FORECLOSURE

Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5901.

690-5900. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned

the party in possession of the property is Ramon D Al-ston or a tenant or tenants and said property is more commonly known as 1631 Timber Heights Dr. Lo-ganville, Georgia 30052. Should a conflict arise be-tween the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

ration as Attorney in Fact for Patricia R Alston McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

File No: 08-01972936 File No: 08-U19/2936 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND DOING IN LAND LOT 227; OF THE 5TH LAND DIS-TRICT, GWINNETT COUNTY, GREES 05 MINUTES UD SECONDS EAST A DISTANCE OF 180.00 FEET TO AN IRON PIN; THENCE SOUTH 03 DEGREES 22 MINUTES 19 SECONDS EAST A DISTANCE OF 131.51 FEET AND THE TRUE POINT OF BEGINNING GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 13, BLOCK A, PHASE 1, TIMBER VALLEY SUBDIVI-SION, AS PER PLAT OF SAID SUBDIVISION SAID SUBDIVISION
RECORDED IN PLAT BOOK
74, PAGE 8, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF.
ADM: DEGRET 430

PART HEREOF.
APN: R5227 139
BEING THE SAME PROPERTY CONVEYED TO PATRICIA R. ALSTON AND JAMES
D. ALSTON AND JAMES
D. ALSTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM MERIDIAN HOMES, INC. RECORDED 03/16/1990
IN DEED BOOK 15630 PAGE IN DEED BOOK 15630 PAG 209. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA. MR/chr 3/7/23

Our file no. 22-10271GA - FT17 950-93141 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by William McCue and Carina Wisniewski to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated October 21, 2014, recorded in Deed Book 53219, Page 603, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC fyl/a Quicken Loans, LLC by assignment recorded in f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 60289, Page 868, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NIMETY-ONE THOUSAND NINE HUNDRED FIFTY-NINE AND OXIONE THOUSAND VILLARS. DOLLARS (\$91,959.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such designated as an alternative,

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 and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a liep but The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failad varorent axes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-

ure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.G.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any

an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is William Mc-Cue and Carina Wisniewski or a tenant or tenants and said property is more con monly known as 4430
Beaver Rd, Loganville,
Georgia 30052. Should a

conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken Loans Inc

as Attorney in Fact for William McCue and Carina Wisniewski
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

950-93125 02/15/2023, 03/01/2023. Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

FORECLOSURE

GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 246 OF
THE 4TH DISTRICT OF
GWINNETT COUNTY. GEORGIA, AS SHOWN ON SURVEY PREPARED BY BUSBES
SURVEYING CO., INC.,
GEORGIA REGISTERED
SURVEYOR #2497, DATED
SEPTEMBER 3, 1996, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE OF BEAVER ROAD (30

FOOT RIGHT-OF-WAY), WHICH IRON PIN IS LOCATED 812.0 FEET SOUTHWEST OF THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY.

POINT OF BEGINNING.

950-93047

03/01/2023

POWER

GEORGIA.

MR/jay 3/7/23 Our file no. 22-10279GA –

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Kevin P Marquez Salcedo to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions. Inc. da New

ker Solutions, Inc.dba New American Funding, its suc-

cessors and assigns, dated April 16, 2021, recorded in

Deed Book 58647, Page 527, Gwinnett County, Georgia Records, as last transferred to Broker Solutions Inc. dba

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described as a sale of the first Tuesday in March, 2023, the following

described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said

Security Deed has been and

is hereby declared due be-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, ractifications, appropriate and control of the property and assessments.

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

representation, warranty or

representation, warranty or recourse against the above-named or the undersigned. Broker Solutions Inc. dba New American Funding is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-

14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

New American Funding,

11001 Lakeline Blvd. Suite

325, Austin, TX 78717, 800-893-5304. Note, however, that such

entity is not required by law

to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned,

the party in possession of the property is Kevin P Marquez Salcedo or a tenant or

tenants and said property is more commonly known as 1205 Platinum Dr. Hoschton, Georgia 30548. Should a conflict arise between the property address and the latest described to the said the latest the said th

and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation

that the sale is not prohibit-ed under the U.S. Bankrupt-

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Broker Solutions Inc. dba

Broker Solutions Inc. dba
New American Funding
as Attorney in Fact for
Kevin P Marquez Salcedo
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
FXHIBIT A

WWW.Toreclosurenotine.net EXHIBIT A ALLTHAT TRACTOR PAR-CEL OF LAND LYING AND BEING IN GMD 1749, GWIN-NETT COUNTY, GEORGIA, BEING LOT 9, BLOCKA,

HAMILTON SPRINGS SUB-DIVISION, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK

74, PAGE 49, GWINNETT COUNTY RECORDS, SAID

PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE THERETO. MR/mac 3/7/23

Our file no. 22-10382GA -

02/08/2023, 02/22/2023,

FT17

14-162.2.

02/08/2023,

02/22/2023.

GWINNETT

Tax Id Number(s): R4246 NOTICE OF SALE UNDER Land Situated in the County GEORGIA. of Gwinnett in the State of

Under and by virtue of the Power of Sale contained in a Security Deed given by Alexander Arutyunov to Mortgage Electronic Registration Systems, Inc., as tration systems, inc., as grantee, as nominee for Primary Capital Mortgage, LLC, its successors and assigns, dated July 8, 2016, recorded in Deed Book 54423, Page 855, Gwinnett County, Georgia Deachte as lact teers. ja Records, as last trans-ferred to Lakeview Loan Ser-vicing LLC by assignment recorded in Deed Book 59286, Page 461, Gwinnett County, Georgia Records,

FORECLOSURE

GWINNETT

LOWS:
BEGINNING AT AN IRON
PIN LOCATED ON THE
NORTHERN RIGHT-OF-WAY country, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIX AND MADE OF THE PROPERTY OF THE PROP WAY LINE OF BEAVER
ROAD AND THE INTERSECTION OF THE EAST LINE OF
LAND LOT 246 FROM THE
TRUE POINT OF BEGINNING
SOUTH 77 DEGREES 40 0/100 DOLLARS (\$237,306.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder SOUTH 77 DEGRINING
SOUTH 77 DEGRES NO
MINUTES 00 SECONDS
WEST A DISTANCE OF 38.75
FEET TO A POINT ALONG
THE NORTHERN RIGHT-OFWAY LINE OF BEAVER
ROAD, THENCE SOUTH 76
DEGREES 24 MINUTES 00
SECONDS WEST A DISTANCE OF 142.20 FEET
ALONG SUCH RIGHT-OFWAY LINE OF BEAVER
ROAD TO AN IRON PIN;
THENCE NORTH 01 DEGREE
10 MINUTES 00 SECONDS
EAST A DISTANCE OF
248.83 FEET TO AN IRON
PIN; THENCE SOUTH 65 DEGREES 05 MINUTES 00
SECONDS EAST A DISTANCE OF 180.00 FEET TO for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

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

LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such

to Broker Solutions Inc. dba
New American Funding
by assignment recorded in
Deed Book 60373, Page 481,
Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of THREE
HUNDRED FIFTY-THREE
THOUSAND FOUR HUNDRED SEVENTY-NINE AND
0/100 DOLLARS
(\$353,479.00), 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
Country, Georgia, or at such
place as may be lawfully Coppell, 12 70119, (868)
480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Alexander Arutyunov and Regina Costanza or a tenant or tenants and said property is more commonly known as 3527 Willbrooke Run, Duluth, Georgia 30096. Should a conflict arise between the property address and the legal description the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the court in deal holder of the security deed. Lakeview Loan Servicing

as Attorney in Fact for Alexander Arutyunov McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 292 of the 6th District, Gwinnett County, Georgia, being Lot 15, Block D, Will-brooke Subdivision, Unit brooke Subdivision, Unit Two, as per plat recorded in Plat Book 76, Page 148, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3527 Will-brooke Run according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number: R6292-506.

Subject to any Easements or Restrictions of Record.
MR/mac 3/7/23
Our file no. 22-10453GA -

950-92959 02/08/2023, 02/22/2023, 02/15/2023, 03/01/2023.

Notice of Sale Under Pow-

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Elder Garcia, A/K/A Elder Lisardo Garcia and Kerri Leshan Garcia to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor), dated March 4, 2010, and Recorded on March 17, 2010 as Book No. 49982 and Page No. 854, Gwinnett County Georgia records, conveying Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$91,248.00, with interest at the rate specified therein, as last assigned to Bank of America, NA by assignment that is or to be recorded in the Gwinnett County, Georgia Records, County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the

following described property:
All that tract or parcel of land lying and being in GMD 1587, Gwinnett County, Georgia, being Lot 21, Block A, Saddlecreek Subdivision, A, Saumecreek SUDGINSION, Unit Two, as per plat record-ed in Plat Book 42, Page 288, Gwinnett County, Geor-gia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 603 Jockey Ln according to the present system of num-

bering property in Gwinnett County, Georgia. Tax ID: R2004A021 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness **FORECLOSURE**

FORECLOSURE

manner provided in the Note and Security Deed. Because

the debt remains in default,

this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including

attorney's fees (notice of in-

tent to collect attorney's fees

required to amend or modify

To the best knowledge and

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 603 JOCKEY LANE, AUBURN, GA 30011 is/are: Kerri Leshan Garcia 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

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 Secu-

rity Deed first set out above, including, but not limited to, assessments, liens, encum-

brances, zoning ordinances,

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-

tus of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for

certain procedures regarding

the rescission of judicial and 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

and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Bank of America, NA as Attorney in Fact for Elder Garcia, AWK/A Elder Lisardo Garcia and Kerri Leshan Garcia.

cia and Kerri Leshan Garcia.

Any information obtained on this matter may be used

by the debt collector to colby the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-53133

950-93276 2/1 8 15 22

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Security Deed executed by STEPHANIE TRANG UNG to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,

REGISTRATION SYSTEMIO, INC. AS NOMINEE FOR RENASANT BANK in the origination of amount of

NASANT BANK III the Original principal amount of \$119,937.00 dated August 25, 2016 and recorded in Deed Book 54540, Page 795, Gwinnett County records, said Security Deed being left the original to principal and the original to provide the provided that the p

being last transferred to RE-NASANT BANK in Deed Book 59977, Page 1, Gwin-nett County records, the un-

dersigned will sell at public outcry to the highest bidder

for cash, before the Court-

house door in said County, or at such other place as

the legal hours of sale, on March 07, 2023, the proper-ty in said Security Deed and

described as follows: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 181 OF
THE 6TB DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 42, BLOCK A,
PLAT OF ROLLING RIDGE,
PHASE IV, UNIT III, NORTHWOOD PUD, PER PLAT
THEREOF RECORDED IN
PLAT BOOK 7, PAGE 150,
GWEINNETT COUNTY
RECORDS, WHICH PLAT IS
MADE A PART HEREOF BING
MORE PARTICULARLY DESCRIBED AS FOLLOWS*
BEGINNING AT A POINT ON
THE NORTH-WESTERLY

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF ROLLING RIDGE ROAD 171.30 FEET NORTHERLY AND NORTHE EASTERLY AS MEASURED ALONG THE WESTERLY AND NORTHWESTERLY AND NORTHWESTERLY AND ROLLING RIDGE

AND NORTHWESTERLY
SIDE OF ROLLING RIDGE
FROM THE CORNER
FORMED BY THE INTERSECTION OF THE WESTER-

LY SIDE OF RILLING RIDGE ROAD WITH THE NORTHER-

ROAD WITH THE NORTHER-LY SIDE OF ROLLING RIDGE COURT, SAID BEGINNING POINT BEING AT THE LINE DIVIDING LOT 42 AND 43 OF SAID BLOCK AND SUB-

OF SAID BLOCK AND SUB-DIVISION; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWEST-ERLY SIDE OF ROLLING RIDGE ROAD; SEVENTY

RIDGE ROAD; SEVENTY
(70) FEET TO AN IRON PIN
AND LOT 41 OF SAID
BLOCK AND SUBDIVISION,
RUNNNIG THENCE NORTHWESTERLY ALONG THE
SOUTHWESTERLY TINE OF
SAID LOT 41, ONE HUNDRED TWENTY-FIVE (125)
FEET TO AN IRON PIN
RUNNING THENCE SOUTHWESTERLY SEVENTY (70)
FEET TO AN IRON PIN
FINE TO AN IRON
FINE TO

LOT 43 OF IRON PIN AND DIVISION, RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEAST-ERLY LINE OF SAID LOT 43, ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT

ON THE NORTHWESTERLY

SIDE OF ROLLING RIDGE ROAD AND THE POINT OF BEGINNING.

Said property being known as: 3439 ROLLING RIDGE

ROAD LAWRENCEVILLE, GA

30044 To the best of the under-

ty or parties in possession of said

of said property is/are STEPHANIE TRANG UNG or

tenant(s).
The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in

Deed. The debt remaining in

torneys fees (notice of intent

to collect attorneys fees hav-

3/1/2023

restrictions,

easements,

covenants, etc.

the terms of the loan

taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security The name, address, and

attorney's fees (notice of Indice of America, NA holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC 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 may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not

Cenlar Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618 Phone: 609-883-3900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AT. AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. RENASANT BANK

as Attorney-in-Fact for STEPHANIE TRANG UNG Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-092654 –

950-93037 02/15/2023 02/22/2023,

03/01/2023. NOTICE OF SALE UNDER POWER

POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Cheryl Byer to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Opteum Financial Services, LLC, its successors and assigns, dated August 31, 2006, recorded in Deed Book 46985, Page 436, Gwinnett County, Geor-gia Records, as last trans-ferred to MEB Loan Trust VI, ILS Balk National Associa-U.S. Bank National Association, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-NINE THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$39,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan actuate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these surviviers to the Securi those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty of recourse against the above-

named or the undersigned.

MEB Loan Trust VI, U.S.
Bank National Association,
not in its individual capacity but solely as trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059. Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is Cheryl Byer or a tenant or tenants and said property is more commonly known as 2650 Gadsen Walk, Duluth, Georgia 30097. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee

as Attorney in Fact for
Cheryl Byer
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Recovery CA 20076 Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 121 OF BEING IN LAND LOT 121 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 74, BLOCK A CHARLESTON ROW TOWN-HOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING MCCD. SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO. SUBJECT TO THAT SECU-

default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-BYER TO MORTGAGE ELFO to conject attorneys fees nav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet BYEN TO WINTERGEE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OPTEUM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, PROCEEDING CONTRACTOR. due and payable); (2) the RECORDED SEPTEMBER 7

FORECLOSURE

PAGE 414, GWINNETT COUNTY, GEORGIA RECORDS

RECORDS.

The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on March 7, 2023, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719) 719). MR/mac 3/7/23 Our file no. 23-10590GA –

02/08/2023 950-93527 02/15/2023, 03/01/2023. 02/22/2023

Notice of Sale Under Pow-State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in a Security Deed given by Gary B. Oliver II to Mortgage Elec-tronic Registration, Systems, Inc., as nominee for Home-Bridge Financial Services, Inc. DBA Real Estate Mort-gage Network (the Secured Creditor), dated September 28, 2018, and Recorded on October 12, 2018 as Book No. 27196 and Page No. 471, DeKalb County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of Inc., as nominee for Homea work of even date in the original principal amount of \$316,069.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be exceeded, in the DeValb assignment that is of to be designed in the DeKalb County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours

of sale on the first Tuesday in April, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 174 of the 18th District Lot 1/4 of the 1oth District of DeKalb County, Georgia, Being Lot 66, Block A, the Parks of Stonecrest-Pod E, as shown on plat recorded in Plat Book 202, Pages 43-51, DeKalb County, Georgia Records, which plat is incorporated herein for a more complete and accurate description. Tax ID: 16-174-02-020 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, and an expenses of this sacr as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Carring-ton Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to reportists.

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 may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

92806-5951. 92806-5951.

Please note that, pursuant to 0.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 participations are secured.

the party/parties in possession of the subject property known as 3927 ROSEBAY WAY, CONYERS, GA 30094 is/are: Gary B. Oliver II 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) 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 Security Deed first set out above. including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised

that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. §7425(d)(1). The sale will be conducted subject to (1) confirmation subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the sequity deed er of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia the Deed Under

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.

ceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Gary B. Oliver II.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street. 2nd Floor. Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. Flie: 23-40127 950-93260 2/1 8 15 22 3/1 8 15 22 29 2023

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Mote in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinneth County, Georgia, or at such

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described approach:

described property: SEE EXHIBIT A ATTACHED

FORECLOSURE

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any engresselation, warraty, or an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Rear Stearns Trustee to Clibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law to negotiate, amend or modi-

to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the preparty is Cormette. the property is Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants will be and said property is more commonly known as 4378
Ash Tree Street, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal property address a

property address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Wilminotton Trust. National Wilmington Trust, National Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4

as Attorney in Fact for Carmetta Willis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND 339, OF THE 4TH DISTRICT, GWINNETT 41H DISTRICI, GWINNETT COUNTY, GEORGIA, AND BEING LOT 22, BLOCK C, ELLINGTON SPRINGS, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 113 AND 114, GWINNETT COUNTY, GEORGIA BECORDS

GEORGIA RECORDS GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION
OF SAID PROPERTY.
MD(4)t-20/2/02

MR/chr 3/7/23 Our file no. 5174815 – FT1 950-94126 02/08/2023 02/08/2023, 02/22/2023,

03/01/2023 POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Bian-ca Nilki Douglas to Mortgage Electronic Registration Sys-tems, Inc., as nominee for tems, Inc., as nominee for Guild Mortgage Company, a California Corporation, its successors and assigns, dated September 9, 2016, recorded in Deed Book 54582, Page 171, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 58487, Page 51, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, a California Corporation by assignment recorded in Deed Book 165576 Deep 2110 a California Corporation by assignment recorded in Deed Book 55576, Page 310, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-FOUR HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$202,475.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale within the legal hours of sale on the first Tuesday in March, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

suant to O.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company **FORECLOSURE**

LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Bianca Nilki Douglas or a tenant or tenants and said property is more commonly known as 2284 Centenary Main St, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. belief of the undersigned,

legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Company

as Attorney in Fact for Bianca Nilki Douglas McCalla Raymer Leibert Pierce, LLC

MICCAIR ASYNIER LEIDER
PIETCE, LC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 275 OF
THE 5TH LAND DISTRICT,
GWINNETT COUNTY, GEORGIA, AND BEING LOT 51,
BLOCK B, LINDENWOOD
SUBDIVISION, UNIT FOUR,
AS SHOWN ON FINAL PLAT
PREPARED BY RINGO
ABERNATHY & ASSOCIATES, DATED 04/28/2016
AND RECORDED
05/03/2016 IN PLAT BOOK
136 PAGE 37, RECORDES OF 136 PAGE 37, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS IN-CORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. SUBJECT PROPERTY BE-SUBJECT PROPERTY BE-ING KNOWN AS 2284 CEN-TENARY MAIN STREET AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT HOUSES IN GWINNETT COUNTY, GEORGIA.

GWINNETT COUNTY PAR-CEL NO.: R5275 173 MR/mac 3/7/23 Our file no. 5396817 FT17 950-92977 02/08/2023

950 94069 2/8,15,22,3/1, 2023

OF LAND LYING AND BEING IN LAND LOT 88 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, WILDCAT CLIEFS SURDIVISION, UNIT

ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 67-68, GWIN-NETT COUNTY, GEORGIA

RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN AND MADE A PART HEREOF BY

STATE OF GEORGIA COUNTY OF GWINNETT

PURPOSE.

By virtue of the power of sale contained in that certain Deed to Secure Debt (the Security Deed) from JASON

Security Deed) from JASON (Lender), dated October 1, 2019, filed for record on October 18, 2019, in Deed Book 56964, Page 574, Gwinnett County, Georgia deed records, said Deed to Secure Debt having been given to secure a Note (the Note) dated October 1, 2019, in the original principal sum

in the original principal sum of Two Hundred Forty Nine Thousand and 00/100s (\$249,000.00) Dollars, with interest from date at the rate stated in said Note on the unpaid balance until paid

unpaid balance until paid, there will be sold by the un-

dersigned at public outcry to

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Dixi Y**. Belen, married woman Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage dated August 14, 2017, and recorded in Deed Book 55339, Page 234, and rerecorded in Deed Book 55445, Page 328, Gwinnett County Records, said Security Deed having been last Mortgage Electronic Regis-tration Systems. Inc.. Notice has been given of intention to collect attorneys fees in accordance with the terms of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail re-County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$197,313.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-

(a).
To the best knowledge and belief of the undersigned, the party in possession of subject Property is Jason Bell or tenant or tenants and amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 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 the proceeds of said sale will be applied to the payment of said indebtedness, the exsaid indebtedness, the ex-pense of said sale, all as provided for in said Security Deed and the undersigned will execute a deed to the

purchaser as provided in the aforementioned Deed.
THIS LAW FIRM MAY BE
ATTEMPTING TO COLLECT
A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Canton, GA 30114

(770) 924-9366 950 2/8,15,22,29, 2023

tuting a part of said proper-ty, if any. Said property will be sold subject to any outof GWINNETT standing ad valorem taxes (including taxes which are a lien, whether or not now due by MARCUS P BLUCKEN to
HOMEBANC MORTGAGE
CORPORATION , dated
05/02/2003, and Recorded
on 05/13/2003 as Book No.
32501 and Page No. 0254,
GWINNETT County, Georgia
records, as last assigned to
THE BANK OF NEW YORK
MELION EM/A THE BANK 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 rearry survey of ters of record superior to the 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 is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dixi Y. Belen, successor in inter-

PLAT THEREOF, RECORDED IN PLAT BOOK 89, PAGE 145, OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERE.

INCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of.

before the Courthouse door at Gwinnett County, Georgia, at dwiller coulty, deotypes, within the legal hours of sale on the first Tuesday in March, 2023 the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4 th DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK A, OF WOODGATE HILLS, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268-270, REVISED IN PLAT BOOK 126, PAGES 41-43, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREN BY REFwithin the legal hours of sale PORATED HEREN BY REF ERENCE AND MADE A PART PRIVE AND MADE A PARI OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

The debt secured by said Deed to Secure Debt has been and is hereby declared

due because of, among oth-er possible events of default, non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees. The individual or entity that has full authority to negoti-

ate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, 30114. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the most required in the secured creditor is amend, or modify the terms of the mortgage instrument. Said Property will be sold as the property of JASON BELL (Debtor), subject to all zoning ordinances, matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the Property; Inspection of the Property; any outstanding taxes, in-cluding but not limited to ad valorem taxes, which consti-tute liens upon said Proper-ty; special assessments; all outstanding bills for public utilities which constitute liens upon said Property; all restrictive covenants, ease-ments, rights-of-way and any other matters of record superior to said Security Deed. The sale will be conducted

The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and also subject to the provisions of 0.C.G.A. §9-13-172.1 which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited circumstances.

ing and by certified mail, re-turn receipt requested, to the Borrower, of the name, ad-dress, and telephone num-ber of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the Note thereby secured in accordance with 0.C.G.A. § 44- 14-162.2

RENASANT BANK
As Attorney-in-fact for Jason Bell

KIM R. SELLERS Sellers & Delegant Bank; Warren. P.C. Attorney for Renasant Bank 115 Woodland Way, Suite

MADE A PART HERECUP REFERENCE. Said property is known as 2171 Wildcat Cliffs Lane, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constitute of the control of

Notice of Sale Under Pow-State of Georgia, County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCUS P BLOCKER to

MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCES-SOR IN INTEREST TO JP-MORGAN CHASE BANK, N.A.,F/K/A JPMORGAN CHASE BANK AS TRUSTEE CHASE BANK AS IRUSTEE
FOR BEAR STEARNS ASSET
BACKED SECURITIES
TRUST 2003 SD3, ASSET
BACKED CERTIFICATES, SERIES 2003 SD3 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$150,250.00, 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 Y. Belen, successor in interest or tenant(s). Lakeview Loan Servicing LLC as Attorney-in- Fact for Dixi Y. Belen, married woman File no. 22-079810 LOGS LEGAL 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 A DEBT COLLECTOR. ANY INFORMATION OBTAINED at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 37 BLOCK A, THE VILLAGE AT LAUREL FALLS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89. PAGE FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 93221 2/8,15,22,3/1, 2023 COUNTY OF GWINNETT
MOTICE OF SALE
UNDER POWER
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Devictor of the accuracy of

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 Segue able 18 cause the to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (no-tice of intent to collect attortice of intent to collect attorneys fees having been given). THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE
BANK, N.A., F/K/A JPMORGAN CHASE BANK AS
TRUSTEE FOR BEAR
STEARNS ASSET BACKED

SECURITIES TRUST 2003 SD3, ASSET BACKED CER-