LNC-22-06284-1 Ad Run
Patre 24-0414-0929 Dates 01/04/2 01/11/2023, 01/18/2 01/25/2023, 02/01/2023

1/4,11,18,25.2/1

91345

Notice of Sale **Under Power** Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given Deed to Secure Debt given by Veronica Berry to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Encore Credit Corp., dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to U.S. Bank, N.A., successor trustee in LaSalle Bank sor trustee to LaSalle Bank National Association, on be-half of the holders of Bear Stearns Asset Backed Secu-rities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 by Assignries 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the orig-inal principal amount of \$530,100.00, 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 of Gwinnett County, Georgia, of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to with February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat rocked in Plat Book 111, Page 209, and revised plat Page 209, and revised plat recorded in Plat Book 115, brances: Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this descripmade a part of this description. Said property being known as 960 Cranbrook Glen Lane according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness the owner and party in possession of the property is VERONICA BLAKEY, ANA D. HERCULES, ANA R. HERNANDEZ, or tenants(s). The sale will be conducted subpiet (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 holdure to pay the indebtedness as and when due and in the

FORECLOSURE 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 the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attroneys fees having been given). Said property is commonly known as 960 Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject in possession of the subject property is (are): Veronica Berry or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure perior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain pro rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full 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. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor

require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank, N.A., successor trustee to LaSalle Bank National Asso-citions and babeling the ciation, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 as attorney in fact for Veronica Berry Richard B. HETU as attorney in fact for veronica Berry Richard B. Maner, P.C. 180 Interstate N. Parkway, Suite 200. Atlanta, G.A. 30339 404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION. OBTAINED WILL BE USED FOR THAT PURPOSE. FC15-91492

1/11.18.25.2/1.2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from VERONICA
BLAKEY to JPMORGAN
CHASE BANK N.A., dated
March 24, 2008, recorded
April 1, 2008, in Deed Book
48745, Page 0784, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original

of even date in the original principal amount of Hundred Seventy-S lars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust II, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALĹ THAT TRACT OR PARCEL IHAI TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 111 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 5, BLOCK B, HUNT
CLIFF SUBDIVISION, UNIT
ONE, AS PER PLAT ONE. AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWIN-NETT COUNTY, GEORGIA

NETI COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD, Said le-

gal description being con-trolling, however the property is more commonly known as 2021 HUNTCLIFF DR, LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. 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 all zoning ordinances; assessments; liens; encumrestrictions: brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession, of the practicular control of the property is

er of the Security Deed. The entity having full authority to

manner provided in the Note

FORECLOSURE

negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellploint Mort-gage Servicing, Loss Mitiga-tion Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601 Telephone Mumber: Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage ingulate, animale, of infoliation, of the mortgage instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
as Attorney in Fact for
VERONICA BLAKEY THE BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number: AS CERTIFICATE TRUSTEE 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-11 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023,

brances;

restrictions:

covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-

session of the property is JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to

confirmation that the sale

FORMATION

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not prohibited under the U.S

950 90876 1/11,18,25,2/1 NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF BARROW By virtue of a Power of Sale contained in that certain Security Deed from Ariana Blanding and David Blanding to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUND-ING, dated November 22, 2021 and recorded on 2021 and recorded on November 22, 2021 in Deed Book 2582, Page 98, in the Office of the Clerk of Superior Court of Barrow County, Georgia, said Security Deed having been given to secure a Note of even date, in the a Note of even date, if the original principal amount of Five Hundred Seventy-Seven Thousand Nine Hundred Ninety-Five and 00/100 dollars (\$577,995.00) with interest thereon as provided therein, as last transferred to Broker Solutions Inc. dba New American Funding by assignment recorded in assignment recorded in Deed Book 2709, Page 251, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Parrow Courty, Georgia or Barrow County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed includ-ing but not limited to the following described property: All that tract or parcel of land lying and being in the 1744th District, Barrow County, Georgia, being Lot 3, Sienna Subdivision, Block A, Phase 1, as per plat recorded in Plat Book 60, Page 87-88, as revised in Plat Book 60, Page 209-210, Barrow County, Georgia Records, which plats are incorporated herein by reference and made a part of this description. Said property may more commonly be known as 709 Sienna Valley

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite knówn as 709 Sienna Valley Drive, Braselton, GA 30517. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale including attorneys fees (no-100. Peachtree Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-22-03645-2 Ad Run Dates 12/28/2022. Dates 12/28/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 12/28,1/11.18,25,2/1, 2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Seand all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 22-009711-1 The individual or entity that CONTAINED IN THAT CERTAIN SE-CURITY DEED FROM NABIL G BOUZEIDAN TO MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR AMTRUST has full authority to negoti-ate, amend and modify all MORTGAGE CORPORATION terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding c/o Home dated September 12, 2005 recorded October 12, 2005 in Deed Book 44838, Page 0128, Gwinnett County Retention Department 11001 U128, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Fifty-Eight Thousand Six Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717. Said prop-erty will be sold on an as-is basis without any represen-tation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning or-dinances; b) matters which Hundred and 00/100 dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, asdinances; b) matters which signed and transferred would be disclosed by an THE BANK OF NEW YORK would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS. INC HOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-0A1, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-0A1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February. property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute light property and the property of the bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, 2023, all property described 2023, all property described in said Security Deed includ-ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 352 OF the owners and party in possession of the property are Ariana Blanding and David Blanding and or tenant(s). THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT DE SUIDLY FOR MARK 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 state of the learning the beautiful to be said. OF SURVEY FOR MARK AND JENNY HOLLAND BY AND JENNY HOLLAND SYMBOL AND ASSOC., AND CERTIFIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, ASPER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY tus of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Ariana Blanding and David Blanding Contests.

Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/11/23; 01/18/23; 01/25/23; 02/01/23 950 91849 1/11,18,25,2/1, 2023

tact: Padgett Law Group: 6267 Old Water Oak Road,

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain
Security Deed from JOSEPH
W BLANKENSHIP, JR. and
AMY L BLANKENSHIP to
GOINMEWHIP HOME AMY L BLANKENSHIP to COUNTRYWIDE HOME LOANS, INC., dated December 30, 1997, recorded January 7, 1998, in Deed Book 15272, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Fightyprincipal amount of Eightv-Seven Thousand Nine Hundred Thirty-Five and 00/100 dollars (\$87,935.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Residential Mortgage Loan Trust 2018-1, there will be sold at public outcry to the highest bidder for cash the Gwinnett County at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL

FORECLOSURE

belief of the undersigned, the owner and party in possession of the property is MABIL G BOUZEIDAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the US. Bankruntey Code and (2) to OF LAND LYING AND BEING IN LAND LOT 58 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK "A" UNIT 3 AUTUMN HILLS SUBDIVI-SION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with KNOWN AS 2369 THREE BARS DRIVE, SNELLVILLE, GEORGIA 30078, ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms TEM OF NUMBERING HOUSES. APN: R5058 297 of the loan (although not required by law to do so) is NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a secured creditor to negotiate, of the loan (although not re-Said legal description being controlling, however the property is more commonly known as 2369 THREE BARS DR, SNELLVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness recured creditor to negotiate amend, or modify the terms of the mortgage instrument. 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-FOR THE CERTIFICATEmaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys fees (notice to col lect same having been given) and all other payments provided for under the terms of the Security Deed, Said property will be HOLDERS OF CWMBS. INC ALTERNATIVE LOAN TRUST 2006-0A1, MORTGAGE PASS-THROUGH CERTIFI-CATES, SERIES 2006-0A1 sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the as Attorney in Fact for NABIL G BOUZEIDAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED title: any outstanding ad val-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-10 Ad Run Place 10 10 141 2023 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 (877) 813-0992 (SHP-19-05601-10 an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encum-

FORECLOSURE

950 90889 1/11 18 25 2/1

01/25/2023

Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a

Deed to Secure Debt given by Albert L. Braud and Mon-ica F. Braud to Mortgage Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full subtoits to proceed the control of the security begins to proceed the security that the proceeding the security that the Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home Loans, Inc., dated January 9, 2006, and recorded in Deed Book 46020, Page 168, Gwinnett County, Coorcia, records, business to many services of the country of the count 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: Nationstar Mortgage LLC, Loss Mitigation Dept., 980-000, Cypress Waters Blvd, Coppell, TX 75019, Telephone Georgia records, having been modified in Deed Book 57359, Page 317, aforesaid records and as last trans-Number: 888-480-2432/833-685- 8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to ferred to Select Portfolio Servicing, Inc. by Assignment recorded in Deed Book 57034, Page 696, Gwinnett County, Georgia records, require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, AMY INFORMATION OBTAINED require a secured creditor to conveying the after-de-scribed property to secure a Note of even date in the orig-inal principal amount of \$216,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 55 of the 7th District, Gwinnett County, Georgia, being Lot dersigned at public outcry to County, Georgia, being Lot 2, Block A, Prospect Creek, Unit 1, per Plat Book 92, Page 183, Gwinnett County, Georgia Records, which is referred to and made a part of this description. The debt 90749 of this description. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible protects of default fail. sible events of default, ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. fault, this sale will be made for the purpose of paving the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect atflottee of illerit to collect actorneys fees having been given). Said property is commonly known as 1660 Prospect Creek Drive, Lawrenceville, GA 30043, together with all fixtures and

to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are) Monica F. Braud and/or Heirs at Law of the Estate of Albert L. Braud or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey Tuesday in February and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Ballkrupt-cy Code; (2) O.C.G.A. Sec-tion 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and GWINNETT COUNTY RECORDS. SAID PL AT BE-ING INCORPORATED HERE-IN BY REFERENCE THEREnonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the TO. Said legal description being controlling, however the property is more com-monly known as 6090 WOODLAKE DR , BUFORD , **GA 30518.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-

personal property attached

loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 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. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-200 Atlanta, GA 404.252.6385 THIS

tice to collect same having

been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-

out any representation, war

ranty or recourse against the

above-named or the under-

title: any outstanding ad val-

an accurate survey or by an

inspection of the property

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the best of the knowledge and

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Select Portfolio Servicing, Inc. as signed. The sale will also be subject to the following thems which may affect the 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 attorney in fact for Albert L. Braud and Monica F. Braud Richard B. Maner, P.C. 180 Interstate N. Parkway, Suite 404.202.6385 IFIIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FMFC22-040

950 1/11,18,25,2/1,2023