FORECLOSURE

tion 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage 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 large with of the status of the loan with of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for Reco Reynolds 100 Galleria Parkway, Suite 960 Atlanta, GA 30339

Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBTCOLLECTOR DEBTICOLLECTION ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005243 A-4773007

02/15/2023, 02/22/2023,03/01/2023, 03/08/2023. 03/15/ 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023

Georgia Records, conveying the after- described property to secure a Note in the original principal amount of One Hundred Thirty-Three Thousand Seven Hundred Ninetv 2/15,22,3/1,8,15,22,29, 2023 sand Seven Hundred vinited Seven and 0/100 dollars (\$133,797.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-GEORGIAGWINNETT COUNTY NOTICE OF SALE UNDER POWER

Because of default under
the terms of that certain
promissory Note dated December 29, 2021, in the house door of Gwinnett County, Georgia, within the legal hours of sale on April 4, 2023, the following de-4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 171 of the 6th District of Gwinnett County, Georgia, and being Lot 2, Block A, Oxford Place, Unit Two, as per Plat recorded in Plat Book 24, Page 219, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia: Being improved property original principal amount of \$175.000.00 ("Note) from \$175,000.00 ("Note) from ELAINE M. RICHIE to DEAL-ER REMARKETING, INC., said Note being secured by the property described in a Deed To Secure Debt executed by ELAINE M. RICHIE to DEALER REMARKETING, INC. dated December 29, 2021, recorded in Deed Rook \$5959 Page 499 in 2021, recorded in Deed Book 59559, Page 499, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia; said de-faults having continued for a Being improved property known as 5545 Weatherford Road, according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Security Deed has been and is hereby delated due heaves of period of more than thirty (30) days and not having (30) days and not having been made good in accordance with the terms and provisions of said Deed To Secure Debt, DEALER RE-MARKETING, INC. pursuant to said Deed To Secure declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-Debt, and the Note secured thereby, has declared the entire amount of the indebtedty Deed. The debt remaining in default this set vided 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all ness secured by said Deed To Secure Debt, due, payable and collectible; and, pursuant to the power of sale contained in said Deed To Secure Debt, will, on the first Tuesday in April, 2023, within the legal hours of sale before the Courthouse door before the cournouse good, in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said Deed To Secure Debt, to wit:
ALL THAT TRACT OR PARate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation CEL OF LAND lying and being in Land Lot 271 of the 7 th District of Gwinnett Country C José Tor Loss Mittigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any suffstanding and valence to any suffstanding and valence to any ty, Georgia, being Lot 1, Block B, Unit One, Lanier Forest Subdivision, and being more particularly de scribed as follows; Begin ning at an iron pin placed or outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by the northeasterly right-of way of Roberts Drive, 116.0 way of Nobelts Dilve, 100 feet northwesterly, as measured along the northeasterly right-of way of Roberts Drive and following the curvature thereof, from the intersection of Roberts Drive with Skilds Drive and Point an accurate survey and in spection of the property, any assessments, liens, encumrestrictions, covenants, and matters of record superior to with Shirley Drive, said Point of Beginning also being lo-cated at the line dividing Lots 1 and 2, said block and the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jose Rios or tenant(s); and said property is more commonly known as 5545 subdivision; running thence northwesterly along the northwesterly right-of way of Roberts Drive, 102.7 feet to an iron pin found and Lot 22, Hidden Circle Subdivision: rupping these porths commonly known as 5545 Weatherford Rd, Norcross, GA 30093. The sale will be conducted subject to (1) confirmation that the sale is sion: running thence north easterly along the southeast erly line of said Lot 22 of Hidden Circle Subdivision at not prohibited under the U.S.
Bankruptcy Code (2) final
confirmation and audit of the
status of the loan with the
holder of the security deed an interior angle of 103 degrees 09 minutes with the preceding course, 140.0 feet to an iron pin found and Lot said block and subdiviand (3) any right of redemp-tion or other lien not extinsion; running thence south-easterly along the south-westerly line of said Lot 3, 100.0 feet to an iron pin guished by foreclosure. U.S. Bank Trust National Associa-tion, not in its individual caplaced and said Lot 2: run pacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for ning thence southwesterly along the northwesterly line of said Lot 2, 163.2 feet to an iron pin placed on the Jose Rios. Brock & Scott PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-03021 northwesterly right-of way of Roberts Drive and the Point of Beginning: being of Beginning; being improved property having a house thereon and being more particularly shown on survey prepared by James H. Carter, R.L.S., dated August 22, 1988. Map/Parcel #R7271 B046 To the best of the undergreads information.

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

ed under the U.S. Bankrupt

Secure Debt. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain pro-

loan as provided in the pre-

Fortson, Bentley and Griffin, P.A., 2500 Daniells Bridge Road, Building 200, Suite 200, Suite Cookers

ired to negotiate, and, or modify the terms

signed. The sale will also be

subject to the following

not now due and payable)

all zoning ordinances; as sessments; liens; encum-

This 24 th day of February, DEALER REMARKETING.

restrictions

right of redemption of

required

95367 3/8 15 22 29

Under and by virtue of the Power of Sale contained in a Security Deed given by Sanjeev Sethi and Raminder K. Sethi to Mortgage Electronia. of the property is: 1193 Roberts Drive, Sugar Hill, Gwinnett County, Georgia 30518 Said property will be sold, a deed executed by the undersigned to purchaser and the proceeds of sale ap-plied by the undersigned, all setin to Morgage Electron-ic Registration Systems, Inc., as grantee, as nomi-nee for Countrywide Home Loans, Inc., dated Septem-ber 8, 2006, and recorded in Deed Book 47056, Page 648, Gwinnett County, Georgia as provided in said power of sale and the Deed To Secure Debt, containing said power. The sale will be conducted Gwinnett County, Ğeorgia Records, as last transferred subject to (1) confirmation that the sale is not prohibit-O THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for cy Code; (2) O.C.G.A. Section 9-13-172-1; and (3) final confirmation and audit of CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S7 by assignment recorded on February 2, 2023 in Book 60421 Page 731 in the Office of the Clerk the status of the loan with the holder of the Deed To of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original cedures 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 principal amount of Forty-One Thousand Eight Hun-dred and 0/100 dollars (\$41,800.00), with interest thereon as set forth therein, and audit of the status of the there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on April 4, 2023, the following de-scribed property. All that scribed property: All that certain parcel of land situate R.A., 2500 Daniells Bridge Road, Building 200, Suite 3A, Athens, Georgia 30014, 706- 548-1151. However, the secured creditor is not in Land Lot 204 of the 5th District of the County of Gwinnett and State of Georgia, being known and designated as Lot 37, Block A, Siamend, or modify the terms of the mortgage instrument. Said property is being sold as the property of ELAINE M. RICHIE and 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 monton Preserve. Three, as per plat recorded in Plat Book 79, Page 272, Gwinnett County, Georgia Records, which plat is incorporated herein by this refer ence and made a part of this description. Tax/Parcel ID: R5204A176 The debt se-cured by said Security Deed items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or has been and is hereby de clared due because clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Securiany taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in Security Deed and covenants, and any other matters of record superior to said Deed To Secure Debt. by law, including attorneys fees (notice of intent to colfees (notice of intent to col-lect attorneys fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although DEALER REMARKETING, INC. as Attorney-in-fact for ELAINE M. RICHIE FORTSON, BENTLEY AND GRIFFIN, P.A. 2500 Daniells Bridge Road Building 200, Suite 3A Athens, Georgia 30606 (706) 548-1151 950 96750 3/8,15,22,29, 2023 not required by law to do so is: Mr. Cooper they can be contacted at (888) 480-2432 for Loss Mitigation Dept, or by writing to 8950 Cypress Waters Boulevard, Coppell,

possible alternatives to avoid

FORECLOSURE FORECLOSURE

FORECLOSURE SALE UNDER POWER

GWINNETT COUNTY.

GEORGIA

Under and by virtue of the Power of Sale contained in a

Security Deed given by Jose

Rios to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Mortgage Company, dated June 30, 2005, and

recorded in Deed Book 43383, Page 0204, Gwinnett

County, Georgia Records, as last transferred to U.S. Bank Trust National Association,

not in its individual capacity

but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on April 28, 2022 in Book 59905 Page 844 in the Office of the Clerk of Superior Court of Gwinnett County, Capacia Reports conveying

foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessitions, relative from the security prances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the productions of the productions of the productions. undersigned, the party in possession of the property is Sanjeev Sethi and Ramin-der K. Sethi or tenant(s); and del K. Settill of telatiles), and said property is more com-monly known as **738 SIMON WAY**, **Lawrenceville**, **GA 30045**. The sale will be con-ducted subject to (1) confir-mation that the sale is not republished under the LLS prohibited under the U.S.
Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extintion or other lien not extin-guished by foreclosure. THE BANK OF NEW YORK MEL-LON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S7 as Attorney in Fact for Sanjeev Sethi and Raminder K. Sethi. Brock & Durwoody Road Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no. 21-09427

950 92677 3/8,15,22,29, 2023 NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale contained in a Security Deed from GARY L. SKIPWORTH AND LATINA A. SKIPWORTH to Mortgage Electronic Registration Sys-tems, Inc., as nominee for tems, Inc., as nominee for Taylor, Bean & Depthitaker Mortgage Corp., its suc-cessors and assigns, dated September 2, 2008, and recorded on October 7, 2008, in Book 49107, Page 306, of the Gwinnett County, Capacia Beards as better Georgia Records: as last as signed to CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the after-described property to secure a Note in the erty to secure a Note in the original principal amount of \$260,347.00 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 Gwinnet County, Georgia, within the legal hours of sale on the first TUESDAY in April, 2023, the following defirst TUESDAY in April, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY, TO WIT: ALL THAT
TRACT OF LAND AND BEING
IN LAND LOT 37 OF THE
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA BEING
LOT 15, BLOCK A, OF
HAVEN CREST SUBDIVISION, PHASE ONE, PER
PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE
250, GWINNETT COUNTY
RECORDS, REFERENCE TO 230, GWINNET I COUNTY
RECORDS, REFERENCE TO
SAID PLAT OF SURVEY AND
THE RECORD THEREOF BE
ING MADE FOR A MORE
COMPLETE DESCRIPTION.
The indebtedness secured
the county for the property of the proof of The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all 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 intent to collect attorneys fees) having been given) and all other payments provided for under the terms of the Secu-rity Deed and Note. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessments easements, liens, zoning ordinances. restrictions covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Security Deed first set out above

rity Deed first set out above. 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the stamation and audit of the sta-tus of the loan as provided immediately above. The enti-ty that has full authority to negotiate, amend, and modi-fy all terms of the mortgage with the debtor is: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800-561-4567. Please under-561-4567. Please under-stand that the secured creditor is not required to negoti-ate, amend, or modify the terms of the mortgage in-strument. To the best of the undersigned's knowledge and belief, said property is also known as 2966 Cadbury Court, Snellville, GA 30039, and the party in possession of the property is/are GARY L. SKIPWORTH AND LATINA SKIPWORTH at a sneath A. SKIPWORTH or a tenant A. SKIPWORTH or a tenant or tenants of said property. CARRINGTON MORTGAGE SERVICES, LLC AS Attorney-in-Fact for GARY L. SKIPWORTH AND LATINA A. SKIPWORTH AND LATINA A. SKIPWORTH SOLOMON | BAGGETT, LLC 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS DEBT COLLECTOR AT-DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Publish: 2/8/2023, 2/15/2023, 3/1/2023, 3/8/2023, 3/8/2023, 3/1/2023, 3/8/2023

950 93: 2/8,15,22,3/1,8,15,22,29, 2023 Notice of Sale Under Power

3/22/2023, 3/29/2023

3/15/2023

93576

State of Georgia County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Erica Nicole Smith to Mortgage Electronic Registration Systems, Inc., as nominee for HomeBridge Financial Services, Inc. (the Secured Creditor), dated November 20, 2019, and Recorded on December 4, 2019, as Book December 4, 2019 as Book No. 57078 and Page No. 83, Gwinnett County, Georgia records, conveying the afterdescribed property to secure a Note of even date in the original principal amount of \$282,400.00, with interest at

FORECLOSURE

FORECLOSURE

the entity with the full authority to negotiate, amend, and modify all terms of the last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett 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. Please note dersigned at public outcry to the highest bidder for cash at the Gwinnett County at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: The land referred to herein below is situated in the County of Gwinnett, State of Georgia, and is described as follows: All that tract or parcel of land lying and being in Land Lot 213 of the 5th District, Gwinnett County, Georgia and State of State of Land Lot 213 of the 5th District, Gwinnett County, Georgia State of State CA 92806-5951. Please note that, pursuant to O.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as subject property known as 605 OZORA ROAD, LO-605 020RA ROAD, LOGANVILLE, GA 30052 is/are:
Preston E. Sneed or
tenant/tenants. Said property
will be sold subject to (a)
any outstanding ad valorem
taxes (including taxes which
are a lien, but not yet due
and payable), (b) any matters which might be disclosed by an accurate survey
and inspection of the property, and (c) all matters of
record superior to the Security Deed first set out above,
including, but not limited to,
assessments, liens, encumbrances, zoning ordinances,
easements, restrictions, Land Lot 213 of the 5th Dis-trict, Gwinnett County, Geor-gia, being Lot 35, Block A, Ballantrae Subdivision fka Ashton Park Subdivision, as per plat recorded in Plat Book 114, Pages 49-51, re-vised in plat Book 116, book 114, Pages 49-51, re-vised in plat Book 116, Pages 63-65, Gwinnett County, Georgia records, which recorded plat is incor-porated herein by reference and made a part of this de-scription. Tax ID: R5213-210 Scription. Tax 10: R5213-210
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, faileasements, restrictions, covenants, etc. The sale will ure 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, 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 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 intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington this sale will be made for the the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. 89-13-172.1, which allows for certain procedures regarding the rescission of judicial and regulations are security. dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and oth-er foreclosure documents may not be provided until fisignee 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. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parnal confirmation and audit of the status of the loan as pro-vided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Car-rington Mortgage Services, LLC as Attorney in Fact for Preston E. Sneed. Any infor-mation obtained on this mat-ter may be used by the debt collector to collect the debt. the status of the loan as procollector to collect the debt collector to collect the debt. Bell Carrington Price & Amp; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40172 950 93697 2/8,15,22,29, 3/1,8,15,22,29,2023

undersigned, the party/parties in possession of the subject property known as 1212 ASHTON PARK DRIVE, LAWRENCEVILLE, GA 30045 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a is/are: Erica Nicole Smith or tenant/tenants. Said property tenantrenants. 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 mat-ters which might be dis-Security Deed given by Robert L. Sullivan III a/k/a Robert L. Sullivan and Bar-bara D. Sullivan to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust closed by an accurate survey and inspection of the prop-erty, and (c) all matters of as nominee for Suntrust
Mortgage Inc., dated July 7,
2008, and recorded in Deed
Book 48973, Page 373,
Gwinnett County, Georgia
Records, as last transferred record superior to the Security Deed first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, ecstrictions, covenants, etc. The sale will be ready at the content of the c to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on November 15, 2012 in Book 51798 Page 37 in the Office of the Clerk of Superior Court of Gwinnett County, 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 status of the loan with the holder of the security Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Eighty-Four Thousand and 0/100 dollars deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the (\$384,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett Deed Under Power and other foreclosure documents may house door of Gwinnett County, Georgia, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 88 of the 5th District, Gwinnett County, Georgia, being Lot 74, Block D, Northforke Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwinnett County not be provided until confirmation and audit of the status of the loan as providstatus 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. Carrington Mortgage Services, LLC as Attorney in Fact for Erica Nicole Smith. Any information obtained on this matter may be used by the 66. Page 11. Gwinnett Counoo, Page 11, deminds Courb, y, Georgia, Records, which plat is hereby incorporated herein by reference. The debt secured by said Securi-ty Deed has been and is hereby declared due bematter may be used by the debt collector to collect the debt. Bell Carrington Price & Description of Street, 2 nd Floor, Calumbia Co. 2004 (2003) Valu Steet, 2 liu Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40155 950 93586 2/8,15,22,29,13,15,22,29, cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

as and when due and in the Note 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 Security Deed and by law including attor-

and by law, including attor-

neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negoti-

ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Doctor by werth

Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclo-

sure. Said property will be sold subject to any outstand-

ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which

might be disclosed by an ac-

curate survey and inspection

of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-

tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the under-signed, the party in posses-sion of the property is Robert L. Sullivan or tenant

(s); and said property is more commonly known as 1588 Greensboro Way, Grayson, GA 30017. The sale

will be conducted subject to (1) confirmation that the sale

(1) committed the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security lead and (2) any idea of the security lead and (2) any idea of the security leads and (3) any idea of the security leads and (3)

deed and (3) any right of re-demption or other lien not

demption or other lien not extinguished by foreclosure. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Robert L. Sullivan III a/k/a Robert L.

Sullivan and Barbara D. Sul-

Sullivan and Bardara D. Sullivan. Brock & J. Sullivan. Brock & Bardara D. Sullivan. Brock & Bardara Sullivan. South Woody Road Sullie 310 Ag. 12-10737 950 96884 3/8,15,22,29, 2023

2023

covenants, and mat-

2023

Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a Electronic Registration Systems, Inc., as nominee for tems, Inc., as nominee for Low VA Rates (the Secured Creditor), dated December 10, 2015, and Recorded on December 23, 2015 as Book No. 54010 and Page No. 269, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount the original principal amount of \$231,998.00, with interest at the rate specified therein, as last assigned to Carring-ton Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the unthere will be sold by the un-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 April, 2023, the following described proper-ty: The land referred to here-in below is situated in the County of Gwinnett, State of Georgia, and is described as Georgia, and is described as follows: All that tract or pardollows: All that tract or parcel of land lying and being in Land Lot 197 of the 5th District of Gwinnett County, Georgia and being described as Lot 1 and Lot 2, each containing 0.594 acres and more particularly shown and delineated by a plat of survey entitled Exemption Plat for Enoch G. Smith dated November 7, 1995, prepared by M.V. Ingram Enterprises, Inc., certified by Barry D. Lord RLS in Georgia No. 2641 and recorded in Plat Book 68, Page 205, Gwinnett County, Georgia Records; BOOK 68, Page 2Ub, GWINNett County, Georgia Records; referenced to said survey and the record thereof is hereby made for a more par-ticular description of the property conveyed and for the purpose of incorporating the same herein. Tax 10: He same Herein: Ital ID.
R5197 068 The debt secured
by said Security Deed has
been and is hereby declared
due because of, among other possible events of défault, 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, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having er possible events of default collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed

to the property. Carrington Mortgage Services, LLC is

FORECLOSURE

00806 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of Three Hundred Ninety-Two Thou-Hundred Ninety-IWO Inou-sand Seven Hundred Fifty-Five and 0/100 dollars (\$392,755.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District, Rocky Creek GMD 1587, Gwinnett County, Georgia, being Lot 57, Block A, Legacy River Subdivision, as per Plat Book 102, Pages 221-222, Gwinnett County Records, said plat being incorporated herein by reference thereto. FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 500 house door of Gwinnett is known by address as 500 is known by address as 500 Roland Manor Drive, according to the present system of numbering property in Gwinnett County, Georgia. 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 as and when due and in the Note 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 Security Deed and by law including attor. as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: AmeriSave Mortgage Corporation they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by tacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis Thomas or tenant (s); and said property is more commonly known as 500 Roland Manor Dr, Dacula, GA 30019. The sale will be conducted subject to (1) confirmation that the sale is contractability and said the sale is contractability and said the said is said to said the said is said the sai

not prohibited under the U.S.
Bankruptcy Code (2) final
confirmation and audit of the
status of the loan with the
holder of the security deed

and (3) any right of redemp-tion or other lien not extin-

guished by foreclosure.

AmeriSave Mortgage Corporation as Attorney in Fact for
Curtis Thomas. Brock &
Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-05923 950 95111 3/8,15,22,29, 2023 Notice of Sale Under Pow-Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Gerald Thomas to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for BSM Financial, IR dated January 26 2006 LP, dated January 26, 2006, and recorded in Deed Book 46097, Page 426, Gwinnett County, Georgia records, as last transferred to Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee for the SACO I Trust 2006-5, Mortgage-Backed Certificates, Series 2006-5 by Corrective Assignment recorded in Deed Book 59714, Page 709, Gwinnett County, Georgia records, conveying the after-described property to secure a County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$31,400.00, with interest at the order process. the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2023, to wit: April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 69, 5th District County County ing in Land Lot 69, 5th District, Gwinnett County, Georgia, being Lot 80, Block A, Unit One, Dorian Cove Subdivision, according to plat of survey recorded in Plat Book 49, Page 270, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. SUBJECT TO that certain Security Deed from Gerald Thomas in favor of Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for BSM Financial, LP, in the original principal amount of \$125,600.00, datamount of \$125,000.00, does do and recorded in Deed Book 46097, Page 411, Gwinnett County, Georgia records, as may be transferred and/or assigned from time to time. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default er possible events of detailer to pay the indeatedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all events. 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). Said property is commonly known as 1680 South Crestview Drive, Snellville, GA 30078, together with all ixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the under-

NOTICE OF PURELLOSMEN SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Cur-tis Thomas to Mortgage Electronic Registration Sys-tems leg as grantes as

NOTICE OF FORECLOSURE

Electronic Registration Systems, Inc., as grantee, as nominee for Amerisave Mortgage Corporation, dated August 30, 2021, and recorded in Deed Book 59217, Page 00358, Gwinnett County, Georgia Records, as last transferred to AmeriSave Mortgage Corporation by assignment recorded on January 23. recorded on January 23 2023 in Book 60407 Page

easements.

FORECLOSURE

be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2 O.C.G.A. Section 9-13-172.1 and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 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 provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14to O.C.G.A. Section 44-14162.2, the entity that has full
authority to negotiate,
amend and modify all terms
of the mortgage with the
debtor is: Select Portfolio
Servicing, Inc. Attention:
Loss Mitigation Department
3217 S. Decker Lake Drive
Salt Lake City, Utah 84119
1-888-818-6032 The foregoing notwithstanding, nothing ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted or behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Wilming-ton Trust, NA, successor trustee to Citibank, N.A., as Trustee for the SACO I Trust 2006-5, Mortgage-Backed Certificates, Series 2006-5 as attorney in fact for Gerald Thomas Richard B. Maner, Thomas Řichard B. Maner, P.C. 180 Interstate N Parka, vay. Suite 200 Atlanta, A30339 404.252.6385
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-006
950
96785 950 3/8,15,22,29,2023 POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from SITU

TOSŚA to MORTGAGE ELEC-TRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR RBMG INC, dated November 5, 2002, in Deed Book 29860, Page 233, 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 Seventeen Thousand Five Hundred and 00/100 dollars (\$117,500.00), with interest hereon as provided for (\$117,300.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to LoanCare, LLC, there will be sold at public outcry to the highest bidder for cash at nignest bloder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security

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 LOTS
179 AND 180, OF THE 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
UNIT 21, BLOCK C OF
SPRINGLAKE COVE, A CONDOMINIUM, UNIT THREE,
PHASE B, AS PER PLAT
RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES RECORDED IN CONDOMINI-UM PLAT BOOK 2, PAGES 193-195, GWINNETT COUN-TY, GEORGIA RECORDS. SUBJECT TO THAT CERTAIN DECLARATION OP CONDO-MINIUM FOR SPRINGLAKE COVE, A CONDOMINIUM, FILED FOR RECORD JULY 25, 2000, AND RECORDED AT DEED BOOK 20961, PAGES 224-258, GWIN-NETT COUNTY, GEORGIA PAGES 224- 258, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH DECLA-RATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDI-TIONS ARE INCORPORATED HEREIN AND MADE A PART HFRF0F BY REFERENCE Said legal description being controlling, however the property is more commonly known as 404 SPRING HEAD

DRIVE, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the sale, in-cluding 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 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 valorem taxes (including taxes which are a lien, whether or not now the and navelels). 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 said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is SITU TOSA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to fine pency Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or ity to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Beach, VA 23432, 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

or modify the terms of the mortgage instrument. LOAN-CARE, LLC as Attorney in Fact for SITU TOSSA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. LNC-23-00693-1 Ad Run Dates 03/08/2023, 03/22/2023, 03/22/2023, 03/22/2023, 03/22/2023, and belief of the undersigned, the party (or parties)
in possession of the subject
property is (are): Gerald
Thomas or tenant or tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes (including taxes which are
lien, but not yet due and
payable), (b) any matters
which might be disclosed by
an accurate survey and inan accurate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-Dates 03/15/2023, 03/29/2023 brances, zoning ordinances

restrictions

covenants, etc. The sale will

rlselaw.com/property-listing 950 96103 3/8,15,22,29 2023

03/22/2023

Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCUS A TUGGLE to WELLS FARGO BANK, N.A., detad. 19/19/2017, and dated 12/12/2017, and Recorded on 12/14/2017 as Book No. 55589 and Page No. 0562, GWINNETT County, Georgia records, as last assigned to **WELLS FARGO** BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$119,892.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described proposes following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 29
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK
B, ANNISTOWN VALLEY
SUBDIVISION, UNIT TWO,
AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
24, PAGE 185, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REF-AND BEING IN LAND LOT 29 PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and to Secure Debt nas 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. and beed to Secure bout Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure 96785

NOTICE OF SALE UNDER

Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, N.A., acting on benair of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, AK/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan purport to QC 6.4.8 loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contact-ed at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3202 OCTAVIA LN, SNELLVILLE, GEORGIA
30039 is/are: MARCUS A
TUGGLE or tenant/tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by

an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumassessinents, lens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is 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 security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which Section 9 is 72.1, Willich allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for MARGUS ATUGGLE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009737636 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP and audit of the status of the BARKELL DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 96806 3/8,15,22,29,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-CONTAINED IN THAT CERTAIN SE-CURITY DEED FROM MARIANA LUZ GUDINO VAZQUEZ AND RAIZA LUNA RAMIREZ TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS REGISTRATION SYSTEMS INC., AS GRANTEE, AS NOMINEE FOR US MORT-GAGE CORPORATION, dated August 3, 2021, recorded August 4, 2021, in Deed Book 59033, Page 00573, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eighty-Two Thousand Nine Hundred Thirty-Six and 00/100 dollars (\$382,936.00), with interest thereon as provided terest thereon as provided for therein, said Security for therein, said Security Deed having been last sold, assigned and transferred to M&T BANK, 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 April, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK the Gwinnett County Court-GIA, BEING LOT 6, BLOCK B, BROOKSTONE SUBDIVI-SION, PER PLAT RECORD-ED IN PLAT BOOK 40, PAGE 105, GWINNETT COUNTY GEORGIA RECORDS WHICH PLAT IS INCORPO RATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known BEDROCK RUN LAWRENCEVILLE, GA 30043. The indebtedness se-

cured by said Security Deed has been and is hereby de-

clared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the

purpose of paying the same, all expenses of the sale, in-

cluding attorneys fees (no-

FORECLOSURE

been given) and all other payments provided for un-

FORECLOSURE

der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under 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 pavable) 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; encumcovenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under belief of the undersigned, the owner and party in pos-session of the property is MARIANA LUZ GUDINO VAZQUEZ, RAIZA LUNA RAMIREZ, or tenants(s). The sale will be conducted sub sale will be conducted sub-ject (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 hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: M & Det. Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing ir O.C.G.A. Section 44-14umber.
Nothing III
44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as Attorney in Fact for MARI-ANA LUZ GUDINO VAZQUEZ, RAIZA LUNA RAMIREZ 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 USED FOR IHAT PORPOSE.
Attomey Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
MTB-23-00301-1 Ad Run
Date: 02/09/29/29

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

rlselaw.com/property-listing 950 94723 3/8,15,22,29 2023

03/22/2023

03/15/2023

03/29/2023

NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from LUIS ANTONIO VEGA-ARENAS to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR BRAND
MORTGAGE GROUP, LLC,
dated August 31, 2016,
recorded October 10, 2016. dated August 31, recorded October 10, in Deed Book 54646, 2016 547, Gwinnett County, Geor-gia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Three Hundred Sixty-Five and 00/100 dol-lars (\$137,365.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to LAKEVIEW LOAN SERVICING LLC, 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 April, 2023, all property described in said Security Deed including but not limited to the following described property ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 281 OF THE 5TH DISTRICT, GWINNETT COLINTY, GEORGIA. BEING LOT 8, BLOCK B, SWEETGUM UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 46, PAGE 272, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more com-

the property is more com-monly known as 2125 UNI-WATTEE TRAIL, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of de fault under the terms of said ness remaining in default, this sale will be made for the purpose of paying the same all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for un der the terms of the Security Deed Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under signed. The sale will also be signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumcovenants, 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 LUIS ANTONIO VEGA-ARE-NAS, 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.

having full authority to nego-tiate, amend or modify all terms of the loan (although

not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY

14221, Telephone Number: 1-800-724-1633. 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. LAKEVIEW LOAN SERVICING LLC as At-

torney in Fact for LUIS AN-TONIO VEGA-ARENAS THE BELOW LAW FIRM MAY BE

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

WILL BE USED FOR IHAI PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-00268-3 Ad Run