FORECLOSURE

an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Johana A. Lopez, Hillary B. Cranford, Christian Luis Cranford, Christian Luis Lopez, Michael Andre Sali-nas and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy code and 2) final confirma-tion and audit of the states of the lean with the helder of of the loan with the holder of the Security Deed. Penny-Mac Loan Services, LLC as Mac Loan Services, LLC as Attorney-in-Fact for Johana A. Lopez Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/12/23; 04/05/23; 04/26/23; 04/19/23; 04/26/23 950 96754 4/5,12/19,26,

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY STATE OF GEORGIA

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by **Brian** Marshall and Kelly Marie Kleczek, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Loanleaders of America, Inc. recorded in Deed Book 56817, beginning at page 351, of the deed records of the Clerk of the Superior Court of the afore said state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-infact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's ales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in May 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 337 of the 7th District, Gwinnett County, Georgia, being Lot 26, Block A, Sugar Grossing, latt One Segment Lot 26, Unit One, as per plat of record in Plat Book 56, Page 82, Gwinnett County Records, which plat is incorporated herein by reference. Deed Type: Limited Warranty Deed Grantors: Steven Ruf-folo Grantees: Brian Mar-shall and Kelly Marie Kleczek, As Joint Tenants With Rights Of Survivorship Dated: Aveuet 9, 2018 Nutri Fights of Sarrivoship Dated: August 9, 2018
Recorded Date: August 10, 2018 Consideration: \$10.00
BOOK: 56065 PAGE: 809
Parcel No.: R7322A026 Said legal description being conregal description being color trolling, however, the Property is more commonly known as: 5725 Sugar Crossing Drive, Sugar Hill, GA 30518 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be con ducted 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. MidFirst Bank,
through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security
Deed. MidFirst Bank,
through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

of the undersigned's knowl-edge and belief, the party in

edge and belief, the party in possession of the property is believed to be Brian Marshall and Kelly Marie Kleczek, or tenant(s). Midfirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II JSG6 Elenridge Connector. Suite

350 Atlanta, GA 30342 (770) 392-0041 22-6908 THIS

JAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-

PURPOSE. 950 99226 4/5,12,19,26, 2023

MATION OBTAINED BE USED FOR THAT

Glenridge Connector.

FORMATION

GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Willie J. Moore and Chaska L Moore to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, dated September 23, 2016, and recorded in Deed Book 54626, Page 465, Gwinnett County, Georgia Records, as last transferred to Village Capital & assignment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnet County. Georgia Records, conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Nine Hundred Thousand Sixty and 0/100 dollars (\$900,060,00), with interest there on as set forth therein, there will be sold at public outcry to the highest bidder cash before the courthouse door of Gwinnett house door of Gwinnett County, Georgia, within the County, Georgia, within the legal hours of sale on May 2, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND INSTERIOR OF THE COUNTY OF GEORGIA, AND INSTERIOR OF THE COUNTY OF GEORGIA, AND INSTERIOR OF THE COUNTY DESCRIBED AS FOLLOWS

FORECLOSURE

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE CITY OF BRASELTON, 1749TH GMD,

GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT

BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEOR-

GIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID:

known as 2613 NORTHERN

OAK DR, Braselton, GA 30517 The debt secured by said Security Deed has been

and is hereby declared due

because of, among other possible events of default, failure to pay the indebted-ness as and when due and

in the manner provided in the Note and Security Deed.

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

for the purpose of paying the 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 pendiate

authority to negotiate, amend or modify all terms

of the loan (although not required by law to do so) is:
Village Capital & Investment
LLC they can be contacted at
(801) 206-4170 for Loss
Withouton Debt on by weith

(801) 200-41/0 for Loss Mitigation Dept, or by writ-ing to 2550 Paseo Verde Parkway, Suite 100, Hender-son, Nevada 89074, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject

orem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be dis-

closed by an accurate survey

and inspection of the property, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Willie J. Moore and Chaska L. Moore

or tenant(s); and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. The sale will be con-

ducted subject to (1) confir-

mation that the sale is not

prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the

status of the loan with the holder of the security deed

and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. Vil-lage Capital & Dr. Invest-ment LLC as Attorney in Fact

Chaska L Moore. Brock & Deck Brock & Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341

on the first Tuesday in June.

2023, all property described in said Security Deed includ-

ing but not limited to the fol-

ing but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 181 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 25, BLOCK C,
ROLLING RIDGE, UNIT IV-A,
PHASE IV, NORTHWOOD
P.U.D., AS PER PLAT
RECORDED IN PLAT BOOK
11, PAGE 59, GWINNETT

PAGE 59, GWINNETT

11, PAGE 59, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being controling, however the property is more commonly known as 3390 ROLLING RIDGE RD, LAWRENCEVILLE. GA

LAWRENCEVILLE, GA 30044. 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, 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, warout any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-

session of the property is STACY MOORE, 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 Securit Deed. The entity having fu authority to negotiate, amend or modify all terms

of the loan (although not re-

quired by law to do so) is:
PennyMac Loan Services,
LLC, Loss Mitigation Dept.,

LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583, Nothing in CCCA Section 44-14-

O.C.G.A. Section 44-14-162.2 shall be construed to

require a secured creditor to

negotiate, amend, or modify

the terms of the mortgage instrument. PENNYMAC

Moore and

for Willie J.

4/5,12,19,26,2023

NOTICE OF SALE UNDER POWER

R3005487

LOAN SERVICES, LLC as Attorney in Fact for STACY MOORE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PORPOSE
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-06291-2 Ad Run
Pates 04/05/2023 2 Ad Run 04/05/2023, Dates 05/10/2023 05/17/2023, 05/31/2023 rlselaw.com/property-listing

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Courtney Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett 53023, Page 4451, GWIIIIett County Records, said Secu-rity Deed having been last sold, assigned, transferred and conveyed to Wells Far-go Bank, N.A. securing a Note in the original principal amount of \$315,192.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebted ness due and payable and ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Courthouse door in said. gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 6TH DISTRICT, CITY OF LILBURN, GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, 8-12, GWINNETT COUNTY, GEORGIA RECORDS. WHICH PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF Said property PART HEREOF Said property is known as **92 Pebble Pond Drive, Lilburn, GA 30047**, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable). not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity 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 be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

404-789-2661 B&S file no.: 22-19670 98738

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from STACY MOORE to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SOUTHEAST MORTGAGE OF GEORGIA, INC., dated February 27, 2020, recorded March 2, 2020, in Deed Book 57287, Page 00803, Gwinnett County, Georgia Records, said Security Deed having been given to secure. of the status of the loan with the secured creditor. The property is or may be in the possession of Courtney Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway of the status of the loan with a Note of even date in the original principal amount of One Hundred Sixty-Six Thousand Nine Hundred Twenty and 00/100 dollars (\$166,920.00), with interest Perimeter Center Parkway N.E., Suite 130 Atlanta, GA thereon as provided for therein, said Security Deed having been last sold, as-30346 (770) 220-2535/CL https://www.logs.com/ *THE LAW FIRM IS ACTING AS A signed and transferred to PennyMac Loan Services, 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 Juesday in June COLLECTOR. ANY IN FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 984 3/29,4/5,12,19,26, 2023 98482

NOTICE OF SALE UNDER POWER

UNDER PUWER
GEORGIA,
GWINNET COUNTY
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Under and brighting of the

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Eddie Joe Patter** son, Jr. aka Eddie J. Patter-son and Tamara M. Patterson and Tamara W. Patterson to SunTrust Bank now known as Truist Bank, dated 05/13/2009 and filed 05/29/2009, recorded in Deed Book 49501, Page 0858, Gwinnett County, Georgia Records, conveying the after-described property to secure an Access 3 Equity Line Account Agreement and Disclosure Statement in the Disclosure Statement in the original principal amount of Eighty Thousand Dollars and No Cent (\$80,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Tuesday May 2, 2023, the follow-ing described property: THAT TRACT OR PARCEL DELAND, THACK TOR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 286 OF DISTRICT 7, GWINNETT COUNTY, GEORGIA, BEING LOT(S) 4, ROSEMOORE LOT(S) 4, ROSEMOORE LAKE SUBDIVISION, UNIT IV, AS PER PLAT RECORD-ED IN PLAT BOOK 77, PAGE 155-156 GWINNETT COUN-155-156 GWINNETT COUNTY, GEORGIA RECORDS.
BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 06/07/2002, IN BOOK 27635, PAGE 195. KNOWN AS: 4832 BRAMBLE ROSE LN PARCEL: 7-286-230 The debt secured by said Security Deed has been and is hereby declared due cause of, among other poscause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Ac-cess 3 Equity Line Account Agreement and Disclosure Statement 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 pro-vided in the Security Deed

and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any

will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, any right of redemption of any taxing authority, any matters which

thority, any matters which might be disclosed by an ac-

curate survey and inspection

FORECLOSURE

of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants and mattions tions, covenants, and mat-ters of record superior to the Security Deed first set out above including but not lim-ited to that certain Security Deed given by Eddie J. Pat-terson and Tamara M. Pat-terson to Wells Fargo Bank, NA, dated 08/8/2008 and filed 08/25/2008, recorded in Deed Book 49040, Page 0096, Gwinnett County, Georgia Records, conveying deorgia Records, conveying the above-described property to secure a Note in the original principal amount of \$39,000.00. To the best knowledge and belief of the undersigned, the party in possession of the property is Eddie 1. Patterrop a Patter of the Property in the property is Eddie 1. Patterrop and patterns and patterns are property in the property in the Eddie 1. Patterrop and patterns are property in the p is Eddie J. Patterson aka Eddie Joe Patterson, Jr. and Tamara M. Patterson or a tenant or tenants and said property is more commonly known as 4832 Bramble Rose Ln., Suwanee GA 30024-6982. In compliance with Georgia law, please find below the contact informa-

below the contact informa-tion for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt. Truist Bank Mail code 306-40-06-45 1001 Semmes Avenue Richmond, VA 23224 1(888) 519 3479 888-883-4228 The sale will be conducted subiect (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 hold-er of the Security Deed. to any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Sec-tion 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non- judicial sales in the state of Georgia. Please note that the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission. Truist Bank, Successor by Merger to SunTrust Bank, as Attorney in Fact for Eddie J. Patterson aka Eddie Joe Patterson, Jr. and Tamara M. Patimmediately above and final son, Jr. and Tamara M. Pat-

By:_____ Andrew D. Gleason Attor-Aniurew D. Gleason Attori-ney for Truist Bank, Succes-sor by Merger to SunTrust Bank Lefkoff, Rubin, Glea-son, Russo & Amp; Williams, P.C. 5555 Glen-ridge Connector Suite 900 Atlanta Georgia 30242 Georgia 30342 9-6900 (404)869-(404)869-6900 99322 4/5,12,19,26,

NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE. AS NOMINEE GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., FOR QUICKEN LOANS INC., dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars

Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a to the highest bidder for cash at the Gwinnett County Courthouse. within the lead

Courthouse, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described.

ing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 299 OF BEING IN LAND LOT 299 OT THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVI-SION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEOR-CHARLECORDS WHILED

GWINNETI COUNTY, GEOR-GIA, RECORDS, WHICH RECORDED PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION SCRIPTION

SCHIPTION.
Said legal description being controlling, however the property is more commonly known as 923 MARY FRANCES CT, DACULA, GA

30019.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security

Deed.
Said property will be sold
on an as-is basis without
any representation, warranty
or recourse against the
above-named or the undersigned. The sale will also be 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 heavely). 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; encumrestrictions brances: brances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the under-

egge and delief of the under-signed, the owner and party in possession of the proper-ty is ANGELA DENISE ROSS, ESTATE AND/OR HEIRS AT LAW OF ANGELA DENISE ROSS, OLUWATOYIN OREKOYA, ISSAC OREKOYA, KAYLEF

REYES, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final 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 modify all terms of the

FORECLOSURE FORECLOSURE

UNDER POWER

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from NELSON A SANTANA and GLORIA P

SANTIAGO to METLIFE HOME LOANS, A DIVISION

OF METLIFE BANK, N.A., dated February 3, 2010, in Deed Book 49935, Page 00241, Gwinnett County,

00241, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred

00/100

and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to

signed and transferred to
Mortgage Assets Management, 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 May 2023 all property

of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limit-

Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, INIT TWO AS PER PLAT

FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 59, PAGE 191, GWINNETT

COUNTY, GEORGIA RECORDS, WHICH PLAT IS

RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION: BEING KNOWN AS 2800 CAMELOT WOODS DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA Said legal description

GWINNETT COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more com-monly known as 2800 CAMELOT WOODS DRIVE, LAWRENCEVILLE, GA 30044. The indebtedness se-

30044. 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-

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-

out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

which would be disclosed to disclosed an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record surveint to

covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NELSON A SANTANDA, GLOPIAD BOANTANDA, GEOTATE

RIA P SANTIAGO, ESTATE AND/OR HEIRS-AT-LAW OF GLORIA SANTIAGO MICHAEL T KING, RAQUEL

MICHAEL I MING, RAUGE CUADRADO, ESTATE AND/OR HEIRS AT LAW OF NELSON SANTANA, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not

prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

of the status of the loan with the holder of the Security Deed. The entity having full

authority to negotiate, amend or modify all terms

amend or modify all terms of the loan (although not re-quired by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409,

Telephone Number: 866-503- 5559. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to

require a secured creditor to

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MORTGAGE AS-SETS MANAGEMENT, LLC as Attorney in Fact for NEL-SON A SANTANA, GLORIA. SANTIAGO THE BELOW LAW FIRM MAY BE HELD

TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW, IF SO, ANY IN-

ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-22-04940-2 Ad Run Pates 04/05/2023

rlselaw.com/property-listing 950- 98616 4/5,12,19,26,

Dates 04/12/2023, 04/26/2023

2023

04/05/2023, 04/19/2023,

Thousand

Seventy-Seven

loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Dept., 635 Woodward Ave., Detroit, MI 48226, Tele-phone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se construct to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN

LOANS INC. LOANS INC.
as Attorney in Fact for
ANGELA DENISE ROSS
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO. ANY INFORMA FEDERAL TION OBTAINED WILL E USED FOR THAT PURPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-

Ad Run Dates 04/05/2023, 04/12/2023 04/19/2023, riselaw.com/property-listing 950-99751 04/05/2023

00856-4

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 Gabre M. Royes to Mortgage Electronic Registration
Systems, Inc. ("MERS") as
nominee for Primary Capital
Advisors LC, dated February
25, 2005, and recorded in
Deed Book 41923, Page
130, Gwinnett County, Georgia records, having been Georgia, gia records, having been modified at Deed Book 55118, page 784, aforesaid records and as last transferred to **U.S. Bank National** Association, as Indenture
Trustee for Towd Point
Mortgage Trust 2020-4 by
Assignment recorded in
Deed Book 60357, Page 52, Gwinnett County Georgia GWINNETT COUNTY, GEOFGIA records, conveying the after-described property to secure a Note of even date in the original principal amount of \$48.512.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcome. dersigned 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 May, 2023, to wit: May 2, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 182 of the 5th District of Gwinnett County, Georgia, being Lot 152, Block A, Unit Two of Ridgeview Subdivision, as per plat recorded in Plat Book 104, Pages 167 and 168, records of Gwinnett County, Georgia, which plat County, Georgia, which plat is by reference incorporated herein and made a part here-of. SUBJECT TO that certain Security Deed from Gabre M. Royes in favor of Mort-

gage Electronic Registration Systems, Inc. ("MERS") as nominee for Primary Captial Advisors LC, in the original Advisors LC, in the original principal amount of \$194m048.00, dated February 25, 2005 and recorded in Deed Book 41923, Page 106, 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 behereby declared due be-cause 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. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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 **599 Simonton Oak Lane**, **Lawrenceville**, **GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned. The party (or knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gabre M. Royes or tenant ortenants. 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 maters which might be disclosed by an accurate survey closed by an accurate survey and inspection of the prop and hispection of the projection, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

NOTICE OF FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY, ed under the U.S. Balinkrupt-cy Code; (2) O.C.G.A. Sec-tion 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-

162.2, the entity that has full authority to negotiate, amend and modify all terms

Secure Debt described here-

in. This sale is conducted on

PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Bill O Sweat and Diane Sweat to O Sweat and Diane Sweat to Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A. dated September 19, 2013 and recorded on October 2, 2013 in Deed Book 52557, Page 0671, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on March 27, 2023 in Deed Book 60503, Page 138, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety-One Thousand One Hundred 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 foregring notwithstanding portfolio 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 bare. One Thousand One Hundred Seventy-Seven And 00/100
Dollars (\$91,177.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for each before the in. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank National Association, as Indenture Trustee for Towd Point Mortgage Trust 2020-4 as attorney in fact for Gabre M. Royes Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA bidder for cash before the courthouse door of Gwinnett courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023, the following described property: The following described property: All that tract or parcel of land lying and being in Land Lot 95 of the 6th Land District, Gwinnett County, Georgia, containing 1.43 acres and being designated as Lot No. way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT ADEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE FC22.

being designated as Lot No. 2 of the W.W. Noblett prop-

erty on a Plat of Survey by S.R. Fields, Surveyor, dated September 8, 1958, and be-ing more fully described as

follows: Beginning at a point of the Southeast side of the

proposed road shown on

296 950 99325 4/5,12,19,26, 2023

FOR THAT PURPOSE, FC22-

FORECLOSURE

said Plat now known as No-blett Road, at a common corner with Lot No. 1 of said plat of survey and thence running along the line of Lot No. 1 of said plat of survey in a Southeasterly direction 348 feet to a point; thence running South 58 degrees running South 58 degrees 54' West, 180 feet to a point; thence running in a Northwesterly direction along the line of Lot No. 3 of said plat of survey 338 feet to a point on the Southeast side of said Noblett Road, thence running along the Southeast side of Noblett Road in a Northeasterly di-rection 180 feet to the point

beginning. Assessor's Parcel Assessor':s Parcel
Number: 6-095 -005 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 Security Deed and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Nationstar Mortgage LLC can be con-tacted at 888-480-2432 or tacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restriczoning 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-cined the parties in possigned, the parties in pos-session of the property are Bill O. Sweat and Diane Sweat or tenant(s); and said sweat of telanics, and sand property is more commonly known as 5582 Noblett Road, Stone Mountain, GA 30087. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Rankruntey Code and (2) to Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Bill O Sweat and Diane Sweat 6A2023-00097

00097 99716 4/5,12,19,26,2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JEKITA R
TRIPLETT to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
ACCEPTANCE CAPITAL
MORTGAGE CORPORATION,
dated December 6 2017. dated December 6, 2017, recorded December 12, 2017, in Deed Book 55583, Page 0192, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even data in the priginal engined. date in the original principal amount of Two Hundred Thirty-Five Thousand Six Hundred Fifty-Three and 00/100 dollars 00/100 dollars (\$235,653,00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to having been last sold, assigned and transferred to U.S. Bank National Association not in its individual ca-

pacity but solely as trustee for RMTP Trust, Series 2021 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 May, 2023, all property described in said Security Deed including but not limit-Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA AND BEING LOT 26, BLOCK "B" CHANDLER POND SUBDIVISION, UNIT 5, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED PLAI IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY THIS REFERENCE. Said legal description
being controlling, however
the property is more commonly known as 349 BAY
HILL CT, LAWRENCEVILLE,
GA 30043. 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, including attorneys fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security bed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad 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; encumsessinents, lens, 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 JEKITA R TRIPLETT, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC, Loss Mitigation Deet, 15400 Lo

ment Services, LLC , Loss Mitigation Dept., 15480 La-guna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504 - 7300. 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. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACI-

SOLELY

TRUSTEE FOR RMTP TRUST, SERIES 2021 COT-TAGE-TT-V as Attorney in Fact for JEKITA R TRIPLETT USED FOR THAT PUHPUSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-23-00853-1 Ad Run Dates 04/05/2023, Dates 04/12/2023,

County records as the Summer County records a page 142 of the Summer County of the Summer County records as the Summer County record rlselaw.com/property-listing 950 97051 4/5,12,19,26, County records, said plat be ing incorporated herein by reference thereto. Tax ID: R6012-107 The debt secured Notice of Sale Under Power 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 Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given by Nadia Valverde to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for SunTrust Mortthe 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 Sourity Pode gage, Inc., dated May 23, 2006, and recorded in Deed Book 46668, Page 465, Gwinnett County, Georgia records, as last transferred vided in the Security Deed and by law, including attorneys #393; 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
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.
444-14-162.2, Carrington
Mortgage Services, LLC may
be contacted at: 1-800-7905020 or by writing to 1600
South Douglass Road, Suite
10 and 200-A, Anaheim,
CA 92806-5951. Please note vided in the Security Deed to Deutsche Bank Trust Company Americas, as Trustee for Residential Ac-credit Loans, Inc., Mortgage Asset- Backed Pass-Through Certificates, Series 2006-Certificates, Series 2006-0517 by Assignment record-ed in Deed Book 58782, Page 148, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,600.00, with interest at the rate specified therein, there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder 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 May, 2023, to wit: May 2, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 305 of the 6th District, Gwinnett County, Georgia, being Lot 243-160, Block B, Meadow Green Subflivision. 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 3708 WOODROSE COURT, SNELLVILLE, GA 30039 is/are: Heather M. Walter and Donte Deshon Pitchford Meadow Green Subdivision Unit Four, as per plat recorded in Plat Book 57, Page 91, Gwinnett County, Georgia records, which recorded plat or tenant/tenants. Said prop-erty will be sold subject to records, winch recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 3866 Meadow Creek Drive, according to the present system of numbering house in Swingatt County Ceor-(a) any outstanding ad val-orem 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 prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, es in Gwinnett County, Geor-gia. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, including, but not limited to clared due because of, among other possible events assessments. liens, encum brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will 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 Deed to Secure Debt. The debt re-maining in default, this sale be conducted subject to (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 deed. Pursuant to O.C.G.A. §9-13-172.1, which allows 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, infor certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the cluding attorneys fees (no-tice of intent to collect attorneys fees having been given). Said property is commonly known as 3866 Meadow Creek Drive, Nor-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. Carrington Mortgage Services, LLC as Attorney in Fact for Heather M. Walter and Donte er foreclosure documents cross, GA 30092, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undergread the party (or autics) signed, the party (or parties) in possession of the subject property is (are): Nadia Valverde and Ramon Acosta or tenant or tenants. Said property will be sold subject Heather M. Walter and Donte Deshon Pitchford, Any infor Desiron Pitchiord. Any infor-mation obtained on this mat-ter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward 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 Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia disclosed by an accurate survey and inspection of the SC 29201 (803)- 509-5078 File: 23-41106 950 3/22,29,4/5,12,19,26, 2023 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

liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code; (2) O.C.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 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 pre-

ceding paragraph. Pursuant to O.C.G.A. Section 44-14-

to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing

ing notwithstanding, nothing in OC.G.A. Section 44-14122. shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described here.

Secure Debt described herein. This sale is conducted on

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 Kenneth Washington and Stephanie E. Washington to Mortgage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for Quicken Loans Inc., dated January 12, 2006, and recorded in Deed Book 46073, Page 335, Gwinnett County, Georgia records, as last transferred to U.S. Bank last transferred to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 by Assignment recorded in Deed Book 59219, Page 119, Gwinnett County, Georgia records, conveying the gia records, conveying the after- described property to secure a Note of even date in of \$728,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale within the legal hours of sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 312, 7th District Gwinnett County. Georgia, being Lot 541, Unit V, Phase II, Edinburgh, as per plat recorded in Plat Book 93, Page 156, Gwinnett County records, which plat is hereby referred to and is hereby referred to and made a part of this description by reference. Commonly known as: 3388 Binghurst Road, Suwannee, GA 30024 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, failure to pay the indebted-ness 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 expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 3388 Binghurst Road, Suwanee, GA 30024, together with all fixtures and personal property attached to and constituting a part of

to and constituting a part of the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Kenneth Washington and Stephanie E. Washington or the part of the party of

tenant or 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 dis-

closed by an accurate survey

behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Deutsche Bank Trust Company Ameri-Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset Backed Pass-Through Certificates, Series 2006-0S17 as attorney in fact for Nadia Valverde Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, FC23-045 950 99324 4/5,12,19,26, 2023 Notice of Sale

Under Power 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 Heather M. Walter and Donte Deshon Pitchford to Mortgage Electronic Registration Systems, Inc., as nominee for Real Estate Mortgage Network, Inc. (the Secured Creditor), dated February 12, 2010, and Recorded on March 23, 2010 as Book No. 49991 and Page No. 870, Gwinnett County, Georgia records, and rays No.
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original principal amount of \$105,375.00, with interest at the rate specified therein, as

last assigned to Carrington

FORECLOSURE FORECLOSURE assignment that is or to be recorded in the Gwinnett County, Georgia Records there will be sold by the un

dersigned at public of the highest bidder at the Gwinnett

Courthouse within the lega

hours of sale on the first

Tuesday in May 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 12 of the 6th District,

THE BELOW LAW FIRM MAY BE HELD IO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

eat and Diane GA2023-00097 Sweat GAZ023-00097 McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2023-