holder of the security deed. Angel Oak Mortgage Fund TRS as Attorney in Fact for Corey Desmond Walker McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT NO. 56,
OF THE 7TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, BEING LOT NO. 2,
BLOCK A, AUSTINS POINTE
SUBDIVISION, F/K/A
CHLOES MEADOW SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK VISION, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
109. PAGES 182-183,
GWINNETT COUNTY, GEORGIA RECORDS, AS REVISED
AT PLAT BOOK 110, PAGES
274-275, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH PLAT IS HEREBY
ADOPTED AND MADE A
PART HEREOF BY REFERENCE THERETO FOR A
MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY NOW OR FOR-MERLY KNOWN AS 1938 AUSTINS POINTE, ACCORD-ING TO THE PRESENT SYS-

GWINNETT COUNTY, GEOR-Property address: 1938 AUSTINS POINTE DRIVE NE, LAWRENCEVILLE, GA 30043 Parcel ID #: R7056-400

OF NUMBERING

MR/ca 5/3/22 Our file no. 20-03874GA -950-66259 4/6 13 20 27

NOTICE OF SALE UNDER **POWER** GWINNETT GEORGIA.

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its our

belief of the undersigned, the party in possession of the property is Serge C Mail-Ili or a tenant or tenants and said property is more comnancial Corporation, its sucmonly known as 2292 Lazy Days Rd, Dacula, Georgia cessors and assigns, dated October 11, 2018, recorded 30019.
The sale will be conducted in Deed Book 56216 Page 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptassignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HINDRED TWENTY THOU cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MidFirst Bank INIOPITST BANK
as Attorney in Fact for
Serge C Mailli
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Records CA 20076 principal amount of TWO HUNDRED TWENTY THOU SAND HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$220,924.00), with interest thereon as set Roswell, GA 30076

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 lawfully designated as an alter-native, 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

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 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 paying beng given).

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). 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. MidFirst Bank is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. 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: Midland Mortgage, a division of MidFirst Bank, 999 N.C. Grand Boulevard Suite 100

Oklahoma City, OK 73118-6116, 800-654-4566. To the best knowledge and belief of the undersigned, the party in possession of the property is Byung Taek Jun, Estate of Byung Taek Jun and Anne Yoon Jun or a tenant or tenants and said property is more commonly as 3035 Heather Stone Way, Lawrenceville,

Georgia 30043.

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

as Attorney in Fact for Byung Taek Jun McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia

being Lot 14, Block A, Willow Bend Subdivision, Unit Two, as per plat recorded in Plat Book Page 232, Gwinnett ity, Georgia Records, County,

County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

MR/ca 5/3/22

Our file no. 21-05349GA —

950-6500 3/30 4/6 13 20

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

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-WILL BE USED FOR THAT PURPOSE. FORMATION OBTAINED Under and by virtue of the Power of Sale contained in a

Security Deed given by Serge C Mailli to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC d/b/a Mr. its successors and assigns, dated March 30, 2018, recorded in Deed Book 55810, Page 212 Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assign-ment recorded in Deed Book 59127, Page 879, Gwinnett County, Georgia Records, County, G conveying conveying the after-de-scribed property to secure a Note in the original principal amount of NINETY-FOUR

**FORECLOSURE** 

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 record superior to the Security Deed first set out above.

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

To the best knowledge and

THOUSAND EIGHTY-ONE AND 0/100 DOLLARS (\$94,081.00), with interest thereon as set forth therein, cy Code and (2) to final con-firmation and audit of the status of the loan with the 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, within the legal bours of sale holder of the security deed. MIDFIRST BANK as Attorney in Fact for Martin Hernandez and Maria Juana Loredo De Hernandez McCalla Raymer Leibert

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

The land hereinafter referred to is situated in the City of SUGAR HILL, County of Gwinnett, State of GA, and is described as follows: The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-All that tract or parcel of land lying and being in Land Lots 289 and 303 of the 7th Polistrict of Gwinnett County, Georgia, being Lot 28, Block A of Westbrook Place Subdiure 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 vision, as per plat recorded in Plat Book 92, Page 93, records of Gwinnett County, Georgia. Being the same property Deed and by law, including

conveyed from Martin Her-nandez to Martin Hernandez and Maria Juana Laredo De Hernandez, as joint tenants with the right of survivorship by deed dated December 29, 2006 and recorded January 12. 2007 in Book 47470 and Page 596, of official records. APN: R7289 242 MR/ca 5/3/22 Our file no. 21-05690GA –

**FORECLOSURE** 

950-64722 3/30 4/6 13 20

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

www.foreclosurehotline.net

**EXHIBIT A** The following described property: All that tract or parcel of land lying and being in Land Lots 99 and 100, of the 7th District, Gwinnett County, Georgia, being known and designated as Lot 28, Block C, Unit Two, of Meridian Hill Subdivision, as more particularly described on a plat of survey recorded at Plat Book 80, Page 65, Gwinnett County, Georgia Records. Reference to said Plat of survey and the record thereof being hereby made

A.P.N.: R3001B113 MR/ca 5/3/22 Our file no. 21-05684GA -950-64693 3/30 4/6 13 20 27 2022

for a more complete legal description.

NOTICE OF SALE UNDER 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 Security Deed given by Martin Hernandez and Maria Juana Loredo De Hernandez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC d/b/a

tionstar Mortgage LLC d/b/a
Mr. Cooper, its successors
and assigns, dated April 23,
2018, recorded in Deed
Book 55851, Page 662,
Gwinnett County, Georgia
Records, as last transferred
to MidFirst Bank by assignment recorded in Deed Book
59127, Page 881, Gwinnett
County, Georgia
County, Georgia
conveying the after-described property to secure a
Note in the original principal Note in the original principal amount of ONE HUNDRED SEVENTY-EIGHT THOU-

amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND SIXTY-TWO AND 0/100 DOLLARS (\$178,062.00), with interest thereon as set forth therein, there will be sold at public outry 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. designated as an alternative

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 HFRF0F

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failsible events of detailt, and 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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including atternation force (notice of in 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 record superior to the Secu-rity Deed first set out above. MIDFIRST 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 property the property to the control of the cont The entity tina last bill added and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116 800-654-4566 Oklahoma City, OK 6116, 800-654-4566.

To the best knowledge and the best knowledge and belief of the undersigned, the party in possession of the property is Martin Her-nandez and Maria Juana Loredo De Hernandez or a tenant or tenants and said property is more commonly known as 5108 Leecroft Drive, Sugar Hill, Georgia 30518.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit27 2022

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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Sale contained in a Security Deed given by Quintin Ram-sey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homebridge Financial Ser-vices, Inc., its successors and assigns dated 3/11/2016 and recorded in Deed Book 54166 Page 2 Gwinnett County, Georgia records; as last transferred to or acraist transferred to of ac-quired by Wilmington Sav-ings Fund Society, FSB, as trustee of Stanwich Mort-gage Loan Trust I, conveying the after-described property to secure a Note in the origi-pal principal amount of nal principal amount of \$221,904.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: lowing described property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 298 OF THE 5TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 35, BLOCK A OF THE DEL MAR CLUB AT HARBINS, PHASE ONE (FKA WINDOWS ON THE CREEK & BENTLEY ESTATES), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGES 255256, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fain-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

purpose of paving the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 1216 Trophy Club Avenue, Dacula, GA 30019 together with all fixtures and personal property attached

personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Quintin Ramsey and Mina Ann Ramsey or tenant or

tenants. Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to angotiate, amend and modify all terms of the mortgage.

Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anatism Control of the contro

ňeim, CA 92806 (800) 561-Note, however, that such entity or individual is not required by law to negotiate. amend or modify the terms

of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holdtus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

mation and audit of the status of the loan as provided tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Quintin Ramsey Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 994-7637.

2191-2182A THIS LAW FIRM MAY BE HIS LAW HIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2182A
960.65630 04/06/2022 950-65639 04/13/2022, 04/27/2022.

FORECLOSURE

zoning ordinances,

lows:

Ma0

950-65629

LoanCare, LLC 3637 Sen-

Loandale, LLC 3537 Self-tara Way Virginia Beach, VA 23452 1-800-274-6600

Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is

OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVIC-ING, LLC., as Attorney-in-Fact for EUN JUNG KO

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-009388 –

Pursuant to the power of sale contained in the Security Deed executed by MIGUEL BECERRA to

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,

INC., SOLELY AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the origi-

nal principal amount of \$162,770.00 dated May 21.

2018 and recorded in Deed Book 55914, Page 0460, Gwinnett County records,

Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION

00863, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door

other place as lawfully designated, within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described

FOLI OWING

SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 240, AND REVISED IN PLAT BOOK 28,

PAGE 35, GWINNETT COUN-TY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DE-TAILED DESCRIPTION R6146 152 Said property being known

Said property being known

as: 538 NATHAN DR NW LIL-

BURN, GA 30047

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are MIGUEL BECERRA 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

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

torneys fees (notice of intent

to collect attorneys fees hav-

closed by an accurate survey and inspection of the prop

erty: and (4) any assess-

ments liens encumbrances

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION

Firm File No. 22-014096 -

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARIA
J. MORALES to Mortgage Electronic Registration Sys-

tems, Inc. as nominee for Alterra Group, LLC a/k/a Panorama Mortgage Group, LLC dba Alterra Home Loans

in the original principal amount of \$265,109.00 dat-

amount of \$265, 109.00 date ed June 28, 2019 and recorded in Deed Book 56716, Page 00772, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION

in Deed Book 58589, Page 00815, 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

Robertson.

POWER

as follows:

THE

in Deed Book 59781,

03/30/2022

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

PUWER
PUrsuant to the power of sale contained in the Security Deed executed by DAVID BRADBURY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION. MORTGAGE CORPORATION in the original principal amount of \$129,273.00 datamount of \$129,273.00 data
amount of \$129,273.00 data
recorded in Deed Book
55637, Page 236, Gwinnett
Country records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION, in
Deed Book 59780 at Page 132 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-

lows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 10, BLOCK 1, ROLLING MEADOWS SUB-DIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 19, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-HEREIN AND MADE REFER-

HEREIN AND MADE REFER-ENCE HERETO
Said property being known
as: 844 LANGLEY VIEW CT
LOGANVILLE, GA 30052
To the best of the under-signeds knowledge, the par-ty or parties in possession
of said property is/are 04/20/2022, 04/27/2022 .STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER **POWER** 

of said property is/are DAVID BRADBURY or tenant (s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among 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 expaying the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys rees nav-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 prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

Deed.
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 AT-TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. MORTGAGE FREEDOM MORTGAG CORPORATION, as Attorne in-Fact for DAVID BRAD-BURY

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

Ma0 950-65593 3/30 4/6 4/13 20 27 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of 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 amount of 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 LUAN SERVICING, LLC. In Deed Book 59452, Page 462, 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-

lows: IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 49 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, THE VITH DISTRICT, GWIND 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, GEORGE GLA RECORDS WHICH GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. A.P.N.: R7049 082

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Said property being known as: 200 RADNER RUN as: 200 RADNER RUN LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-MaO signeds knowledge, the party 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 basely dealered to a security of the security o 950-67502 4/27 5/11 18 25 6/1/2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the infault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will 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 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 assess-ments, liens, encumbrances,

**FORECLOSURE FORECLOSURE** 

other place as lawfully designated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described tions, covenants, and mat-ters of record superior to the Security Deed first set out

as follows:
THE FOLLOWING Said sale will be conducted AS TOILOWS:
THE FOLLOWING DESCRIBED LAND, SITUATE,
LYING AND BEING IN THE
COUNTY OF GWINNETT,
STATE OF GEORGIA, TOWIT: 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, EAGLECREST SUBDIVISION, UNIT
ONE, AS SHOWN ON PLAT
OF SAID SUBDIVISION, UNIT
OF SAID SUBDIVISION, UNIT
ORE, AS SHOWN ON PLAT
OF SAID SUBDIVISION, UNIT
ORECORDED IN PLAT BOOK 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 Deed. 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-

OF SAID SUBDIVISION RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 35. PAGE 178, SAID PLAT BEING RE-RECORDED AT PLAT BOOK 48, PAGE 172, GWINNETT COUNTY GEOR GIA RECORDS, TO WHICH PLAT REFERENCE IS HERE-BY MADE FOR AMORE PAR-TICULAR DESCRIPTION OF SAID PROPERTY.

above individual of eithig and 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. Said property being known as: **2210 SOARING LN** LAWRENCEVILLE, GA 30044
To the best of the under-signeds knowledge, the party or parties in possession of said property is/are MARIA J. MORALES or ten-Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge ant(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 cale will be 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 hav-

and inspection of the prop above.

the holder of the Security Deed.
The name, address, and

lows: Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Lau-

THE FOLLOWING DESCRIBED LAND SITUATE.
LYING AND BEING IN THE
COUNTY OF GWINNETT,
STATE OF GEORGIA, TOWIT: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
146, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 24, BLOCK "C",
HARTINS PLACE SUBDUY,
SION. UNIT FOUR. AS PER 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 nego-tiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING

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

STATE OF GEORGIA COUN-NOTICE OF SALE UNDER POWER

made for the purpose of paying the same and all expenses of sale, including atterned for the purpose 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

zoning ordinances, restric-tions, covenants, and mat-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 within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described as folnot prohibited under the U.S. Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the holder of the Security

Deed.
The name, address, 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

Phone: (855) 690-5900

Note that pursuant to 0.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

GWINNETT 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
of said property is/are JOHN
C BARRETT AND SUSAN I
RARRETT or tenant/s DEBL. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION, as Attorneyin-fact for MIGUEL BECER-BARRETT or tenant(s)

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 payable the same and all events.

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 taxing authority; (3) any matters which might be disand inspection of the prop erty; and (4) any assess ments, liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is

The name, address, and telephone number of the in-

lows: 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

FREEDOM MORTGAGE
CORPORATION, as Attorneyin-Fact for
JOHN C BARRETT AND
SUSAN I BARRETT

to collect attorneys tees 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 dis-closed by an accurate survey erty; and (4) any assess ments liens encumbrances zoning ordinances, restric-tions, covenants, and mat-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) final confirmation and audit of the status of the loan with

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-

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION DEBL. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION, as Attorneyin-Fact for MARIA J. MORALES

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

Pursuant to the power of Pursuant to the power of sale contained in the Securi-ty Deed executed by JOHN C BARRETT AND SUSAN I BARRETT to Mortgage Elec-tronic Registration Systems, tronic 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 Proceded in Security Deed Research Deed Resea 0489, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed 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,

lows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 7TH DISTRICT GWIN-NETT 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 SU-PERIOR COURT OF GWIN-NETT COUNTY, GEORGIA, AND BEING KNOWN AS 505 MEADOWFIELD COURT AND BEING KNOWN AS 505
MEADOWFIELD COURT
(A/K/A 1301 GREENFIELD
WAY). ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTY IN

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given).

tems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its succes-sors and assigns , dated sors and assigns, dated March 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 57366, Page 60, Gwinnett County, Georgia Pageria Separation than in Deed Book 5/366, Age 60, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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** 

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

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

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.

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 Suban I Barnel I Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014503 – disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of coverlains, and intatters of record superior to the Security Deed first set out above. Lakeview Loan Servicines, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-182 2

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 Security Deed executed by LINCOLN CARBERRY AND
MARVA CARBERRY AND
MARVA CARBERRY AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BAY EQUITY LLC in the original MORTGAGE principal amount of \$245,962,00 dated June 11. 5243,962.00 dated unter 1, 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 records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door other place as lawfully designated, within the legal hours of sale, on May 03, 2022, the property in said Security Deed and described as followers.

as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 355,
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 1, BLOCK A, INDIAN
HILLS, UNIT ONE, AS PER
PLAT RECORDED IN PLAT
BOOK 77, PAGE 149. GWINMETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HERBIN BY BEF-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 undersigneds knowledge, the par-

ty or parties in possession of said property is/are LIN-COLN CARBERRY AND MARVA CARBERRY or tenant(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 Dead. The debt remains in 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 attorneys fees (notice of intent to collect attorneys fees havothect 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 vet 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, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

above. 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) 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 follows:

LINCOLN CARRERRY AND

NOTICE OF SALE UNDER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-

FORMATION 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. In a security Systems Line Systems Line

for cash before the courthouse door of Gwinnett

GWINNETT

27 2022

COUNTY

POWER GEORGIA,

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, fail-Freedom Mortgage Corpo-Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900 ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt 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 ATremaining 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 heen given) AS A DEBT COLLECTOR AT-AS A DEBI CULECTOR AT TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for

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 poughle). not yet due and payable), any matters which might be LINCOLN CARBERRY AND MARVA CARBERRY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-016673 – LIV 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. Ameris Bank is the holder of the Security Deed to the LiV 950-65407 3/30 4/6 13 20

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:

Dovenmuehle Mortgage, Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047,

360, Lake Zurich, IL 60047, 8006694268.

To the best knowledge and belief of the undersigned, the party in possession of the property is Tien Nguyen, Minh P Tran, Thao Ngoc Huynh and Hoa Phuoc Trao r a tenant or tenants and said property is more commonly known as 360 Timbe Laurel Ln. Lawrenceville. Laurel Ln, Lawrenceville,

Georgia 30043.

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

**FORECLOSURE** 

**FORECLOSURE** 

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 de-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 be-cause of, among other pos-sible events of default, fail-

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

**HEREOF** 

44-14-162.2.

44-14-162.2. The entity that has 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.

To the best knowledge and belief of the undersigned,

the party in possession of

Lawrenceville, Georgia

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-firmation and audit of the status of the loan with the

Lakeview Loan Servicing.

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 150 of the 5th District,

Lot 150 of the Sth District, City of Lawrenceville, Gwin-nett 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, Coordia records with held

Georgia, records, which plat is incorporate herein by ref-

Our file no. 22-06304GA -

950-64692 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

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 Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated August 6, 2019, recorded in Deed Register States.

and assigns, dateu Augustand assigns, dateu Augustand 2019, recorded in Deed Book 56797, Page 6, Gwin-County, Georgia

to Ameris Bank by assignment 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

HUNDRED TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$228,250.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder teacher.

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 de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

**HEREOF** 

GWINNETT

erence. MR/meh 5/3/22

**POWER** 

GEORGIA.

holder of the security deed.

30045.

LLC

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 7TH DISTRICT. NETT COUNTY, GEORGIA BEING LOT 10, BLOCK A OF TIMBER OAKS SUBDIVI-SION, UNIT ONE, AS PER PLAT THEREOF 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 PROPERTY BEING KNOWN AS 360 TIMBER LAUREL LANE, ACCORDING 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

sale will be made to 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 beng diven). 950-65696 3/30 4/6 13 20 27 2022

NOTICE OF SALE UNDER 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 Rob-

Security Deed given by Bobby Collins to Mortgage Electronic Registration Systems Inc., as grantee, as nominee for Citizens Fidelity Mortgage Corp. its successors and as signs, dated January 26, 2004, recorded in Deed Book 37199, Page 223, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53879, Page 359, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to U.S. BANK NATIONAL the property is Diane G
Knepp, William C. Knepp
and Estate of Diane Gall
Knepp or a tenant or tenants
and said property is more
commonly known as 224
Park Place Drive, to U.S. BANK NATIONAL ASSOCIATION by assign-ment recorded in Deed Book ment recorded in Deed Book 52635, Page 476, Gwinnett County, Georgia Records, conveying the after-described 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 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 as Attorney in Fact for Diane G Knepp McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

HERETO AND MADE PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fail-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 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 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, enculinances, zonances, restrictions, covenants, and matters of record superior to the Secutivy Deed first set out above.

U.S. BANK NATIONAL ASSOCIATION is the holder of the secutive Deed to the

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 terms of the mortgage with the debtor is:
U.S. Bank National Association, 4801 Frederica Street,

Owensboro, KY 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 Millenium View Court, Snellville,

Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited 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. U.S. BANK NATIONAL AS-SOCIATION

SOCIATION
as Attorney in Fact for
Bobby Collins
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
FXHIBIT A

WWW.Toreclosurenotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 318, OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA
AND BEING LOT 59B,
BLOCK B, MILLENINUM
EAST PLACE, PHASE TWO
"A" AS PER PLAT RECORDED IN PLAT BOOK 91 PAGE
149 156 COUNNETT COUNT ED IN PLAT BOOK 91 PAGE
148-150, 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 -FT8 950-65245 3/30 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

LLC, its successors and assigns, dated July 17, 2020, recorded in Deed Book 57690, Page 485, Gwinnett County, Georgia Records, as last transferred to Cross-Country Mortgage, LLC by assignment to be recorded in the Office of the Clerk of Superior Court of County, Georgia Records, conveying the after-described property to secure 3 scribed property to secure a
Note in the original principal
amount of THREE HUNDRED SIX THOUSAND
THREE HUNDRED FORTY-EIGHT AND 0/100 DOLLARS (\$306,348.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnet County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June,

Security Deed given by Terrance Deon Wiggins and Omolara Theresa Wiggins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LIC its europersors and as-

as Attorney in Fact for Tien Nguyen and Minh P McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A