FORECLOSURE

FORECLOSURE

fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credibehalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank N.A., as trustee, on behalf of N.A., as trustee, on behalf of the holders, of the J.P. Mor-gan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Cer-tificates, Series 2006-WMC4 as attorney in fact for Meatta Rogers Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404,252,6385 THIS LAW FIRM IS ACTING AS LAW FIRM IS ACTING A AT-COLLECTOR TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. FC22-950 91498

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 Se-curity Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Security Deed having been given to secure having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Recete Mentages ILL f. ft/a a Note of even date in the Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fly/a Quicken Loans, LLC fly/a Quicken Loans, ILC fly/a Quicken Loans Inc., 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, 2023, all property described in said Security Deed including but not limited to the following described property: ALL described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING
IN LAND LOT 299 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 14, BLOCK A, BRAND'S
RIDGE SUBDIVISION, UNIT
THREE, AS PER PLAT
RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION. Said legal description
being controlling, however
the property is more commonly known as 923 MARY FRANCES CT, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-Fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including 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 valorem taxes (including taxes which are a lien, whether or not now due and payable): WILL BE USED FOR THAT the right of redemption of WILL BE USED FOR INAI PURPOSE. 00000009678251 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property;

sessments; liens; encum-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. Delief of the undersigned, the owner and party in possession of the property is ANGELA DENISE ROSS, ESTATE AND/OR HEIRS AT LAW OF ANGELA DENISE ROSS, OLUWATOYIN OREKOYA, ISSAC OREKOYA, KAYLEE REYES. 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 peopliate authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:

Rocket Mortgage, LLC f/k/a Nocket Wordgage, LLC 1/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508- 0944. 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 instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN. LOANS, INC. as Attorney in Fact for ANGELA DENISE ROSS 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 require a secured creditor to

all zoning ordinances: as-

encum-

sessments: liens:

100 Addison, Texas 75001 Telephone: (972) 341-5398.

950 91222 1/11,18,25,2/1, 2023

having been given to secure a Note of even date in the

UNDER POWER

GEORGIA, GWINNETT COUNTY

Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. OKN-22-00856-2 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 950 90898 1/11,18,25,2/1 Notice of Sale Under Power. State of Georgia

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

County of GWINNETT.

Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given by Allen Rossum and an GELA ROSSUM to BANK OF AMERICA, N.A dated 08/28/2008, and Recorded on 09/03/2008 as Book No. 49055 and Page No. 0343, GWINNETT County, Georgia records, as last assigned to records, as last assigned to AJAX E MASTER TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SO-CIETY, FSB, TRUSTEE (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$1,000,000.00, with interest at the rate specified therein, there will be solid by the undersigned at public outcry to the highest bidder for each at the CMUNIETT for cash at the GWINNETT County Courthouse within County Cournouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TAMES CAME 1740.

DUNCANS

GMD

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all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other GWINNETI COUNTY, GEOR-GIA, BEING LOT 20, BLOCK C, THE LEGENDS AT CHATEAU ELAN, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGE 50, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED BY REFER-ENCE THERETO AND MADE A PART OF THIS DESCRIPcovenants, 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 ABDUL R ROUX, ROBIN ALEXANDER ROUX, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. A PART OF THIS DESCRIP-TION. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events mation 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, amend or modifical terms of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the authority to negotiate, amend or modify all terms 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 having been given). AJAX E MASTER TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSD. amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-925. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify TRUSTEE holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting negotiate, amend, or modify the terms of the mortgage instrument. HSBC BANK USA, NATIONAL ASSOCIA-TION AS TRUSTEE FOR OP-TEUM MORTGAGE ACCEP-TANCE CORPORATION, AS-SET-BACKED DASSTUPDIGN. CERTIFIE gony funding LLC, acting on behalf of and, as necessary, in consultation with AJAX E MASTER TRUST I, A DELAWARE TRUST I, A DELAWARE TRUST. WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE (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, P.O. BOX 230579, TIGARD, O. BOX 230579, TIGARD, O. BOX 230579, TIGARD, O. BOX 230579, TIGARD, 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 on behalf of and, as neces-PASSTHROUGH CERTIEI-

CATES, SERIES 2005-1 as Attorney in Fact for ABDUL R ROUX THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPUSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
LNC-22-05284-1 Ad Run 01/11/2023 01/25/2023,

01/18/2023, 01/2 02/01/2023 950-1/11,18,25,2/1, 2022 89098 partyparties in possession of the subject property known as 5669 LEGENDS CLUB CIRCLE, BRASELTON, GEORGIA 30517 is/are: ALLEN ROSSUM AND AN-GELA ROSSUM or NOTICE OF SALE UNDER NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from TEKA K SAHLU to BANK OF AMERICA, N.A., dated June 20, 2003, recorded August 6, 2003, in Deed Book 34035, Page 75, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of GELA ROSSUM or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of the property original principal amount of One Hundred TwentyTwo Thousand and 00/100 dol-lars (\$122,000.00), with inrecord superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning terest thereon as provided for therein, said Security for therein, said Security Deed having been last sold, assigned and transferred to Federal Home Loan Mort-gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Struc-tured Transaction Trust, Seordinances, 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. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-Mac Seasoned Loans Structured Transaction Trust, Series 2020-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hour 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 224, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5. BLOCK A, WESTERN HILLS, UNIT ONE, AS PER PLAT THEREOR FECORDED IN PLAT BOOK 5, PAGE 264, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE Said legal describtion, being courted. tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. AJAX E MASTER TRUST I. A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE as Attorney in Fact for ALLEN ROSSUM. AND ANGELA ROSSUM. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT and audit of the status of the

IN BY REFERENCE Said legal more commonly known as 5930 SIERRA DR, NOR-CROSS, GA 30071. 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, including attorneys fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis with-By virtue of a Power of Sale contained in that certain Se-curity Deed from ABDUL R ROUX to MORTGAGE ELEC-ROUX to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOME STAR MORTGAGE SERVICES, LLC, dated November 19, 2004, in Deed Book 40650, Page 94, Gwin-nett County, Georgia Records, said Security Deed soil on an as-is basis with out 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 ittle: 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 a note of even date in the original principal amount of one Hundred Fifty-Eight Thousand Three Hundred Sixty and 00/100 dollars (\$158,360.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEFOR OPTEUM MORTGAGE ACCEPTANCE CORPORATION, ASSETBACKED PASSTHROUGH CERTIFICATES, SERIES 2005-1, 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, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BEING INCORPORATION FILE OF HEREIN AND MADE REFERENCE HERETO, Said legal an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; sessiments, lending in the service of the knowledge and belief of the knowledge and belief of the undersigned, the owner and party in possession of the property is TEKA K SAHLU, 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,

authority to negotiate, amend or modify all terms

amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-18-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify

negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HÖME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDdescription being control-ling, however the property is THE BENEFIT OF THE FRED-DIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for TEKA K SAHLU 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: (877) 813-0992 Case No. SPS-22-06693-1 Ad Run Dates 01/11/2023, 01/25/2023, 01/25/2023, 2753 NEWTONS CREST CIR-CLE, 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 indebtedless remaining in default ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (including attorneys fees (including attorneys fees (including attorneys fees) tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be

brances:

mation that the sale is not prohibited under the U.S.

out 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 01/18/2023, 01/25/2023,)2/01/2023 950 90890 1/11,18,25,2/1 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of UNDER POWER Because of a default under the terms of the Security Deed executed by Jose Sanchez to FT Mortgage

Companies d.b.a HomeBanc

Mortgage Corporation dated May 21, 1999, and recorded

sold on an as-is basis with-

any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; **FORECLOSURE**

in Deed Book 18475, Page 106, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and con-veyed to Nationsar Manage 1/2 veyed to Nationsar Mort-gage LLC d/h/a Mr. Cooper, securing a Note in the origi-nal principal amount of \$97,400.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, 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 TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE GTH DISTRICT, GWINNETT 6TH DISTRICT, GWINNETT 61H DISTRICT, GWINNET COUNTY, GEORGIA AND BE-ING LOT 17, BLOCK F OF THE MARSHES AT OAK-BROOK, UNIT ONE, AS SHOWN AND DESIGNATED ON A PLAT THEREOF SHOWN AND DESIGNATED ON A PLAT THEREOF RECORDED AT PLAT BOOK 24, PAGE 71, IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES. TION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY. Said property is known as 5777 Everglades Trail, Norcross, GA 30071, together with all fixtures and personal property attached to and constituting a part of said property, if a part of said property, if any. 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 re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of search superior to the tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured credi-tor. The property is or may be in the possession of Jose Sanchez: Esmeralda Torres Saliciaez, Estineralda Torres
Loera, successor in interest
or tenant(s). Nationstar
Mortgage LLC as Attorneyin-Fact for Jose Sanchez File
no. 17-066746 LOGS LEGAL
GROUP LLP* Attorneys and GROUP LLP* Attorneys and Counselors at Law 211
Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED

02/01/2023

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Clarence Savage, Jr. to Mortgage Electronic Registration Sys-

tens, Inc., as grante, as nominee for Homestar Financial Corp., its successors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, Evident Courth, Pa

Deed Book 53501, Page 826, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. se-curing a Note in the original principal amount of

\$185,576.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness

amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, 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 tract or parcel of land lying and being in Land Lot 71 of

and being in Land Lot 71 of the 6th District, Gwinnett

County, Georgia, being Lot 37, Block A, Unit One; Killian Forest Subdivision, as per plat recorded in Plat Book 49, Page 278; revised in Plat Book 52, Page 153, Gwinnett

County, Georgia Records, which plats are incorporated herein by reference for a more complete description.

Subject Property Address: 3846 Riverbank Drive, Lil-

3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank Drive SW, Lilburn, GA 30047, together with all fix-

attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-

\$185,576.00, the

PURPOSE. 950 88910 NOTICE OF SALE LINDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from NELSON A SANTANA and GLORIA P SANTIAGO to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., dated February 3, 2010. POWER GEORGIA, GWINdated February 3, 2010, recorded February 10, 2010, in Deed Book 49935, Page 00241, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest with interest as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold to the birth sold the sold to the the at public outcry to the highat public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in February, 2023, all prop-erty described in said Secuerry described in said Secu-rity Deed including but not limited to the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT OF GWINNETT DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUB-AS PER PLAT OF SAID SUBDIVISION RECORDED IN
PLAT BOOK 59. PAGE 191,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION: BEING
KNOWN AS 2800 CAMELOT
WOODS DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known ty is more commonly ki as 2800 CAMELOT WOODS DRIVE, LAWRENCEVILLE, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of de

WILL BE USED FOR THAT

fault 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, inall expenses of the sale, including attorneys fees (no-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 without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; asall zoning ordinances; as-sessments; liens; encumrestrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NELSON A SANTANA, GLO-RIA P SANTIAGO, ESTATE AND/OR HEIRS-AT-LAW OF GLORIA SANTIAGO ESTATE AND/OR HEIRS AT LAW OF NELSON SANTANA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not **FORECLOSURE**

FORECLOSURE

Bankruptcy Code and (2) to final confirmation and audit as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attorof the status of the loan with the holder of the Security the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to tice of intent to collect attorneys fees having been given). WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A Note and is the current assignee of the Security Deed to the property. CARRING-TON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A O.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 instrument. MORTGAGE AS-SETS MANAGEMENT, LLC wontarde Low Industry
(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.
CARRINGTON MORTGAGE
SERVICES, LLC.
1600 SOUTH DOUGLASS
ROAD, SUITE 200-A, ANAHEIM, CA 92806, 800-5614567. Please note that, pursuant to O.C.G.A. § 44-14162.2, 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 posses-(the current investor on the SETS MANAGEMENT, LLC
as Attorney in Fact for NELSON A SANTANA, GLORIA P
SANTIAGO THE BELOW
LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FED.
FED. OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA Avaion Ridge Frace, Side 30071 Telephone Number: (877) 813-0992 Case No. RMU-22-04940-1 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/1/2023 950 90872 1/11,18,25,2/1

belief of the undersigned, the party/parties in posses-sion of the subject property known as 938 NATCHEZ VALLEY TRACE, GRAYSON, GEORGIA 30017 is/are: SE-QUOIA DEBNAM SNEAD or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matare 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 prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the stamation and audit of the sta-tus of the loan with the hold-er of the security deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTED OF UPLAND MORTGAGE LOAN TRUST A as Attorney in Fact for SEQUIOIA DEBTAMM SNEAD. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED and audit of the status of the

TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll-free by the following telephone number: (800-561-4567). 00000009683483 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950 91224 1/11,18,25,2/1, 2023

nett County, Georgia, being Lot 15, Block A, Unit 1 of Rosebrooke Subdivision, as

per plat thereof recorded in Plat Book 99, Page 44, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a

plat is incorporated herein by reference and made a part of this description. The

debt secured by said Deed to Secure Debt has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-

sible events of detault, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the nurses of paying the

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 at-

troncys fees having been given). Said property is commonly known as 119 White Rose Court, Loganville, GA 30052, together with all fithers and personal

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

property is (are): Tremaine Tamar Stephenson and Kiana Sharrae Stephenson and or tenant or tenants Said property will be sold subject to (a) any outstanding and substanting a

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 Debt first set out above, including, but not limited to, assessments, liens emphysical serior and set of the secure between the secure serior and sec

limited to, assessments, liens, encumbrances, zoning

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. Bankrupt-cy Code; (2) O.C.6.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

9-13-172.1, which allows for

certain procedures regarding

sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-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 curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricby Laxley W. Stephenson to Mortgage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for 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 indebted-M&T Mortgage Corporation, dated June 29, 2005, and recorded in Deed Book ness and all expenses of said sale as provided in said County, Georgia records, as last transferred to U.S. Bank, N.A., as trustee, in trust for the holders of the J.P. Mor-Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale the holders of the J.P. Morgan Alternative Loan Trust 2006-A2 Mortgage Pass-Through Certificates by Corrective Assignment recorded in Deed Book 53868, Page 368, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$242,700.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to 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 crediloan with the secured creditor. The property is or may be in the possession of Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Clarence Savage, Jr. Filen Only 19-075351 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. dersigned 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 wiff. February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 166 of the 5th District, Gwinter Country Sales and Country Sales and Lot 166 of the 5th District, Gwinter Country Sales and Lot 166 of the 5th District, Gwinter Country Sales and Lot 166 of the 5th District, Gwinter Country Sales and Lot 166 of the 5th District, Gwinter Country Sales and Lot 166 of the 5th District, Gwinter Country Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District, Gwinter Sales and Lot 166 of the 5th District Sales a of Gwinnett County, Georgia

12/21,28,2022,1/4,11,18,25,

Notice of Sale 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 SEQUOIA DEBNAM SNEAD to THE COMMUNITY

BANK , dated 08/15/2008, and Recorded on BANK , dated Uo/15/2006, and Recorded on 08/20/2008 as Book No. 49036 and Page No. 0013, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MODIFICACE LOAN TRUSTE TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in secure a Note of even date in the original principal amount of \$488,775.00, 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 local 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 OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 5TH DISTRICT OF GWINNETT COUNTY GEORGIA, BEING KNOWN AS LOT 15. NATCHEZ TRACE SUBDIVISION, UNIT 1. AS PER PLAT RECORDED TRACE SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGE 5, GWINNETT COUNTY GEOR-GIA RECORDS, REFERENCE IS MADE TO SAID PLAT AND THE RECORD THERE-OF FOR A MORE PARTICL-LAR DESCRIPTION OF THE PROPERTY CONVEYED AND FOR THAT PURPOSE OF IN-CORPORATING THE SAME CORPORATING THE SAME HEREIN. 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the

sale will be made for the

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

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 pre-ceding 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 foregoing 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 here-Secure Debt described herein. This sale is conducted on
behalf of the secured creditor under the power of sale
granted in the aforementioned security instrument,
specifically being U.S. Bank,
N.A., as trustee, in trust for NA., as trustee, in trust for the holders of the J.P. Morgan Alternative Loan Trust 2006-A2 Mortgage Pass-Through Certificates as athorney in fact for Laxley W. Stephenson Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECT A TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-247 950.91499 950 91499

1/11.18.25.2/1.2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Henry L. Stewart to Mortgage Electronic Registration Systems line as grantee as tems, Inc., as grantee, as nominee for BancFinancial, a division of National Bank of Commerce, dated November 4, 2004, and recorded in Deed Book 40732. Page

140, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, sole-lv as Trustee for HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2005-6 by assignment recorded on August 13, 2012 in Book 51567 Page 527 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 origi-Hundred Fifteen Thousand Four Hundred Fifteen Thousand Four Hundred Fifty and 0/100 dollars (\$215,450.00), with interest thereon as set 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 February 7, 2023, the following described property: ALL THAT TRACT OR PARECEL OF LAND LYING AND ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 2, OF THE 2ND DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT

AND BEING KNOWN AS LOT
48, BLOCK A, OF MINERAL
SPRINGS CROSSING, UNIT
THREE, AS MORE PARTICULARLY DESCRIBED ON
PLAT OF SURVEY RECORDED AT PLAT BOOK 93, PAGE
276, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFER
ENCE. The debt secured by A PART HEREOF BY REFER-ENCE. 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 indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorneys fees (no-tice of intent to collect attortice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100. West Palm Beach, Florida 33409, to discuss possible alternatives to avoid promoted 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the knowledge and belief of the undersigned, the party in possession of the property is Henry L. Stewart or tenant (s); and said property is more commonly known as 726 Liberty Fields Dr, Auburn, GA 30011. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of re-demption or other lien not extinguished by foreclosure. Deutsche Bank National Trust Company, solely as Trustee for HarborView Mortgage Loan Trust Mort-gage Loan Pass-Through Certificates, Series 2005-6 as Attorney in Fact for Henry

PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-04481 950 90893 1/11,18,25,2/1 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 Robert L. Sullivan III a/k/a Robert L. Sullivan and Bar-bara D. Sullivan to Mortgage Electronic Registration Systems, Inc. 22 Systems, Inc., as grantee, as nominee for Suntrust Mortgage Inc., dated July 7, 2008, and recorded in Deed Book 48973, Page 373, Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on November 15, 2012 in Book 51798 Page 37 in the Office of the Clerk of Superior Court of Gwinnett County, Geografia Records convenient Georgia Records, conveying the after-described property to secure a Note in the origito secure a Note in the original principal amount of Three Hundred Eighty-Four Thousand and 0/100 dollars (\$384,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

Stewart. Brock & Scott.

FORECLOSURE

for cash before the court-house door of Gwinnett County, Georgia, within the County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 88 of the 5th District, Gwinnett County, Georgia, being Lot 74, Block D, Northforke 74, Biock D, Northforke Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwinnett County, Georgia, Records, which plat is hereby incorporated herein by reference. 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 surpress of position the same sale will be induce in the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to neys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia enue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding adveloped taxes. sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess ments, liens, encumbrances, rolling series, electribidations, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the understand the party in pages.

edge and belief of the under-signed, the party in posses-sion of the property is Robert L. Sullivan or tenant (s); and said property is more commonly known as 1588 Greensboro Way, Grayson, GA 30017. The sale will be conducted sub-ject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished foreclosure. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Robert L. Sullivan III a/k/a Robert L. Sullivan Sund Robert B. Sullivan Sullivan Sullivan Sullivan Sullivan Sullivan Sullivan Sullivan and Barbara D. Sullivan. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10737

950 1/11,18,25,2/1,2023 91904

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from **ANDREW D** TATE and KANDICE V TATE to Mortgage Electronic registration systems inc. as grantee, as nom-INEE FOR BANK OF AMERI-CA, N.A., dated September 21, 2012, recorded Septem-ber 28, 2012, in Deed Book per 28, 2012, in Deed Book 51673, Page 0806, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-One Thousand One Hundred Thirty and 00/100 dollars (\$171,130.00), with interest thereon as provided for therein, said Security Deed having been last sold, asand transferred to

BANK OF AMERICA, N.A., 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, 2023, all property described in said Security Deed including but not limited to the following described property. ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 62, BLOCK A OF SPRINGDALE FALLS SUBDI-VISION (FKA SPRINGDALE ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 126, PAGES 56-57, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as 3142 CLUB AR-ROW CT, SNELLVILLE, GA 30039. The indebtedness serviced by coid Sourch Dad

cured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments, provided for unaverses. 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 undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or act now diversely and provided in the sale was a lien, whether or act now diversely and provided in the sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following items which may affect the sale will also be subject to the following items which may affect the sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following items which are sale will also be subject to the following the sale will also be subject to the following items which are sale will also be subject to the following the sale will also be subject to the following items which are sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will also be subject to the following the sale will be subject to the following the sale will be subject to the sale wil not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to

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 ANDREW D TATE, KANDICE V TATE, or tenants(s). The sale will be conducted subject (1) to confirmation that he sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the stamation and audit of the status of the loan with the hold er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alall terms of the loan (al-though not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP 16/k2 Country-wide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage

FORECLOSURE

instrument. BANK OF AMERICA, N.A. as Attorney in Fact
for ANDREW D TATE,
KANDICE V TATE 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
DURPONS Attorney Contect: WILL BE USED FOR HAB PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-01554-2 Ad Run Dates 01/11/2023 Dates 01/18/2023, 01/11/2023

02/01/2023 950 90886 1/11,18,25,2/1

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

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Hewin N. Thomas and Jonette Thomas to Mortago Electronia Pagistration gage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage, LLC DBA Greenlight Loans dated September 25, 2013 and recorded on October 9, 2013 in Paed Roak 59577 2013 in Deed Book 52577 Page 449, Gwinnett County Georgia Records, and later assigned to U.S. Bank Trust National Association as trustee for BKPL-EG Series National Association as trustee for BKPL-EG Series N Trust by Assignment of Security Deed recorded on March 2, 2022 in Deed Book 59739, Page 147, Gwinnett County, Georgia Records, conveying the after-described property to secure Note in the original principal amount of One Hundred Twenty-Five Thousand Eight Hundred And 00/100 Dollars (\$125,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Februlegal hours of sale on Febru-ary 7, 2023 the following de-scribed property: All that scribed property: All that tract or parcel of land lying and being in Land Lot 48 of the 5th District, Gwinnett the 5th District, Gwinnett County, Georgia, being Lot 61, Block A, Unit One, Thornberry Station Subdivision, as per plat recorded in Plat Book 71, Page 54, Gwinnett County records, said plat being incorporated herein by reference thereto. Parcel# R5048 477 Also Known as: 2250 Thornberry Drive. Lawrenceville, GA 30044 The debt secured be 30044 The debt secured by Said Security Deed has been 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 in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, incurity beed and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). Your mortgage ser-vicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Trust National Association as trustee for BKPL-EG Series N Trust, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine CA 92618 to discuss possible alternatives to avoid foreclo-sure. Said property will be sure. Satu property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate curve and inspection curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-Security Deed first set out above. To the best knowledge and belief of the under-signed, the parties in pos-session of the property are Hewin N. Thomas and

> and said property is more commonly known as 2250 Thornberry Drive, Lawrenceville, GA 30044. Lawrenceville, GA 30044.
> The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed holder of the security deed U.S. Bank Trust National As-sociation as trustee for BKPL-EG Series N Trust as Attorney in Fact for Hewin N. Thomas and Jonette Thomas McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-0382 00382 950 91897 1/11,18,25,2/1,

Jonette Thomas or tenant(s)

2023 NOTICE OF SALE UNDER POWER GEORGIA.

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

contained in that certain Se-curity Deed from CORNITA THOMPSON and JASON THOMPSON to Washington Mutual Bank, dated Septem-ber 25, 2006, recorded Octo-ber 23, 2006, in Deed Book 47165, Page 0050, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eleven Thousand principal amount of Two Hundred Eleven Thousand and 00/100 dollars and 00/100 dollars (\$211,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee, in trust for registered Hold-ers of Long Beach Mortgage Loan Trust 2006-11 Asset-Backed Certificates, Series
2006-11, 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, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT scribed property: ALL THAT CERTAIN PARCEL OF LAND CERTAIN PARCEL OF LAND SITUATED IN LAND LOT 172 OF THE 5TH DISTRICT, COUNTY OF GWINNETT AND STATE OF GEORGIA, BEING KNOWN AND DESIG BEING KNOWN AND DESIGNATED AS LOT 9, BLOCK A
OF ADAMS LANDING SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED IN
PLAT BOOK 83, PAGE 92,
GWINNETT COUNTY
RECORDS, SAID PLAT BY
THIS REFERENCE BEING INCORPORATED HEREIN AND
MADE A PART HEREOF FOR
A MORE COMPLETE DESCRIPTION. Said legal deScription being controlling,

scription being controlling, however the property is more commonly known as 632 Adams Landing Court, Lawrenceville, GA 30045 The indebtedness

said Security Deed has