FORECLOSURE GEORGIA TO WIT; ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH DISTRICT, GWINNETT 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, OF LIV-INGSTON PARK SUBDIVISION, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 113, PAGE 228-231, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said OF THIS DESCRIPTION, Said legal description being controlling, however the proper ty is more commonly known as 2477 BAY CREST LN, LO-GANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of soid Seautity Deed. terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens-es 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, 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); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions: covenants, and any 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 MACHERIE C RHYANT, ES-TATE AND/ OR HEIRS OF LAW OF MACHERIE RHYANT, or tenants(s). The sale will be conducted sub-iet (1) to confirmation that iect (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law though not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitiga-tion Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Tele-phone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for MACHERIE C RHYANT THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE OBTAINED WILL BE IION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 20274 Telephone Burbar Avanche Corners (Corners) Rubbar Avanche (Corners) Rubb Ridge Prace,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-06018-1 Ad Run
Dates 01/11/2023,
01/25/2023, Dates 01/18/2023,

950 90897 1/11.18.25.2/1

NOTICE OF SALE UNDER POWER **CONTAINED IN** SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securideed executed by Travis Nortgage Electronic Registration Systems, Inc. as nominee for The American Fagle Mortgage Co, LLC recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in 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 long and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia County, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, County, Georgia records, which plat is incorporated herein and made a part here-of by reference. Said legal description being control-ling, however, the Property is more commonly known as: 4441 Rosegate Drive, as: 4441 Rosegate Drive, Snellville, GA 30039 Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title: any out-standing ad valorem taxes standing ad valorem (including taxes which are a lien but not vet due and payable); any matters which might be disclosed by an ac-curate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the 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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, rity Deed. MidFirst through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Pugh, or tenant(s).
MidFirst Bank, as Transferee, Assignee, and Secured
Creditor As attorney-in-fact
for the aforesaid Grantor CB

Legal, LLC Attornevs at Law

Glenridge Highlands II 5565 Glenridge Connector, Suite

FORECLOSURE

350 Atlanta, GA 30342 (770) 392-0041 21-6651 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 91482 1/11,18,25,2/1,

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated June 26, 2020, from Alberto Miguel Duque Rincon and Alejandra Duque Morales to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Inc., as Paramount Residential Paramount Residential
Mortgage Group, Inc.,
recorded on July 22, 2020 in
Deed Book 57678 at Page
00264 Gwinnett County,
Georgia records, having
been last sold, assigned, transferred and conveyed to-Data Mortgage, Inc. by Assignment and said Security Deed having been given to secure a note dated June 26, 2020, in the amount of \$206,196.00, and said Note 2020, In the allount of the allount of the being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THAD LYING AND BEING THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 128 OF FAIRVIEW PARK TOWNHOMES, UNIT 3, AND BEING BUNG PARTICULARLY DESCRIBED AS TICHLARLY DESCRIBED AS TÍCULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE COMMON LAND LOT LINE OF LAND LOTS 347 AND 348 AND THE WESTERLY RIGHT- OFWAY OF SUWANEE DAM ROAD (80' RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SUWANEE DAM ROAD IN A SUWANEE DAM ROAD IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 754.41 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OFWAY SOUTH 71 DEGREES 50 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 489.88 FEET TO A POINT; THENCE NORTH 28 DEGREES 15 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 7.23 FEFT TO A TANCE OF 7.23 FEFT TO A TANCE OF 7.23 FEFT TO A SUWANEE DAM ROAD IN A

Financial.

Inc.

debt secured by the Security

Deed and evidenced by the

the holder of the Security Deed. Albertelli Law Attorney for Data Mortgage, Inc. as Attorney in Fact for Gabriel

J. Rodriguez Rodriguez and Rafael Sanchez 100 Galleria

Notice of Sale

89475

d/b/a

Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A 1/2 OPEN TO PIPE, THENCE SOUTH 80 DEGREES 58 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 475.67 FEET TO A POINT; THENCE SOUTH 09 DEGREES 28 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 00 MINUTES 00 DEGREES 00 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A POINT, THENCE NORTH 7 DEGREES 10 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A POINT, THENCE SOUTH AD THE SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A POINT AT THE SOUTHERNpayments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest and ell, expense of the est, and all expenses of the dersigned's knowledge, the person(s) in possession of the property is/are Gabriel J. Rodriguez Rodriguez and Rafael Sanchez. The property, being commonly known as 2159 Charcoal Ives Rd, Lawrenceville, GA, 30045 in Gwinnett County, will be sold as the property of Gabriel J. Rodriguez Ro-driguez and Rafael Sanchez, POINT AT THE SOUTHERN-MOST CORNER OF UNIT 128, SAID POINT BEING THE TRUE POINT OF BEGIN-NING; THENCE FROM SAID TRUE POINT OF BEGINNING ROUTH POINT OF BEGINNING subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate surgery. NING; THENCE FROM SAIN
TRUE POINT OF BEGINNING
AS THUS ESTABLISHED
NORTH 37 DEGREES 51
MINUTES 02 SECONDS
WEST FOR A DISTANCE OF
37.91 FEET TO A POINT;
THENCE NORTH 52 DEGREES 08 MINUTES 58
SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A
POINT; THENCE SOUTH 37
DEGREES 51 MINUTES 02
SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A
POINT; THENCE SOUTH 37
DEGREES 42 MINUTES 02
SECONDS EAST 31.94 FEET
TO A POINT; THENCE
SOUTH 37 DEGREES 51
MINUTES 02 SECONDS
EAST 31.94 FEET
TO A POINT; THENCE
SOUTH 37 DEGREES 31
MINUTES 02 SECONDS
EAST 31.94 FEET TO A
POINT; THENCE SOUTH 52
DEGREES 08 MINUTES 58 disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend disclosed by accurate survey thority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Moad Suite POINT: THENCE SOUTH 52
DEGREES 08 MINUTES 58
SECONDS WEST FOR A DISTANCE OF 24.05 FEET TO A
POINT, SAID POINT BEING
THE TRUE POINT OF BEGINNING. SAID PROPERTY BEING SHOWN AS UNIT 128
ON THE FINAL PLAT OF
FAIRVIEW PARK TOWNHOMES INIT 3 PREPARED 200, Fort Mill, South Caron-na 29707 1-844-478- 2622. The foregoing notwithstand-ing, nothing in O.C.G.A. Sec-tion 44-14-162.2 shall re-quire the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with FAIRVIEW PARK IOWN-HOMES UNIT 3, PREPARED BY PRECISION PLANNING INC. DATED 7/26/04, LAST REVISED 10/28/05. TO GETHER WITH AND SUBJECT TO ALL RIGHT, TITLE AND INTEREST IN AND THOSE CERTAIN

TIONS AND EASEMENTS AS CONTAINED IN DECLARA-TION OF COVENANTS, CON-Rafael Sanchez 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACT-ING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION. DITIONS AND RESTRIC-TIONS FOR FAIRVIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS: AS AMENDED OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-011931 A4765987 01/11/2023, 01/18/2023, FROM TIME TO TIME. The debt secured by the Securit Deed and evidenced by th 01/1931 A4/65 01/11/2023, 01/18/2 01/25/2023, 02/01/2023 Note and has been, and is hereby, declared due and payable because of, among payable because of, alloing other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the 1/11,18,25,2/1,2023 Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the Deed to Secure Debt given by Meatta Rogers to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for WMC Mortgage sale, including attorneys' fees. Notice of intention to collect attornevs' fees has been given as provided by law. To the best of the un-dersigned's knowledge, the person(s) in possession of the property is/are Alberto Miguel Duque Rincon and Alejandra Duque Morales. The property, being com-monly known as 389 Eagle Tiff Dr. Sugar Hill, GA, 30518 in Gwinnett County, will be acled as the reporty. will be sold as the property of Alberto Miguel Duque Rincon and Alejandra Duque Morales, subject to any outstanding ad valorem taxes

nominee for WMC Mortgage
Corp., dated September 1,
2006, and recorded in Deed
Book 47011, Page 295,
Gwinnett County, Georgia
records, as last transferred
to U.S. Bank N.A., as
trustee, on behalf of the
holders, of the J.P. Morgan
Mortgage Acquisition Trust
2006-WMC4 Asset Backet
Pass-Through Certificates. Pass-Through Certificates, Series 2006-WMC4 by As-signment recorded in Deed Book 50062, Page 657, Gwinnett County, Georgia records, conveying the after-(including taxes which are a lien and not yet due and payable), any matters affect-ing title to the property which would be disclosed by described property to secure a Note of even date in the original principal amount of \$222,580.00, with interest at accurate survey and inspec the rate specified therein, there will be sold by the untion thereof, and all assess dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, ments, liens, encumbrances ments, nens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address 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 213, 5th District of Gwinnel Lot County, Georgia, being Lot and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described metreary in an entitle. scribed mortgage is as fol-lows: ServiceMac, LLC, 9726 213, 5th District of Gwinnett County, Georgia, being Lot 31, Block A, Ballantrae Subdivision F.K.A. Ashton Park Subdivision, as per plat thereof recorded in Plat Book 114, Pages 49-51, Gwinnett County records, which plat is incorporated therein by reference. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-Old Bailes Road Suite 200, Fort Mill, South Carolina 29707 1-844-478- 2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to nego-tiate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to 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 confirmation that the sale not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with

and Deed to Secure Debt.

The debt remaining in de-fault, this sale will be made

the holder of the Security Deed. Albertelli Law Attorney

for Data Mortgage, Inc. as

FORECLOSURE FORECLOSURE

Attorney in Fact for Alberto Miguel Duque Rincon and Alejandra Duque Morales 100 Galleria Parkway, Suite same and all expenses of this sale, as provided in the Deed to Secure Debt and by UU GAIIERIA PARKWAY, SUITE
960 Atlanta, GA 30339
Phone: (770) 373-4242 By:
Rohan Rupani For the Firm
THIS FIRM IS ACTINIG AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
ORTAINED WILL BE LISEE law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1172 Ashton Park Drive, Lawrengeville CA 30045 Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of DEBT. ANY INFORMATION OBTAINED WILL BE USED OBTAINEU WILL BE USED FOR THAT PURPOSE. - 22-011927 A4766839 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 89474 1/11,18,25,2/1, 2022 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): Meatta Rogers or tenant or tenants. Said property will be sold subject to (a) any sutstanding and valuement as-NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT 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 Debt first set out above, including, but not Under and by virtue of the power of sale contained with that certain Security Deed dated January 30, 2020, dated January 30, 2020, from Gabriel J. Rodriguez Rodriguez and Rafael Sanchez to Mortgage Electronic Registration Systems, Inc., as nominee for Everett Einaneid Jan Financial, Inc. d/b/a Supreme Lending, recorded on February 5, 2020 in Deed Book 57229 at Page 361 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Data Mort-nage. Inc. by Assignment above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted and conveyed to Data Mortgage, Inc.by Assignment and said Security Deed having been given to secure a note dated January 30, 2020, in the amount of \$266,975.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the sale before the door of the

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 status 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 applicational cales in the State cry during the legal flours of sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 96, BLOCK A, FLAT CREEK LANDING, UNIT THREE, FKA ROCKHOUSE ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 144, PAGES 72-75, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by the Security Dead and evidenced by the noniudicial 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 preloan 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 forego-ing polytikhstanding actions ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modifications. to negotiate, amend or modify the terms of the Deed to 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, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4 as attorney in fact for Meatta as attorney in fact for Meatta Rogers Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA way, Suite 200 August, 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-

DEBT COLLECTOR ATTEMPTING 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 NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from ANGELA
DENISE ROSS to MORTGAGE ELECTRONIC REGISTRATION 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
a Note of even date in the
original principal amount, of 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 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/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 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

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 AND AND LAND BOOK AND LAND BO RECORDED IN PLAT BOOK
81, PAGE 175, GWINNETT
COUNTY, GEORGIA,
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 923 MARY

FRANCES CT DACINA GA 30019. 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 (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 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 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; encumsessments; 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, the owner and party in pos-session, of the property is the owner and party in pos-session of the property is ANGELA DENISE ROSS, ES-TATE 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

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

of the loan (although not re-

quired by law to do so) is:

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ABDUL R ROUX to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. AS SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOME STAR MORTGAGE SERVICES, LLC, dated November 8, 2004, recorded November 19, 2004, in Deed Book 40650, Page 94, Gwin-nett County Georgia nett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of authority to negotiate, amend or modify all terms

One Hundred Fifty-Eight Thousand Three Hundred

Sixty and 00/100 dollars

Hundred

NOTICE OF SALE

FORECLOSURE

FORECLOSURE

Rocket Mortgage, LLC f/k/a

require a secured creditor to

950 90898 1/11.18.25.2/1

on 09/03/2008 as Book No. 49055 and Page No. 0343, GWINNETT County, Georgia records, as last assigned to AJAX E MASTER TRUST; WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount

the original principal amount of \$1,000,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County. Courthouse, within

for cash at the GWINNE I Country Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DUNCANS GMD 1749,

LAND LYING AND BEING IN DUNCANS GMD 1749, GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, BLOCK THE LEGENDS AT CHATEAU ELAN, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGE 50, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION. The debt secured by

A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because 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

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, 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, FSN TRUSTEE holds the duly en-

TRUSTEE holds the duly en-

dorsed Note and is the current assignee of the Security Deed to the property. GRE-GORY FUNDING LLC, acting

on behalf of and, as neces

on benair of and, as necessary, in consultation with AJAX E MASTER TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE

(the current investor on the

(the current investor on the full), 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: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698.

97/281, 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

undersigned.

the

the undersigned, the party/parties in possession of the subject property known as 5669 LEGENDS CLUB CIRCLE, BRASELTON, GEORGIA 30517 is/are: ALLEN ROSSUM AND ANGELA ROSSUM AND ANGELA ROSSUM OF CAPACITY (1997) and the party from the

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 execut surveying the payer of the property and the payer of the property and the payer of th

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. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-

tus of the loan with the hold-

er 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 pre

Notice of Sale

State of Georgia

Under Power.

(\$158,360.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508- 0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE
FOR OPTEUM MORTGAGE
ACCEPTANCE CORPORArequire a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, 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 TION, ASSETBACKED PASS THROUGH CERTIFICATES, SERIES 2005-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courtthe 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 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.
QKN-22-00856-2 Ad Run
Dates 01/11/2023,
01/18/2023, 01/25/2023,
02/01/2023 GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 185-186, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO. Said legal description being controldescription being control-ling, however the property is more commonly known as 2753 NEWTONS CREST CIR-State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ALLEN ROSSUM AND ANGELA 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

CLE, SNELLVILLE, GA 30078. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the 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, warranty or recourse against the above-named or the undersigned. The sale will also be 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); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions 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 property is ABDUL R ROUX, ROBIN ALEXANDER ROUX, or tensatis(s). The sale will be constituted to the constitute of the sale will be constituted to the constitute of the const ants(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 of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reamend 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: 800-909-9525. Nothing in 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. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTEUM MORTGAGE ACCEPTANCE CORPORATION, ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2005-1 as Attorney in Fact for ABDUL R ROUX 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 LUDIin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-09992 Case No. NC-22-05284-1 Ad Run

(877) 813-0992 Case No. LNC-22-05284-1 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023,

Dates 01/18/2023, 02/01/2023 89098 1/11,18,25,2/1, 2022 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 One Hundred TwentyTwo Thousand and 00/100 dollars (\$122,000.00), with interest thereon as provided for therein, said Security Deed having bear large security of the terest fileren as provided for therein, said Security Deed having been last sold, assigned and transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Struc-tured Transaction Trust, Se-ries 2020-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-bures within the legal burse. house, within the legal hours of sale on the first Tuesday of sale on the first luesday 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 and audit of the status of the loan as provided in the preceding paragraph. AJAX E MASTER TRUST I, A DELAWMARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTE AS Attorney in Fact for ALLEN ROSSUM AND ANGELA 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 PURPOSE. 00000009678251 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950 91222 1/11,18,25,2/1, 2023

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 THEREOF RECORDED IN PLAT BOOK 5, PAGE 264, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE Said legal description being controldescription being control-ling, however the property is 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 be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect came having been lect 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 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

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;

FORECLOSURE

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; prances; 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 property is 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 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: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE 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 TINFORMATION 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 01/141/2023, 01/125/2023, 01/25/2023, authority to negotiate, amend or modify all terms Dates 01/11/2023, 01/18/2023, 01/25/2023, 950 90890 1/11,18,25,2/1

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE 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 Companies a.D. a homebanc Mortgage Corporation dated May 21, 1999, and recorded in Deed Book 18475, Page 106, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and conveyed to Nationsar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$97,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Februto Nationsar Mort suant 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 ETH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 17, BLOCK F OF THE MARSHES AT OAK-BROOK, UNIT ONE, AS 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, BOUNDS AND LOCATION OF SAID PROPERTY. Said property is known as 5777 Everglades Trail, Norcross, GA 30071, together with all fixure and personal property uttached to and constituting instrument. MORTIGAGE ASETS 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 FEDERAL LAW. IF SO, ANV 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.
RMU-22-04940-01 Ad Run
Dates
01/18/2023, 01/25/2023, STATE OF GEORGIA COUNTY OF GWINNETT Because of a default under the terms of the Security

Deed executed by **Clarence** tures and personal property attached to and constituting Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Fia part of said property, if any. Said property will be sold subject to any outstandnancial Corp., its successors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, ing 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 ac-curate survey and inspection Gwinnett County Records said Security Deed having been last sold, assigned, transferred and conveyed to curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the 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 due and pursuant principal amount of said indebtedness due and pursuant pursuant of said indebtedness and pursuant pursuan 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 indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the 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 the 6th District, Gwinnett County, Georgia, being Lot 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 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: Sanchez; Esmeralda Torres Loera, successor in interest or tenant(s). Nationstar Counselors at Law 211 GHOUP 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 WILL BELL TO THAT Subject Property Address: 3846 Riverbank Drive, Lil-3846 HIVERDARK DITIVE, LII-burn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank Drive SW, Lilburn, GA 30047, together with all fix-WILL BE USED FOR THAT PURPOSE. tures and personal property attached to and constituting 950 88910

a part of said property, if any. Said property will be sold subject to any outstand-NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from NELSON A soil subject to any outstantoing ad valorem taxes (including taxes which are a
lien, whether or not now due
and payable), the right of redemption of any taxing authority, any matters which
might be disclosed by an acusate survey and inspection contained in that certain Security Deed from NELSON A
SANTANA and GLORIA P
SANTIAGO to METLIFE
HOME LOANS, A DIVISION
OF METLIFE BANK, N.A.,
dated February 10, 2010,
in Deed Book 49935, Page
00241, 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-Seven Thousand
and 00/100 dollars
(\$177,000.00), with interest
thereon as provided for
therein, said Security Deed
having been last sold, assigned and transferred to
Mortgage Assets Management Lie Stevens curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said 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 to confirmation that the sale Mortgage Assets Manage-ment, LLC, there will be sold 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 crediat public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours loan 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. File no. 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 DEBT COLLECTOR. ANY INnouse, 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 LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUB-DEBT COLLECTOR ANY IN-

WILL BE USED FOR THAT PURPOSE. 950 12/21,28,2022,1/4,11,18,25, 2/1, 2023 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 COMMINITY BANK , dated 08/15/2008, and Recorded on and Recorded on OB/20/2008 as Book No. 49036 and Page No. 0013, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRIISTEF OF III JUAND TRUSTEE IRUSTEE OF UPLAND MORTGAGE LOAN TRUST A (the Secured Creditor), by assignment, conveying the after-described property to 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 dersigned 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 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 IN PLAT BOOK 100, PAGE 5, GWINNETT COUNTY GEORGIA RECORDS, REFERENCE IS MADE TO SAID PLAT AND THE RECORD THERE-OF FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY CONVEYED AND FOR THAT PURPOSE OF INCAPPOLATION OF THE TRACE OF THE THAT PURPOSE OF INCAPPOLATION OF THE TRACE OF THE TRA 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 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 Deed to Secure Debt. Because the debt remains in default, this 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, in-

> MORTGAGE LOAN TRUST A (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 0.C.G.A. § 44-14-162.2. CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON, MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200-A, ANA-HEIM, CA 92806, 800-561-4567. Please note that, pur-4567. Please note that, pur suant 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 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 vet due and payable), (b) any matters 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 prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta mation 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 loan as provided in the pre-ceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A as Attorney in Fact for SEQUOIA DEB-NAM SNEAD. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED

cluding attorneys fees (no-tice of intent to collect attor-

neys 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

son, Texas 75001 Tele-phone: (972) 341-5398. 950 91224 1/11,18,25,2/1, 2023 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 Barbara D. Sullivan to Mort bara D. Sullivan to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrus! 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 nerger to Sunitrust Balik by assignment recorded on November 15, 2012 in Book 51798 Page 37 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original projectal projectal projects. nal 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 bidde for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: All that tract or parcel of land lying

WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclo-

and alternatives to foreclo-sure please contact Carring-ton Mortgage Services, LLC directly, toll-free by the fol-lowing telephone number: (800-561-4567). 00000009683483 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son Texas 75001 Tele-

FORECLOSURE

FORECLOSURE

LIPÍ AND

PLAT BOOK 59, PAGE 191, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED 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 known as 2800 CAMELOT WOODS DRIVE, LAWRENCEVILLE, GA 30044. 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 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 Need Sald preparts will be 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 items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or which are a lieft, whether of 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 NELSON A SANTANA, GLORIA P SANTIAGO, ESTATE AND/OR HEIRS-AT-LAW OF GLORIA SANTIAGO, MICHAEL T KING, RAQUEL CUADRADO, 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 prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

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 modify all terms of the loan (although not reof 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 require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MORTGAGE AS-

01/18/2023, 01/25/2023, 950 90872 1/11,18,25,2/1