FORECLOSURE Hundred Thousand Sixty and 0/100 dollars (\$900,060.00), 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 house door of Gwinnet County, Georgia, within the legal hours of sale on May 2, 1001'S OF SAIR OF THE LAND
REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF GWINNETT,
STATE OF GEORGIA, AND IS
DECORDED AS COLUMNS DESCRIBED AS FOLLOWS: 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: R3005487 Commonly 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 indebtedness 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 Se-curity Deed and by law, including attorneys fees (notice of intent to collect after neys fees having been given). The entity having full 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: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss (801) 206-4170 for Loss Mitigation Dept, or by writ-ing to 2550 Paseo Verde Parkway Suite 100 Hender son, Nevada 89074, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, any assessments, liens, encumbrances, zoning ordi-nances, 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 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 conducted subject to (1) confirmation 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 redemption or other lien not extinguished by foreclosure. Village Capital & Samp; Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L Moore. Brock & Amp; Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-19670 holder of the security deed

98738

22-19670

4/5.12.19.26.2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under terms of the Security Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred rity Deed naving been last sold, assigned, transferred and conveyed to **Wells Fargo 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 en-tire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for to the nignest 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 DIS-TRICT, CITY OF LILBURN, GWINNETT COUNTY, GEOR-CIA REING LOT 145, EAST GWINNEIT COUNTY, GEOR-GIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEORGIA GFORGIA RECORDS GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF Said property is known as 92 Pebble Pond 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, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and pavable). 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 property, any assessments, liens encumbrances, zoning ordinances, restrictions covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale

will be applied to the payment of said 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 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 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-like balik, N.A. as Attoriteyin-fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA N.E., SUITE 130 AIGHTAL 30346 (770) 220-2535/CL https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE PURPOSE. 98482 3/29,4/5,12,19,26, 2023

FORECLOSURE NOTICE OF SALE UNDER

GWINNETT GEORGIA. COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE AS NOMINE GRANTEF AS NOMINEE FOR QUICKEN LOANS INC., dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Secu-rity 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 (\$175,185.00), with interest

(\$173,163.00), will militered 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, LCC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 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 299 OF BEING IN LAND LOT 299 OF 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-GIA, RECORDS, WHICH RECORDED PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION.
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 expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Society. 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 under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes) 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; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed

said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ANGELA DENISE ROSS, ESTATE AND/OR HEIRS AT LAW OF ANGELA DENISE ROSS, OLUWATOYIN OREKOYA, OREKOYA, KAYLEE

Ine sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required 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., 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 secured 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

F/K/A QUICKEN
LOANS INC.
as Attorney in Fact for
ANGELA DENISE ROSS
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

813-0992 Case No. QKN-22-00856-4 Ad Run Dates 04/05/2023, 04/12/2023, 04/26/2023 rlselaw.com/property-list-

ing 950-99751 04/05/2023 04/26/2023 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 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 heen gia records, having been modified at Deed Book 55118, page 784, aforesaid records and as last trans-ferred 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 records, conveying the afterdescribed 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 outcry to the highest bidder for cash 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 182 of the 5th District of Gwinnett County, Georgia, being Lot 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

is by reference incorporated herein and made a part here-

FORECLOSURE of. SUBJECT TO that cert Security Deed from Gabre M. Royes in favor of Mort-gage Electronic Registration ("MERS") as nominee for Primary Captial Advisors LC, in the original principal amount of \$194m048.00, dated Febru-\$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 because of, among other possible events of default, failure to pay the indebtedness ure 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 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 attroneys 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 personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the parties) in possession of the subject property is (are): Gabre M. Royes or 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 matand 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 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.A. Section 9-13-172.1; and (3) final profits the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.A. Section 9-13-172.1; and (3) final profits the sale is not prohibited to the sale is not provided to the sale is not prohibited to the sale is not provided to the sale is not prohibited to the sale is not provided to the sale is not prohibited to the sale is not 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 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 0.C.G.A. Section 44-14-162.2, the entity that has full when the preceding the state of authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive

Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to

require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on 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, Gas 20339 404.252.6385 THIS way, Suite 200 Auaina, Co. 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A REYES, or tenants(s).
The sale will be conducted LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. FC22-

950 99325 4/5,12,19,26

2023 NOTICE OF SALE UNDER POWER GEORGIA GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from NELSON A
SANTANA and GLORIA P
SANTIAGO to METLIFE
HOME LOANS, A DIVISION
OF METLIFE BANK, N.A.,
dated February 3, 2010. OF MEILIFE BANN, N. 2010, recorded February 3, 2010, recorded February 10, 2010, in Deed Book 49935, Page 00241, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal to secure a Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highat public outcry to the high-est bidder for cash at the est 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 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, GEOUNTY, GEOGIA, BEING KNOWN AS LOT GUNINIETI COUNTY, GEOR-GIA, BEING KNOWN AS LOT 80, BLOCK A, OF AVALON FOREST SUBDIVISION, UNIT TWO, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 59, PAGE 191, GWINNETT COUNTY, GEORGIA 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 GIA. Said legal description being controlling, however the property is more commonly known as 2800 CAMELOT WOODS DRIVE, 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, 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 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

FORECLOSURE FORECLOSURE

all zoning ordinances; as-sessments; liens; encumbrances: restrictions: prances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posthe owner and party in possession of the property is NELSON A SANTANA, GLO-RIA P SANTIAGO, ESTATE AND/OR HEIRS-AT-LAW OF GLORIA SANTIAGO MICHAEL T KING, RAQUEL CUADRADO, ESTATE AND/OR HEIRS AT LAW OF NELSON SANTANA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not 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 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: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.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 SETS MANAGEMENT, LC
as Attorney in Fact for NELSON A SANTANA, GLORIA P
SANTIAGO THE BELOW
LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
AVAION Ridge Place, Suite
Avaion Ridge Place, Suite
100, Peachtree Corners, GA 100. Peachtree Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-22-04940-2 Ad Run Dates 04/05/2023, Dates 04/12/2023, 04/19/2023. 04/26/2023

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from LINDA M. SCHEAFFER to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHPOINT MORT-CACCE details 10017 GAGE, dated July 11, 2017, recorded July 12, 2017, in Deed Book 55250, Page 0597, Gwinnett County, Georgia Records, said Secutive Date of the Decirity County, Georgia Records, said Secutive Date of the Decirity County, Georgia Records, said Secutive Date of the Decirity County of the Decirity of th Georgia Hecords, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty Thousand Seven Hun-dred Forty-Three and 00/100 dollars (\$230,743.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to assigned and radisteried to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in June 2023 all property described on the first lessay in Julie, 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 364 THE DISTRICT CAMMART. BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, LAUREL PARK, PHASE ONE-A, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 154, REVISED IN PLAT BOOK 84, PAGE 145 ET. SEQ., GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERBY REFERRED TO AND MADE A PART OF THIS DE-A PART OF THIS DE-

SCRIPTION. Said legal description being controlling, however the property is more commonly known as 1310 MOUNTAIN IVEY COURT, SUGAR HILL, GA 30518. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebtedness 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 without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: session of the property is LINDA M. SCHEAFFER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

restrictions: prances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-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 extensive the status of the security Deed. 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 & amp; T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 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. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for LINDA M. SCHEAFFER THE BELOW LAW FIRM MAY BE HELD 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. MTB-23-01451-1 Ad Run Dates 04/19/2023,

04/19/2023, 05/17/2023, 05/31/2023 Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing 100725 950 1007 4/19,5/10,17,24,31, 2023 950 91501 2/8,15,22,28,2023

NOTICE OF FORECLOSURE SALE UNDER POWER COUNTY. GWINNETT GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Bill 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 Panel Road Fortice. 2013 in Deed Book 52557, Page 0671, Gwinnett County, 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 amount of Ninetyprincipal amount of Ninety-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 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 May 2, 2023, 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. 2 of the W.W. Noblett property on a Plat of Survey by S.R. Fields, Surveyor, dated September 8, 1958, and being more fully described as follows: Beginning at a point of the Southeast side of the proposed road shown on said Plat now known as Noblett Road, at a common corner with Lot No. 1 of said plat of survey and theree 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 rlselaw.com/property-listing 950- 98616 4/5,12,19,26, 2023 running South 58 degrees 54' West, 180 feet to a 54487-93; West, 180 leet 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. of beginning.
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, failture to aux the indebt de ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

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). Nationstar Mortgage LLC can be contacted 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 (ining 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 assessof the property, any assessments, liens, encumbrances, ments, liens, encumbrances, 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 parties in pos-session of the property are Bill O. Sweat and Diane Sweat or tenant(s); and said 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.

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. Nationstar Mortgage LLC as Attorney in Fact for Bill O Sweat and Diane Sweat Tand Diane Sweat Tand Diane Sweat Tand Diane Sweat Sweat GA2023-0009/ McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2023-00097 950 4/5,12,19,26,2023 99716

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale
contained in that certain Secontained in that certain Se-curity Deed from JEKITA R TRIPLETT to MORTGAGE ELECTRONIC REGISTRA-TION 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 date in the original principal

date in the original principal amount of Two Hundred Thirty-Five Thousand Six Hundred Fifty-Three and 00/100 dollars (\$235,653.00), with interest thereon as provided for thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to U.S. Bank National Associa-tion pat in the individual case. U.S. Ballik National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-purse within the legal burss. inglies bidder to cash in 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 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 PLAT IS INCORPORATED HEREIN AND MADE A PART HEREIN AND MADE A PART HEREOF BY THIS REFER-ENCE. Said legal description being controlling, however the property is more com-

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-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 valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; asall zoning ordinances; assessments; liens; encum brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JEKITAR TRIPLETT, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. brances: restrictions 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 Pand The artitle beginning the confirmation and audit the holder of the Security Pand The artitle beginning the confirmation and audit of the status of the Security Pand The artitle beginning the security Pand The artitle begi Deed. The entity having ful 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 Minstire Dot 15400 Le ment Services, LLC , Los , 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 NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR RMTP
TRUST, SERIES 2021 COTTAGE-TT-V as Attorney in
fact for JEKITA R TRIPLETT
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 IN ITS INDIVIDUAL CAPACI-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, 04/19/2023, Dates 04/12/2023, 04/26/2023 04/19/2023

rlselaw.com/property-listing 950 97051 4/5,12,19,26,

2023 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 Nadia Valverde to Mortgage Electronic Registration gage Electronic Hegistration
Systems, Inc. ("MERS") as
nominee for SunTrust Mortgage, Inc., dated May 23,
2006, and recorded in Deed
Book 46668, Page 465,
Gwinnett County, Georgia
records, as last transferred
to Deutsche Rapk Trust 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&#39: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 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 10 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. records, as last transferred to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset- Backed Pass-Through Certificates, Series 2006-0517 by Assignment recorded in Deed Book 58782, Page 148, Gwinnett County, Georgia records conveying Georgia records, conveying deorgia 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 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 on the first Tuesday in May 2023. 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 Subdivision.
Linit Four, as per plat recordknowledge 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 or tearst/fearsts Said propersions. Unit Four, as per plat recorded in Plat Book 57, Page 91, and Donte Deshon Pitchford 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 the Secu-Gwinnett County, Georgia records, which recorded plat records, which 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 houses in Gwinnett County, Geor-gia. The debt secured by said Deed to Secure Debt record superior to the Security Deed first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinations, has been and is hereby declared 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 Deed 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 state of the learn with vided 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 Se-

provided in the Deed to Se-cure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). Said property is commonly known as 3866 Meadow Creek Drive, Nor-cross, GA 30092, together with all fixtures and personal property attached to and

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 parties) in possession of the subject property is (are): Nadia Valverde and Ramon Acosta or tenant or tenant Said or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including tax-es 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, re-strictions, coverages, restrictions, covenants, etc. The sale will 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 with of the 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 pro-vided until final confirmation and audit of the status of the monly known as 349 BAY
HILL CT, LAWRENCEVILLE,
GA 30043. The indebtedness
secured by said Security
Deed has been and is hereby loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms declared due because of de 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 fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the

**FORECLOSURE** 

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 ty the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc. Mortgage Asset- Backed Pass-Through Certificates, Series 2006-QS17 as attorney in fact for Nadia Valverde Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA Suite 200 Atlanta, GA 30339 404.252.6385 30339 404.252.6385 III AS A 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

and by law, including attor-ney's fees (notice of intent to Under Power State of Georgia, County of Gwinnett 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 Under and by virtue of the Power of Sale contained in a Security Deed given by Heather M. Walter and Donte Deshon Pitchford to to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the 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, 20110 as Rook No. 49991 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. Recorded on March 23, 2010 as Book No. 49991 and Page No. 870, Gwinnett 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 coefficient therein ac CA 92800-9951. 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 the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1128 GATEVIEW DRIVE, LAWRENCEVILLE, GA 30046 is/are: Grant Wiley, Jr. and Herminia P. Wiley or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem 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 Countbeau within the lead at the Gwinnett County
Courthouse within the legal
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,
Gwinnett County, Georgia,
being Lot 16, Block A, Unit
Two, Iris Brooke-West Subdivision f/k/a Tournament
Ridge-West, Unit 2, as per
plat recorded in Plat Book
50, page 148, Gwinnett
County records, said plat being incorporated herein by
reference thereto. Tax ID:
R6012-107 The debt secured 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-closed 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, encuments, according to the property of th brances, zoning ordinances, easements. covenants, etc. The sale will 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) fi-nal confirmation and audit of reference thereto. Tax ID: R6012-107 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, 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 refailure to pay the indebted-ness 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 proor certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and oth-er foreclosure documents may not be provided until fi-nal confirmation and audit of nal 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 Grant Wiley, Jr. Any infor-mation obtained on this mat ter may be used by the debt

950 3/29,4/5,12,19,26, 2023 NOTICE OF SALE UNDER POWER 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 least To the best GEORGIA, GWINNETT COUNTY contained in that certain Se-curity Deed from HER-MANCE WILLIAMS to MORTGAGE ELECTRONIC MUNICAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OAKTREE FUNDING CORP, dated October 8, 2021, recorded Octo-ber 27, 2021, in Deed Book 59338, Page 00834, Gwin-nett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the a Note of even date in the original principal amount of Seven Hundred Eighty Thousand Three Hundred and 00/100 dollars (\$780,300.00), with interest (\$780,300.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Citibank, N.A., not in its individual capacity but solely as trustee of COLT 2022-2 Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinthe 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 re-garding the rescission of junett County Courthouse, within the legal hours of sale on the first Tuesday in May, 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 property.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 30 FTHE 3RD DISTRICT, GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOT 167 BLOCK A OF STONEWATER CREEK, PHASE 1, AS ERP PLAT RECORDED IN PLAT BOOK 122, PAGE 13, ET. SEQ., GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as and severage of the said of the county of the said dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other er foreclosure documents may not be provided until fi-nal confirmation and audit of the status of the lean as prothe status of the loan as prothe 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 Backen Pitchford. Any infor-Deshon Pitchford. Any information obtained on this mat ter may be used by the debt collector to collect the debt more commonly Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41106 2021 SKYBROOKE COURT, HOSCHTON, GA 30548. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the 97868

3/22,29,4/5,12,19,26, 2023

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 Grant Wiley, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for Suntrust Mortgage, Inc. (the Secured Creditor), dated October 16, 2008, and Recorded on October 20, 2008 as Book No. 49127 and Page No. 211, Gwinnett County, Georgia records, conveying the after-described property to secure a

scribed property to secure a Note of even date in the orig-inal principal amount of \$193,333.00, 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
County, Georgia Records,
there will be sold by the un-

there 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 May, 2023, the following described proper-ty: All that tract or parcel of

in default, this sale will be made for the purpose of paying the same, all expens-es of the sale, including at-

torneys 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 with-

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

title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

any taxing authority; matters

which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encum-

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

session of the property is HERMANCE WILLIAMS, or

restrictions

brances;

Notice of Sale

**Under Power** 

FORECLOSURE

land lying and being in Land Lot 109 of the 5th Land Dis-trict, Gwinnett County, City 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 Lawrenceville, Georgia of Lawrenceville, Georgia, being Lot 5, Highgate Subdi-vision, on plat of said subdi-vision recorded in Gwinnett County, Georgia plat records at Plat Book 108, page 224, tne holder of the Security Deed. The entity having full which plat is incorporated herein by reference for a more complete description. Together with a one thirty-sixth (1/36th) undivided interest in that area chown as authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Select Portfolio Servicing,
Inc., Loss Mitigation Dept.,
3217 S. Decker Lake Dr., terest in that area shown as open space on the within stated subdivision. Tax ID: R5109 529 The debt secured by said Security Deed has been and is hereby declared due because of space and successions. 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to due because of, among other possible events of default require a secured creditor to 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 pale will be a security the security that the security the security that the se negotiate amend or modify negotate, anierid, or modify the terms of the mortgage instrument. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUSTEE OF COLT 2022-2 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 Security Deed TRUST as Attorney in Fact for HERMANCE WILLIAMS THE BELOW LAW FIRM THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA TION OBTAINED WILL USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA Ridge Fractor,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
SPS-22-06428-2 Ad Run
04/05/2023,
04/19/2023, Dates 04/12/2023, 04/19/2023 rlselaw.com/property-listing 950 97835 4/5,12,19,26 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that certain
Security Deed from Roberl
T. Wright and Stacy S.
Wright to Mortgage Electronic Registration Systems,
Inc., solely as nominee for
Sterling Capital Mortgage
Company, dated May 20,
2003 and recorded on June
2, 2003 in Deed Book 32858,
Page 0066, in the Office of 2, 2003 In Deed Book 32858, Page 0066, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two or even date, in the original principal amount of Two Hundred Twenty-Seven Thousand Eight Hundred Seventy and 00/100 dollars (\$227,870.00) with interest thereon as provided therein, as last transferred to MCLP. as last transferred to MCLF Asset Company, Inc., recorded in Deed Book 59771, Page 759, aforesaid records, will be sold at pubrestrictions lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alter native location, 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 property: All that tract or parcel of land lying and being in Land Lot 304 of the 6th District, of Gwinnett County, Georgia, and being more particularly described as Lot 6, Block C, Unit 1, Peachtree Forrest, as per plat recorded in Plat Book 23, Page 230, Gwinnett County, Georgia Records, which plat is incorporated County, Georgia Records, which plat is incorporated herein by reference, being property known as 6206 Courtside Drive, Norcross, Georgia 30092 according to ter may be used by the debt the present system of num collector to collect the debt. collector to collect the debt. Bell Carrington Price & Debt. Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40871 98593

the present system of numbering properties in said county. Said property may more commonly be known as 6206 Courtside Drive, Norcross, GA 30092. The Nutruss, GA 30092. Indeed the secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installers to said the said of the said security. stallments on said loan. The debt remaining in default this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (no-tice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is MCLP Asset Company, Inc., Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite Boulevard 5th Floor, Suite 500 Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, warranty or re resentation, warranty of re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by 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 authorities (a) and the right of the rig thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive 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 pos-session of the property are Robert T. Wright and Stacy S. Wright and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy code and 2) final confirmation and audit of the status of the loan with the hold tus of the loan with the noun-er of the Security Deed. MCLP Asset Company, Inc. as Attorney-in-Fact for Robert T. Wright and Stacy S. Wright Contact: Padgett terms of said Security Deed. The indebtedness remaining

S. Wright Contact. Faugett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23 04/05/23; 04/19/23; 04/26/23 4/5,12,19,26 950-99722 2023