FORECLOSURE

due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, tions, covenants, and matters of record superior to the zoning ordinances, restric curity Deed first set out

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the

terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for DAVID BRAD-BURY

Robertson, Anschutz, Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-007805 —

950-65593 3/30 4/6 4/13

20 27 2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Secur sale contained in the security
Deed executed by EUN
JUNG KO to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE
FOR PMAC LENDING SERVICES, INC. in the original
principal amount of VICES, INC. in the original principal amount of \$147,283.00 dated August 28, 2015 and recorded in Deed Book 53803, Page 54, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC. in Deed Book 59452, Page 462, Gwinnett County records, the undersigned will sell at public outcry to the highest public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described as fol-

CEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 7TH DISTRICT, GWIN-THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 85, BLOCK A OF COLLINS VILLAGE SUBDIVI-SION, UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 21, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART ERENCE AND MADE A PART OF THIS DESCRIPTION.

A.P.N.: R7049 082 Said property being known as: 200 RADNER RUN LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-

styleds knowledge, the par-ty or parties in possession of said property is/are EUN JUNG KO or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-, failure to pay the debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including at torneys fees (notice of intent

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority: (3) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms

of the mortgage is as fol-LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to

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

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-

TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVIC-

ING, LLC., as Attorney-in-Fact for EUN JUNG KO Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-009388 -950-65629 03/30/2022, 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022

STATE OF GEORGIA COUN-TY OF GWINNETT

NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARIA
J. MORALES to Mortgage Electronic Registration Systems, Inc. as nominee for Alterra Group, LLC a/k/a Panorama Mortgage Group, LLC dba Alterra Home Loans in the original principal in the original principal amount of \$265,109.00 dated June 28, 2019 and recorded in Deed Book 56716, Page 00772, Gwinsor to, Fage ovi7-2, dwin-nett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 58589, Page 00815, Gwinnett County in Deed 00815, records, the undersigned will sell at public outcry to the highest bidder for cash,

FORECLOSURE

in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described

as follows:
THE FOLLOWING DESCRIBED LAND, SITUATE, SCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN LAND LOT 44 OF THE 5TH DISTRICT OF GWINNETT COUNTY GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 6, BLOCK B, EAGLE-CREST SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF SAID SUBDIVISION LORD

ONE, AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 35, PAGE 178, SAID PLAT BEING RE-RECORDED AT PLAT BOOK 48, PAGE 172, GWINNETT COUNTY GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS HERE-BY MADE FOR AMORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Said property being known is: 2210 SOARING LN LAWRENCEVILLE, GA 30044
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MARIA J. MORALES or ten-

ant(s).
The debt secured by said Security Deed has been and is hereby declared due and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey to collect attorneys fees havclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of the conditions of t ters of record superior to the Security Deed first set out

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

The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855)

690-5900

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

THIS LAW FIRM IS ACTING 690-5900

AS A DEBT COLLECT ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORDODATION OF AMERICA FREEDOM MUNIGAGE CORPORATION, as Attorney-in Eart for MARIA J.

MORALES NUCHALES Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014218 –

950-65602 3/30 4/6 13 20 27 2022

STATE OF GEORGIA COUN-

TY OF GWINNETT NOTICE OF SALE UNDER POWER POWER
Pursuant to the power of sale contained in the Security Deed executed by JOHN C BARRETT AND SUSAN I BARRETT to Mortgage Electronic Registration Systems,

BARRETT to Mortgage Electronic Registration Systems, Inc. as nominee for Atlantic Bay Mortgage Group LLC in the original principal amount of \$222,888.00 dated May 19, 2017 and recorded in Deed Book 55139, Page 0489, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 58239, Page 00157. Book 58239, Page 00157, Gwinnett County records, the undersigned will sell at

public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described as fol-

IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 48 OF
THE 7TH DISTRICT GWINNETT COUNTY, GEORGIA,
BEING LOT 23, BLOCK A,
GREENFIELD ESTATES,
UNIT ONE AS PER PLAT
RECORDED IN PLAT BOOK
45, PAGE 13, IN THE OFFICE
OF THE CLERK OF THE SUPERIOR COURT OF GWIN-PERIOR COURT OF GWIN-PERIOR COURT OF GWINNNETT COUNTY, GEORGIA,
AND BEING KNOWN AS 505
MEADOWFIELD COURT
(A/K/A 1301 GREENFIEID
WAY). ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTY IN

WINNETT COUNTY. GEOR-GIA. Said property being known as: 505 MEADOWFIELD COURT LAWRENCEVILLE, GA 30043 To the best of the undersigneds knowledge, the party or parties in possession.

ty or parties in possession of said property is/are JOHN C BARRETT AND SUSAN I

BARRETT or tenant(s).
The debt secured by said
Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent

to collect attorneys fees havto collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority: (3) any matters which might be disclosed by an accurate survey closed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out

Said sale will be conducted

FORECLOSURE

subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3
Mount Laurel, NJ 08054
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is

above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION. OBTAINED MAY BE USED FOR THAT PURPOSE.
FREEDOM MORTGAGE CORPORATION, as Attorneyin-Fact for JOHN C BARRETT AND

JOHN C BARRETT AND SUSAN I BARRETT Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014503 – Ma0 950-65624 03/30/2022

950-65624 03/30/2022, 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022

.STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Securi-Deed executed by LIN-DLN CARBERRY AND ty Dee COLN ty Deed executed by LINCOLN CARBERRY 4ND
MARVA CARBERRY to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR BAY
EQUITY LLC in the original
principal amount of
\$245,962.00 dated June 11,
2019 and recorded in Deed
Book 56676, Page 342,
Gwinnett County records,
said Security Deed being last
transferred to FREEDOM
MORTGAGE CORPORATION
in Deed Book 58672, Page
00355, Gwinnett County
will sell at public outcry to records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designed within the local. ignated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described

as follows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 355, 5TH DISTRICT, GWINNETT 51H DISTRICT, GWINNET COUNTY, GEORGIA, BEING LOT 1, BLOCK A, INDIAN HILLS, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 77, PAGE 149. GWIN-NETT COUNTY, GEORGIA BECORDS WHICH NETI COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: 3715 WAPAKONATA TRL BETHLEHEM, GA 30620

To the best of the under-signeds knowledge, the party or parties in possession of said property is/are LIN-COLN CARBERRY AND MARVA CARBERRY or ten-

ant(s).
The debt secured by said The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale. including at-

penses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey

and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mattions. ters of record superior to the Security Deed first set out subject to the following: (1) confirmation that the sale is not prohibited under the U.S.

Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security The name, address, and

telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows: Freedom Mortgage Corpo-ration 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900

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

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-

in-Fact for LINCOLN CARBERRY AND MARVA CARBERRY Anschutz. Robertson. Schneid, Crane & Partners PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-016673 –

950-65407 3/30 4/6 13 20

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Diane G Knepp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns , dated March 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records, as last transferred Hecords, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 57366, Page 60, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$106,575.00), with interest thereon as set forth therein,

there will be sold at public outcry to the highest bidder

FORECLOSURE FORECLOSURE

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 50 OF

THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 10, BLOCK A OF TIMBER OAKS SUBDIVI-SION, UNIT ONE, AS PER PLAT THEREOF RECORDED

PLAT IHEREUF RECORDED IN PLAT BOOK 43, PAGE 40, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

HEREOF BY REFERENCE FOR A MORE DETAILED DE-

FOR A MORE DETAILED DE-SCRIPTION SAID PROPER-TY BEING KNOWN AS 360 TIMBER LAUREL LANE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. PARCEL ID NO.: R7050 126 MR/ca 5/3/22 Our file no. 22-06438GA — FT18

950-65696 3/30 4/6 13 20

NOTICE OF SALE UNDER

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

Under and by virtue of the

Power of Sale contained in a Security Deed given by Bob-by Collins to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee

for Citizens Fidelity Mortgage Corp, its successors and assigns, dated January 26, 2004, recorded in Deed Book 37199, Page 223, Gwinnett County, Georgia

Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 53879, Page 359, Gwinnett County, Georgia

Gwinnett County, Georgia Records, as last transferred to U.S. BANK NATIONAL

ASSOCIATION by assignment recorded in Deed Book 52635, Page 476, Gwinnett County, Georgia Records, conveying the after-de-

conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED THIRTY-

TWO AND 0/100 DOLLARS

(\$144,732.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described reporter.

scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and

is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security.

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, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. U.S. BANK NATIONAL AS-

SOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
U.S. Bank National Association, 4801 Frederica Street,

Owensboro, KY 42301-0005, 855-698-7627.

To the best knowledge and belief of the undersigned, the party in possession of the property is Bobby Collins

or a tenant or tenants and

said property is more com-monly known as 4760 Mille-

FT18

POWER GEORGIA,

PURPOSE.

THE 7TH DISTRICT

for cash before the court-house door of Gwinnett County, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

SEE EXHIBIT A ATTACHED

MERCETO AND MADE ADDIT

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority that the property in accordance with OCGA § 44-14-162.2. the entity time that has full added and modify all terms of the mortgage with the debtor is M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

To the best knowledge and belief of the undersigned. the party in possession of the property is Diane G Knepp, William C. Knepp and Estate of Diane Gail Knepp or a tenant or tenants and said property is more commonly known as 224 Park Place Drive, Georgia Lawrenceville,

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of the status of the loan with the holder of the security deed.

Lakeview Loan Servicing,

as Attorney in Fact for Diane G Knepp McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract of parties in Land lying and being in Land Lot 150 of the 5th District, City of Lawrenceville, Gwin-ett County, Georgia, being Lot 1, Block B, Waverly Woods Subdivision, Unit One, as per plat thereof recorded in Plat Book 7, Page 166, Gwinnett County, Georgia, records, which plat is incorporate herein by ref-

erence. MR/meh 5/3/22 Our file no. 22-06304GA -

950-64692 3/30 4/6 13 20 27 2022 NOTICE OF SALE LINDER POWER

POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a Security Deed given by Tien Nguyen and Minh P Tran to Mortgage Electronic Regis-tration Systems, Inc., as systems, Inc., as as nominee for grantee, as nominee for Ameris Bank, its successors and assigns, dated August 6, 2019, recorded in Deed Book 56797, Page 6, Gwin-

Book 56/9/, Page 6, Gwin-nett County, Georgia Records, as last transferred to Ameris Bank by assign-ment to be recorded in the Office of the Clerk of Superi-or Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of TWO HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$228,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property. 2022, the lonowing scribed property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all temps of the and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage, Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

To the best knowledge and

the party in possession of the property is Tien Nguyen, Minh P Tran, Thao Ngoc Huynh and Hoa Phuoc Tran or a tenant or tenants and said property is more com-monly known as 360 Timber Laurel Ln, Lawrenceville,

monly known as 360 I Immer Laurel Ln, Lawrenceville, Georgia 30043. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-Code and (2) to final con firmation and audit of the status of the loan with the holder of the security deed. Ameris Bank as Attorney in Fact for Tien Nguyen and Minh P

Tran McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

monly known as 4/60 mille, nium View Court, Snellville, Georgia 30039. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptfirmation and audit of the status of the loan with the holder of the security deed. U.S. BANK NATIONAL AS-SOCIATION

as Attorney in Fact for Bobby Collins

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 318, OF BEING IN LAND LUT 318, WIN-THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 598 BLOCK B, MILLENINUM EAST PLACE, PHASE TWO "A" AS PER PLAT RECORD FD IN PLAT BOOK 91 PAGE

T48-150, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. MR/ca 5/3/22 Our file no. 22-06541GA -

950-65245 3/30 4/6 13 20

27 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-

fore the courthouse door of

Gwinnett County, Georgia, or

at such place as may be law-fully designated as an alter-

OBTAINED FORMATION FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Elizabeth Johnson to Mortgage Electronic Registration Systems Inc. tems, Inc., as grantee, as nominee for Fairway Inde-pendent Mortgage Corpora-tion, its successors and as-

signs, dated April 21, 2016, recorded in Deed Book 54239, Page 156, Gwinnett County, Georgia Records, as 8006694268.

To the best knowledge and belief of the undersigned, the party in possession of the property is Richard J Kwon and Gregory Y Kwon or a tenant or tenants and said property is more commonly known as 2015 Parliament Dr, Lawrenceville, Georgia 30043.

The sale will be conducted subject (1) to confirmation last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59457, Page 744, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original cure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-FOUR AND 0/100 DOLLARS (\$147,184.00), 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

Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 89 of the 7th District of Gwinnett County, Georgia being Lot 7, Block A, Unit One of Buckingham Subdivione of Buckingham Subdivision, as per plat recorded in Plat Book 45, Page 189, Gwinnett County, Georgia Records. Said plat being incorporated herein and made a part hereof by reference. Subject to all easements and restrictions of record.
MR/ca 5/3/22
Our file no. 22-06892GA –
FT18

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by **POWER**

Security Deed given by Olivia Antwi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its grant for the state Mortgage Corporation, its grant for the state Mortgage Corporation, its grant for the state of the state of

gage Corporation, its suc-

cessors and assigns, dated May 27, 2005, recorded in Deed Book 43423, Page 79, Gwinnett County, Georgia

Gwinnett County, Georgia Records, as last transferred

Mellon, fk/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certification

gage Pass-Through Certificates, Series 2005-7 by assignment recorded in Deed Book 53706, Page 458, Gwinnett County, Georgia

Gwinnett County, Georgia Records, conveying the af-

2022, the following de-

scribed property:
SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

HEREOF The debt secured by said

Security Deed has been and

as and when use and 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, a provided in the Security.

as provided in the Security

Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

tent to conlect automey's rees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate

disclosed by an accurate survey and inspection of the

property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters of record superior to the Security Deed first set out above. The Bank of New York Melon, ft/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 is the holder of the Security Deed to the proper-

Security Deed to the pro

ty in accordance with OCGA § 44-14-162.2.

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

mortgage with the debtor is:

Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059.

To the best knowledge and

successor in interest

to JPMorgan Chase Bank, N.A. as Trustee for Struc-tured Asset Mortgage Invest-ments II Inc., Bear Stearns

ments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7

McCalla Raymer Leibert

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 206 OF

BEING IN LAND LOT 206 OF THE 6TH LAND DISTRIC OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS TOWNHOME UNIT 220 OF BRECKINRIDGE STATION AS SHOWN ON THAT CERTAIN FINAL PLAT OF BRECKINRIDGE STATION TOWNHOMES, DATED JULY 29, 2004. SAID PLAT OF SURVEY FILED FOR BECORD ON JULY 29.2004

SURVEY FILED FOR RECORD ON JULY 29, 2004 AND RECORDED AT PLAT BOOK 104, PAGES 245 & 246, AND REVISED AT PLAT ROOK 105 PAGES 267

BOOK 105, PAGES 267 & 268, AND REVISED AT PLAT BOOK 107, PAGES 12-13,

Pierce, LLC 1544 Old Alabama Road

as Attorney Olivia Antwi

The Bank of New York ellon, f/k/a The Bank of

27 2022

is the holder of the Security

the entity that last full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

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.

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

for a more complete de-scription of said property. Said property being im-proved property now or for-merly known as 1850 Arbor-wood Drive, according to the present system of number

as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but 27 2022

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

belief of the undersigned, the party in possession of the property is Olivia Antwi or a tenant or tenants and said property is more commonly known as 3155 Millington Place, Duluth, Millington Place, Duluth, Georgia 30096.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. The Bank of New York Melwithin the legal hours of sale on the first Tuesday in May, 2022, the following de-Ion, f/k/a The Bank of New

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be

disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of accord superior to the Seculrecord superior to the Secu-rity Deed first set out above. Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

BOÓK 107, PAGES 12-13, AND PLAT BOOK 109, PAGE 106- 107, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCED TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.
MR/ca 5/3/22
Our file no. 22-07030GA — Our file no. 22-07030GA -

950-66447 4/6 13 20 27 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

FORECLOSURE

successors and assigns, dated October 8, 2019, recorded in Deed Book 56969, Page 814, Gwinnett County, Page 814, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC 16/42 Quicken Loans, LLC by assignment recorded in Deed Book 59385, Page 475, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND 0/100

tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of accord superior to the Secul. record superior to the Securecord superior to the Security Deed first set out above.

Rocket Mortgage, LLC f/k/a

Quicken Loans, LLC f/k/a

Quicken Loans Inc. is the

holder of the Security Deed to the property in accordance with OCGA § 44-14-

Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$125,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such dance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.
To the best knowledge and belief of the undersigned, the party in possession of the property is Lincoln County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

ed under the Jos. Ballikupic cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

as Attorney in Fact for Lincoln Phillips and Delilah Phillips McCalla Raymer Leibert

Tax Id Number(s): R6032 303 Land situated in the County of Gwinnett in the State of ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWIN-NETT COUNTY **GFORGIA**

126 PAGES 271-274 GWIN-NETT COUNTY GEORGIA

Committed with the second seco FOR INFORMATIONAL PUR-

950-66445 4/6 13 20 27

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

Security Deed given by Fred-dy Martinez to Mortgage Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by Transferred recorded in assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original amount of ONE principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law fully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

FORECLOSURE

rity Deed first set out above. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806, 800-561-4567.

To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Mar-tinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr, Georgia

Lawrenceville, 30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

holder of the security deed.
Carrington Mortgage Services, LLC
as Attorney in Fact for
Freddy Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and made a part hereof for a more complete description. MR/ca 5/3/22

Our file no. 5361910 - FT17 950-66453 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the

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

Security Deed given by Mark H. Dees to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed Book 44419, Page 89, Gwin-County, Georgia nett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF MEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, CERTIFICATES, CONSTRUCTION OF THE PROPERTY OF THE PROPERTY OF THE PASS TRUST 2005-51, WORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 by assign-ment recorded in Deed Book 50904, Page 692, Gwinnett County, Georgia Records, conveying the after-described property to secure a
Note in the original principal
amount of SIX HUNDRED
FIFTY THOUSAND AND
0/100 DOLLARS
(\$650,000.00), with interest

(\$650,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HFREOF 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Dee'd and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments

property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. THE BANK OF NEW YORK MELON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUSTEENATIVE LOAN TRUSTESONS-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 is the holder of the Security Deed to SERIES 2005-51 is the holder of the Security Deed the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110. Greenville, SC, 29601.

10, Greenville, SC 29601, (800) 365-7107. To the best knowledge and the best knowledge and belief of the undersigned, the party in possession of the property is Mark H. Dees, Joseph Benjamin Taplin, Claire Dees, Cecil Wade, S Woods, as Trustee of the Belmore Intervivos Irrevocable RBD Trust, B Ta-plin, as Trustee of the Bel-more Intervivos Irrevocable JCD Trust, M Tucker, as Trustee of the Belmore Inter vivos Irrevocable DBD Trust, B. Taplin, A. Cook and J. El-rod, Truste of the Delayt or rod, Trustee of the Delaware MB5 Trust or a tenant or tenants and said property is more commonly 5167 Belmore Ct. Suwanee.

Georgia 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the J.S. Balkrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES. SERIES 2005-51

as Attorney in Fact for Mark H. Dees McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 309 OF
THE 7th DISTRICT OF DISTRICT.

THE 7th DISTRIC GFOR-GWINNETI COUNTY, GEOR-GIA, BEING KNOWN AS LOT 19, BLOCK A OF BELMORE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 77, PAGE 79, GWINNETT COUNTY, GEOR-

FORECLOSURE

native, within the legal hours of sale on the first Tuesday in May, 2022, the following

in May, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including beed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing.

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

To the best knowledge and belief of the undersigned, the party in possession of the property is Elizabeth Johnson and Estate Of Elizabeth Johnson or a tenant or tenants and said property is more commonly known as 1850 Arborwood Drive, Grayson, Georgia 30017. The sale will be conducted subject (1) to confirmation

Lakeview Loan Servicing, as Attorney in Fact for Elizabeth Johnson McCalla Raymer Leibert Pierce, LLC

All that that of patter of land lying and being in Land Lot 70, of the 5th District, of Gwinnett County, Georgia, being Lot No 21, Block A, The Arbors at Crestview Subdivision, Unit One, as per plat recorded in Plat per plat recorded in Plat Book 86, pages 18-19, Gwin-nett County, Georgia records, which plat is hereby adopted and made a part hereof by reference thereto

in Gwinnett County, Georgia MR/ca 5/3/22 Our file no. 22-06826GA – 950-65239 3/30 4 6 13 20

NOTICE OF SALE UNDER **POWER** GWINNETT COUNTY

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Richard J Kwon and Gregory Y Kwon to Mortgage Elec-tronic Registration Systems, , as grantee, as nominee for Ameris Bank, its successors and assigns, dated March 17, 2020, recorded in Deed Book 57358, Page 149, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnet Courts. or Court of Gwinnett County or Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of TWO HUNDRED EIGHTY-NINE THOUSAND SIX HUNDRED FIFTY-SIX AND 0/100 DOL-

LARS (\$289,656.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

UUGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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

PURPOSE. holder of the security deed. Ameris Bank as Attorney in Fact for Richard J Kwon and Gregory Y Kwon McCalla Raymer Leibert

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Lincoln Phillips and Delilah Phillips to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its

HUNDRED FIETY AND 0/100 HUNDRED FIFTY AND 0/100 DOLLARS (\$211,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-950-65310 3/30 4/6 13 20 fore the courthouse door of fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

the party in possession of the property is Lincoln Phillips and Delilah Phillips or a tenant or tenants and said property is more commonly known as 3118 Tuscan Ridge Ct, Snellville, Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-

Quicken Loans Inc

Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

BEING LOT 29, BLOCK A, TUSCAN RIDGE SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK

RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Commonly known as: 3118

MR/ca 5/3/22 Our file no. 22-07051GA –

2022 POWER

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

HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inlade for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
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, restrictions, covenants, and matters of record superior to the Secu-