

FORECLOSURE

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 92675
2/22/2023, 3/15/2023, 3/22/2023, 3/29/2023

Notice of Sale Under Power.

State of Georgia, County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KELEY NOEL TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE, dated 05/27/2016, and GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note in the original principal amount of \$135,500.00, 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 property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 226, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 8, BEAVER CREEK SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 119-121, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given), PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), as the holder of the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 546 3593. 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 2408 BEAVER FAULT DR., NORCROSS, GEORGIA 30071, KELEY NOEL 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 Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; 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 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for KELEY NOEL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
0000009721507 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398, 950 96800
3/8,15,22,29,2023

TS # 2022-03317

Notice of Sale Under Power

Georgia, Gwinnett County
Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Josh Perrington and Katherine Perrington, husband and wife to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Guaranteed Rate, Inc., its successors and assigns,** dated 1/15/2020, and recorded on 1/21/2020, in Deed Book 57190, Page 00089, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/19/2022 in Deed Book 62029, Page 00540, Affidavit Affecting Title to Land recorded 2/5/2023 in Deed Book 60425, Page 00014, conveying the after-described property to secure a Note in the original principal amount of \$321,034.00, with interest thereon as provided for 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 4/4/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 336 And Being In Land Lot 337 Of The 7th District, Gwinnett County, Georgia, Being Lot 7, Block C, Emerald Lake Subdivision, Unit 2, As Per Plat Recorded In Plat Book 56, Page 269, In The Office Of The Clerk Of Superior Court Of Gwinnett County, Georgia, Which Plat Is Incorporated Herein By Reference And Made A Part Of This Description. THE DEBT SECURED BY SAID DEED TO SECURE DEBT HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO PAY THE INDEBTEDNESS AS AND WHEN DUE AND IN THE MANNER PROVIDED IN THE NOTE AND DEED TO SECURE DEBT. BECAUSE THE DEBT REMAINS IN DEFAULT, THIS SALE WILL BE MADE FOR THE PURPOSE OF PAYING THE SAME AND ALL EXPENSES OF THIS SALE, AS PROVIDED IN THE DEED TO SECURE DEBT AND BY LAW, INCLUDING ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN), M&T BANK AS GRANTEE, AS NOMINEE FOR US MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, DATED AUGUST 30, 2021, AND RECORDED ON DECEMBER 4, 2019 AS BOOK NO. 57078 AND PAGE NO. 83, GWINNETT COUNTY, GEORGIA RECORDS, CONVEYING THE AFTER-DESCRIBED PROPERTY TO SECURE A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$321,034.00, WITH INTEREST AT THE RATE SPECIFIED THEREIN, AS LAST ASSIGNED TO CARRINGTON MORTGAGE SERVICES, LLC BY ASSIGNMENT THAT IS OR TO BE RECORDED IN THE GWINNETT 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 APRIL 4, 2023, THE FOLLOWING DESCRIBED PROPERTY: 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 PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. THE DEBT SECURED BY SAID DEED TO SECURE DEBT HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO PAY THE INDEBTEDNESS AS AND WHEN DUE AND IN THE MANNER PROVIDED IN THE NOTE AND DEED TO SECURE DEBT. BECAUSE THE DEBT REMAINS IN DEFAULT, THIS SALE WILL BE MADE FOR THE PURPOSE OF PAYING THE SAME AND ALL EXPENSES OF THIS SALE, AS PROVIDED IN THE DEED TO SECURE DEBT AND BY LAW, INCLUDING ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN), CARRINGTON MORTGAGE SERVICES, LLC (THE SECURED CREDITOR), CONVEYING THE AFTER-DESCRIBED PROPERTY TO SECURE A NOTE IN THE ORIGINAL 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 PROPERTY: 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 PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. THE DEBT SECURED BY SAID DEED TO SECURE DEBT HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO PAY THE INDEBTEDNESS AS AND WHEN DUE AND IN THE MANNER PROVIDED IN THE NOTE AND DEED TO SECURE DEBT. BECAUSE THE DEBT REMAINS IN DEFAULT, THIS SALE WILL BE MADE FOR THE PURPOSE OF PAYING THE SAME AND ALL EXPENSES OF THIS SALE, AS PROVIDED IN THE DEED TO SECURE DEBT AND BY LAW, INCLUDING ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN), CARRINGTON MORTGAGE SERVICES, LLC (THE SECURED CREDITOR), CONVEYING THE AFTER-DESCRIBED PROPERTY TO SECURE A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$260,347.00, WITH INTEREST AT THE RATE SPECIFIED 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 THE FIRST TUESDAY IN APRIL, 2023, THE FOLLOWING DESCRIBED PROPERTY: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL 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 SAID PLAT AND THE RECORD THEREOF BEING MADE FOR A MORE COMPLETE DESCRIPTION. 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 AND WHEN DUE AND IN THE MANNER PROVIDED IN THE 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 ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN) AND ALL OTHER PAYMENTS PROVIDED FOR UNDER THE TERMS OF THE SECURITY DEED. 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, COVENANTS, ETC. 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 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 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. FUNDS USED AT SALE SHALL BE IN CERTIFIED FUNDS AND PAYABLE TO BELL CARRINGTON PRICE & GREGG, LLC. BANK UNITED, N.A. AS ATTORNEY IN FACT FOR APRIL 0, POLLARD.

Notice of Foreclosure Sale Under Power

Georgia
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by **April O. Pollard to Mortgage Electronic Registration Systems, Inc., as nominee for Carrington Mortgage Services, LLC (the Secured Creditor)**, dated February 20, 2016, and Recorded on March 4, 2016 as Book No. 54137 and Page No. 732, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$143,108.00, with interest at the rate specified therein, as last assigned to Bank United, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 3 of the 6th District of Gwinnett County, Georgia, being Lot 1, Block C, Laurel Ridge Subdivision, Unit Two, as per plat recorded in Plat Book 44, Page 106, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

Tax ID: R6003 129
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, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Bank United, N.A. 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 Douglas 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/parties in possession of the subject property known as 3902 LAUREL BEND DRIVE, SNELLVILLE, GA 30039 is/are: April O. Pollard 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, covenants, etc.

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 status 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 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.

Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Bank United, N.A. as Attorney in Fact for April O. Pollard.

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, Columbia, SC 29201 (803) 509-5078. File: 23-04554
950 96471 3/8,15,22,29,2023

NOTICE OF FORECLOSURE SALE UNDER POWER

Georgia
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by **April O. Pollard to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp.,** its successors and assigns, dated February 27, 2009, and recorded on May 6, 2009, in Book 49455, Page 683, of the Gwinnett County, Georgia Records; as last assigned to CARRINGTON MORTGAGE SERVICES, LLC (the Secured Creditor), conveying the after-described property to secure a Note in the original principal amount of \$90,027.00, 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 the first TUESDAY in April, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK B, LANIER FOREST SUBDIVISION, UNIT #1, AS RECORDED IN PLAT BOOK N, PAGE 34, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. 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 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 Security Deed and Note. 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, any assessments or 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. 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 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 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 6/24/2023 in Deed Book 60209, Page 00540, Affidavit Affecting Title to Land recorded 2/5/2023 in Deed Book 60425, Page 00014, conveying the after-described property to secure a Note in the original principal amount of \$321,034.00, with interest thereon as provided for 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 4/4/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 336 And Being In Land Lot 337 Of The 7th District, Gwinnett County, Georgia, Being Lot 7, Block C, Emerald Lake Subdivision, Unit 2, As Per Plat Recorded In Plat Book 56, Page 269, In The Office Of The Clerk Of Superior Court Of Gwinnett County, Georgia, Which Plat Is Incorporated Herein By Reference And Made A Part Of This Description. THE DEBT SECURED BY SAID DEED TO SECURE DEBT HAS BEEN AND IS HEREBY DECLARED DUE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO PAY THE INDEBTEDNESS AS AND WHEN DUE AND IN THE MANNER PROVIDED IN THE NOTE AND DEED TO SECURE DEBT. BECAUSE THE DEBT REMAINS IN DEFAULT, THIS SALE WILL BE MADE FOR THE PURPOSE OF PAYING THE SAME AND ALL EXPENSES OF THIS SALE, AS PROVIDED IN THE DEED TO SECURE DEBT AND BY LAW, INCLUDING ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN), M&T BANK AS GRANTEE, AS NOMINEE FOR US MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, DATED AUGUST 30, 2021, AND RECORDED ON DECEMBER 4, 2019 AS BOOK NO. 57078 AND PAGE NO. 83, GWINNETT COUNTY, GEORGIA RECORDS, CONVEYING THE AFTER-DESCRIBED PROPERTY TO SECURE A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$321,034.00, WITH INTEREST AT THE RATE SPECIFIED THEREIN, AS LAST ASSIGNED TO CARRINGTON MORTGAGE SERVICES, LLC BY ASSIGNMENT THAT IS OR TO BE RECORDED IN THE GWINNETT 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 APRIL 4, 2023, THE FOLLOWING DESCRIBED PROPERTY: 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 PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. 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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 AND WHEN DUE AND IN THE MANNER PROVIDED IN THE 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 ATTORNEYS FEES (NOTICE OF INTENT TO COLLECT ATTORNEYS FEES HAVING BEEN GIVEN) AND ALL OTHER PAYMENTS PROVIDED FOR UNDER THE TERMS OF THE SECURITY DEED. 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, COVENANTS, ETC. 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 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 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. FUNDS USED AT SALE SHALL BE IN CERTIFIED FUNDS AND PAYABLE TO BELL CARRINGTON PRICE & GREGG, LLC. BANK UNITED, N.A. AS ATTORNEY IN FACT FOR APRIL 0, POLLARD.

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, Columbia, SC 29201 (803) 509-5078. File: 23-04554
950 96471 3/8,15,22,29,2023

FORECLOSURE

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 the sale, as provided in the 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: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincard Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincard Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincard Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincard Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. 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