FORECLOSURE

EXHIBIT A

2022

POWER GEORGIA,

COUNTY

All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of

Country Georgia, Being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 133, pages

290-295, Gwinnett County, Georgia Records, which plat

is made a part hereof and in-

corporated herein by refer-

ence. MR/meh 9/6/22 Our file no. 22-08244GA –

950-77845 8/10 17 24 31

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 September, 2022, the following described presents:

ing 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, fail-

sible 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 surpose of position the page

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 pursuant to O.C.G.A. § 13-1-11 baying been given)

ZONING

the same non-conforming setback (8.7 feet) for a sec-ond story addition. The required side setback is 12.5 All interested parties are invited to attend, and com-

ments are encouraged. 934-79128 8/17, 2022 PUBLIC HEARING CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on **September 20th**, **2022 at 6:30 p.m.** at Suwanee City Hall, 330 Town Center Avenue, The Zoning Board of Appeals will hold a public hearing to consider the following variance re-

of seconds west a distance of 152.07 feet; run thence south 32 degrees 51 minutes 05 seconds west a distance of 220.45 feet; run thence along the right of way of Shadburn Ferry Road in a northwesterly direction way of Stadouth Ferry Most in a northwesterly direction a distance of 218.50 feet to an iron pin found; run thence north 63 degrees 18 minutes 54 seconds east a distance of 289.54 feet to an V-2022-012- Owner: WMG Development, LLC. Applicant: Tarr Group, LLC. The applicant requests a variance from Section 1703 of the distance of 289,54 feet to an iron pin found at the right of way of White Road: run thence south 29 degrees 10 minutes 20 seconds east a distance of 49,56 feet; run City of Suwanee Zoning Ordinance to reduce the re-quired landscape strip adja-cent to a street and deviate from the off-street parking thence south 31 degrees 57 minutes 000 seconds east a distance of 29.13 feet to and iron pin set and the true point of beginning. 934-76502 7/20,27,8/3,10,17,24,31, lot planting requirements to accommodate additional parking. The site contains approximately 1.25 acres in Land Lot 252 of the 7th District and is located at 4355 Suwanee Dam Road. 2022

V-2022-013- Owner/Applicant: Southern Healthcare Holdings, LLC. The applicant requests a variance from Section 1703 of the City of Suwanee Zoning Ordinance to reduce the dinance to reduce the required landscape strip adjacent to a street. The site contains approximately 1.16 acres in Land Lot 239 of the 7th District and is located at 1500 Station Center Boule

The complete text of the proposed request will be on file at Suwanee City Hall and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. 929-79123 8/17,24,2022

PUBLIC HEARING CITY OF SUWANEE. GEORGIA

The Public is hereby notified that on September 6th and 27th, 2022, at 6:30 p.m. at Suwanee City Hall, 330 Town Center Avenue, the Planning Commission and Mayor and City Council, re-spectively, will hold public hearings and review the fol-

RZ-2022-005-North Georgia Congregational Holiness Church. Applicant: Mainstreet Building Group. The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for single family homes. The site is located in Land Lot 237 of the 7th District at 3988 Scales Street and con-tains approximately 0.7 acre.

SUP-2022-004 -Owner 425 Buford Highway LLC. Applicant: Kathleen Diehl, DVM. The applicant requests a Special Use Permit to ala Special Use Perfilit to al-low for a veterinary clinic without outdoor boarding in the OTCD (Old Town Com-mercial District) zoning dis-trict. The site is located in Land Lot 236 of the 7th Dis-trict at 425 Buford Highway Suites 103 and 104 and con-Suites 103 and 104 and conapproximately tains 1.85

AMD-2022-001 - A proposed amendment to the City of Suwanee Zoning Ordinance including, but not limited to, Article V. Zoning District Development and Use Regulations, in order to eliminate as a Permitted Use Community Garden and add Community Garden as a Permitted Special Use in certain single family residential dis-

lated to that Special Use. AMD-2022-002 - A posed amendment to City of Suwanee Zoning dinance including Article XVIII. Administration, Enforcement. Penalties. Remedies by adding Section 1808 Appeal of Zoning Deci-sion and Section 1809 Ap-peal from Zoning Board of

Appeals. The complete text of the proposal will be on file at Suwanee City Hall, 330 Town Center Avenue, and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday -79122 8/17,24,2022

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND

REZONING Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a pub-lic hearing to evaluate the applications of certain applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached here-

The City of Buford Planning Commission will hold a pub-lic hearing and make recommendation on such application for annexation and rezoning on Tuesday, August 9, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hear-ing to discuss and pass upon the proposed applications for annexation and rezoning on Tuesday, September 6, 2022 at 7:00 p.m.,
Buford City Arena, 2795
Sawnee Avenue, Buford,
Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting.

This 12th day of July, 2022. CHANDLER, BRITT & JAY, City Attorneys

EXHIBIT "A" OWNER: Southern Heritage Home Builders, LLC CURRENTLY ZONED: PROPOSED ZONING: **RA200** ADDRESS : 5647 Shadburn

All that tract or parcel of land lying and being in Land Lot 326 of the 7th District, Gwinnett County and being more particularly

FORECLOSURE

ZONING

described as follows: To find the true point of beginning, commence at the intersec-

tion of the northern right of

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by David M. Cheeks and Tichiala D.

successors and assigns dat-ed 4/12/2001 and recorded in Deed Book 23182 Page 195 and modified at Deed Book 52730 Page 609 Gwin-

nett County, Georgia records; as last transferred

to or acquired by PHH Mort-gage Corporation, conveying the after-described property to secure a Note in the origi-

nal principal amount of \$135,756.00, with interest at

\$133,750.00, 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

or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 2022 (better the first Turkey for the september 6).

ing 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

ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-

GWINNET COUNTY, GEORGIA, BEING LOT 14, BLOCK
A OF WHITLEY OAK
SPRINGS SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 50, PAGE 130,
RECORDS OF GWINNETT
COUNTY, GEORGIA, WHICH
PLAT IS BY REFERENCE IN-

CORPORATED HEREIN AND MADE A PART HEREOF. The debt secured by said Security Deed has been and

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

Deed and by law, including attorneys fees (notice of in-

tent to collect attorneys fees

having been given).
Said property is commonly known as 1698 George Cir,
Lawrenceville, GA 30043 to

gether with all fixtures and

personal property attached to and constituting a part of

said property, if any. To the best knowledge and belief of

best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): David M. Cheeks and Tichiala D. Cheeks or tenant

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 7502518
Note, however, that such

entity or individual is not re-

quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstanding ad valorem taxes (in-

cluding taxes which are a

lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-

erty whether 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 in

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Secu-rity 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 confir-mation and quift of the sta-

nation and audit of the sta-

tus 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 sta-

Stearns Lending, LLC, its successors and assigns dat-

Tichiala D. Cheeks

1017-5590A

2022

erty

or tenants.

property

nett

ed 8/22/2017 and recorded in Deed Book 55353 Page 149 Gwinnett County, Georray dwillnett coulty, deor-gia records; as last trans-ferred to or acquired by Lakeview Loan Servicing, LLC., conveying the after-de-scribed property to secure a Note in the original principal amount of \$139,918.00, with way of Shadburn Ferry Road and the westerly right of White Road (a/k/a Old School House Road); run School House Roady; run
thence in a northerly direction along the westerly right
of way of White Road north
32 degrees 50 minutes 00
seconds west a distance of
197.94 feet; run thence
north 31 degrees 57 minutes
00 seconds west a distance amount of \$13,910.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 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 house door of Gwinnett

following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 301 OF
THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIAND NETI COUNTY, GEURGIA, BEING 1 39 ACRES, AND BEING MORE PARTICULAR-LY DESCRIBED AS FOL-LOWS BEGINNING AT AN IRON PIN FOUND ON THE

IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF CENTERVILLE-ROSEBUD ROAD (80 FOOT RIGHT-OF-WAY), WHICH POINT IS LOCATED 869 0 FEET FROM THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE LINE DIVIDING LAND LOTS 298 AND 301; RUNNING THENCE SOUTH 15 DEGREES 25 MINUTES 15 6 SECONDS EAST 349 53 FEET TO AN IRON PIN FOUND, RUNNING THENCE SOUTH 82 DEGREES 20 MINUTES WEST 174 86 FEET TO AN IRON PIN FOUND, RUNNING PIN FOUND, RUNNING PIN FOUND, RUNNING PIN FOUND, RUNNING THENCE NORTH 15 DEGREES 28 MINUTES 30 16 PIENCE NORTH 15 DEGREES 28 PIENCE NORTH 15 P Cheeks and Tichiala D.
Cheeks to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GHS Mortgage, LLC d/b/a Residential Alliance, its THENCE NORTH 15 DEGREES 28 MINUTES 30 18 SECONDS WEST 348 08 FEET TO AN IRON PIN PLACE, RUNNING THENCE NORTH 81 DEGREES 51 MINUTES 01 SECONDS EAST 175 0 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY PREPARED FOR FREDRICK E. WILLIAMS AND THELMA J WILLIAMS AND THELMA J WILLIAMS AND THELMA J EAST 1993 BY JACQUE L WILLIAMS DATED OCIUE L
BER 6, 1993 BY JACQUE L
WILLIAMS. LESS AND EXCEPT THAT PORTION OF
CAPTION PROPERTY CONVEYED TO GWINNETT
COUNTY IN THAT RIGHT OF

WAY DEED AT DEED BOOK 25347, PAGE 110, AFORE-SAID RECORDS 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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2782 Centerville Rosebud Rd., Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Reshelle Abdul-Malik and Tariq Abdul-Malik or tenant or tenants.

ToanCare LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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 outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty 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 au-

thority, (d) any matters which might be disclosed by an 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 prohibited under the U.S. Bankruptnances. restrictions. cy Code; and (2) final confir mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9statin to U.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 foreclosure documents may not be provided until final confir mation and audit of the sta-tus of the loan as provided immediately above. Lakeview Loan Servicing, C. as agent and Attorney Fact for Reshelle Abdul-

Malik and Tariq Abdul-Malik Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 1154-2003A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2003A 950-77153 8/10 17 24 31

2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

mation and audit of the sta-tus of the loan as provided immediately above. PHH Mortgage Corporation as agent and Attorney in Fact for David M. Cheeks and PURSUANT to the power of sale contained in the Security Deed executed by RICHARD D DOSS AND GLORIA P DOSS to MORT-GAGE ELECTRONIC REGISTRATION CONTROL OF THE PROPERTY OF THE PURSUANT OF THE PURSUANT OF THE PURSUANT OF T Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Add TRATION SYSTEMS, INC., AS NOMINEE FOR AMERI-CA'S WHOLESALE LENDER lanta, Georgia 30305, (404) THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED in the original principal amount of \$146,000.00 dated October 8, 2001 and recorded in Deed Book recorded in Deed Book 27521, Page 0044, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST in Deed Book 599015. Page 846. WILL BE USED FOR THAT PURPOSE. 1017-5590A 950-77133 8/10 17 24 31 NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Deed Book 59905, Page 846, Sale contained in a Security Deed given by Reshelle Ab-dul-Malik and Tariq Abdul-Malik to Mortgage Electronic Registration Systems, Inc., 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 grantee, as nominee for

place as lawfully designated.

within the legal hours of

FORECLOSURE

sale, on September 06, 2022, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 120,
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 20, ROSSER COURT
SUBDIVISION, ACCORDING
TO PLAT OF SUBVEY TO PLAT OF SURVEY
RECORDED IN PLAT BOOK
V, PAGE 133, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPODATE OF ARE INCORPORATED HEREIN BY REFERENCE THERETO.
ADDRESS: 5698 ROSSER

CT.; LILBURN, GA 30047 TAX MAP OR PARCEL ID NO.: 6120-030 Said property being known as: 5698 ROSSER CT LIL-BURN, GA 30047 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are RICHARD D DOSS AND GLORIA P DOSS 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, affioring 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 events. paving the same and all expenses 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 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, 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 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 pendiate. full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Selene Finance LP 3501 Poulevard, 5th

Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 Phone: 877-768-3759 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. FOR HAT PURPUSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S.
BANK TRUST NATIONAL
ASSOCIATION 26 AUTOMACA
AUTOMACA
AUTOMACA
ASSOCIATION 26 AUTOMACA
AUT ASSOCIATION, as Attorney-in-Fact for RICHARD D DOSS AND GLORIA P DOSS

Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

10/00 ADDOUS Druge Hoad Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-376924 –

950-77281 8/10 17 24 31

NOTICE OF SALE UNDER

POWERSTATE OF GEORGIA, By virtue of a Power of Sale contained in certain tnat certain Security
Deed from Gladys S.Vandesande and Steven
W. Vandesande, Sr. to
Mortgage Electronic Registration Systems, Inc., that Security Mortgage Electronic Registration Systems, Inc., asnominee for Lehman Brothers Bank, FSB, a federal savings bank, dated March 24, 2005 and recordedon March 30, 2005 in Deed Book 42146, Page 202, in the Office of the Clerk of Superior Court ofGwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in theoriginal principal amount of Hundred Ninety-Five Thou-sand and 00/100 dollars (\$195,000.00)with interest thereon as provided therein, as last assigned to New Residential Mortgage Loan Trust2020-1, in Deed Book 60052, Page 00879, will be sold at public outcry to the highest bidder for cashbefore the courthouse does of fore the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfullydesignated as an alternative location, within the legal hours of sale on the first Tuesday in September, 2022, all property

September,2022, all property described in said Security Deed including but not limited to the following describedproperty:All that tract or parcel of land lying and being in Land Lot 106 of the 5th District of Gwinnett County Georgia being Lot 2 oth District of GWinnert County, Georgia, being Lot 2, Block C, Knollwood Lakes Subdivision, Unit I, Phase C, as per plat recorded inPlat book 86, Page 123, and as revised in Plat Book 90, Pages 13, Cwinnert County, Page 12, Gwinnett County Georgia Records, which pla is incorporated herein made a part hereof by reference.Said property may more commonly be known mav

as 1412 Dayspring Trace, **30045.**The debt secured by said Security Deed has been and is hereby declared due because of, amongother possible events of default, non-payment of the monthly installments on said loan. The debon sald loan. The depretermaining in default, this sale will be made for the purpose of paying the same and all expenses of thissale, including attorneys fees (notice of intent to collect attorneys fees having been neys fees having been given). Case #: 22-004352-1
The individual or entitle:

has full interest for the control of the control The individual or entity that has full authority to negotiate, amend and modify all terms of theloan is New Residential Mortgage Loan Trust 2020-1, 8950 Cypress Waters Blvd., Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, war-ranty or recourseagainst the above-named or the under-signed. The sale will also be subject to the following items whichmay affect the title: a) zoning ordinances; b)

matters which would be dis

closed by an accurate surveyor by an inspection of the property; c) any outstanding ad valorem taxes, including taxes,

whichconstitute liens upon said property whether or not

FORECLOSURE FORECLOSURE

now due and payable; d) special assessments; e) theright of redemption of any taxing authority; f) all outstanding bills for public utilities which constituteliens upon said property; g) all restrictive covenants, ments, rights-of-way any other matters ofrecord superior to said Security Deed. To the best of the knowledge and belief of the undersigned, theowners and party in possession of the property are Gladys S. Van-desande and Steven W. Vandesande, Sr. and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibite-dunder the U.S. Bankruptcy code and 2) final confirma-tion and audit of the status of the loan with theholder of the Security Deed.New Resi-dential Mortgage Loan Trust 2020-1as Attorney-in-Fact

950-76839 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

252040 Rull Dates. 07/27/2022; 08/03/2022; 08/10/22; 08/17/22;08/24/22; 08/31/22

sale contained in the Securi-ty Deed executed by JERRY BROOKS AND STEPHANIE BROOKS AND SIEPTHANDERS
BROOKS to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE
FOR SOUTHPOINT FINANCIAL SERVICES, INC in the CIAL SERVICES, INC in the original principal amount of \$232,425.00 dated May 30, 2015 and recorded in Deed Book 53609, Page 0574, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Dood Book 55600. Deed Book 55580, Page 793, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the bidder for čash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT. OF

BEING IN LAND LOT 167 VI THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA AND BEING LOT 8, BLOCK B, OF MILL CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK PAGE 266, GWINNETT 34, PAGE 266, GWINNETI
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY THIS REFERENCE.

Said property being known as: 1060 SWAN MILL CT SUWANEE, GA 30024

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are JER-RY BROOKS AND STEPHANIE BROOKS 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 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 expenses of sale, including 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 prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric covenants, and mattions. 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 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 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 Phone: 1-800-274-6600 Prione: 1-800-2/4-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTIONED TO A CAPETER TO LEGED AT 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 JERRY BROOKS AND STEPHANIE BROOKS

Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-043284 -

950-77026 8/10 17 24 31

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by JONATHON L. BARNHILL AND CHRISTINA M. BARNHILL TO MORTGAGE ELECTROMIC PROPERTY OF THE POWER OF THE POW TRONIC REGISTRATION SYSTEMS, INC NEE FOR CITIBANK, N.A. in the original principal amount of \$143,483.00 dated March 11, 2015 and recorded in Deed Book 53443, Page 610, Gwinnett County 610, Gwinnett Co records, said Security I being last transferred to TIONSTAR MORTGAGE D/B/A MR. COOPER in Deed Book 60093, Page 396, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, sale, on September 06, 2022, the property in said Security Deed and described

security beed and described as follows:

THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 62 OF THE 7TH LAND DISTNCT, GWINNETT COUNTY, GEOR

GIA, BEING LOT 76, BLOCK A OF OAKMONT SUBDIVI-SION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 42, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

PARCEL ID: R7062 162 Said property being known as: 1562 OAK IVY LN LAWRENCEVILLE, GA 30043-8305 To the best of the under-

To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are JONATHON L. BARNHILL AND CHRISTINA M. BARN-

AND CHRISTINA M. BARN-HILL or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because or, 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 expenses of sale, including attorneys fees (notice of intent to collect attorneys fees how 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 the sold and payedle): (2) the 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 as-sessments. liens. encumsessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters 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 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 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-Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cy-press Waters Blvd. Coppell, TX 75019 Phone: 1-888-

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 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 DIRPORS

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for JONATHON L. BARNHILL

AND CHRISTINA M. BARN-HILL Robertson, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-050068 –

950-77594 8/10 17 24 31

POWER GEORGIA.

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) the NOTICE OF SALE UNDER right of redemption of any taxing authority, any matters which might be disclosed by GWINNETT COUNTY
Under and by virtue of the
Power of Sale contained in a an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-Security Deed given by Fabion Brooks to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pacific Union Financial LLC, its successors those superior to the securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboveand assigns, careed 2016, recorded in Deed Book 54428, Page 395, Commett County, Georgia 2006 Modified by named or the undersigned Truist Bank, formerly known as Branch Banking and Trust Company is the holder of the Security Deed that certain Loan Modifica tion Agreement recorded in Deed Book 56279, Page 712, Gwinnett County, Georgia Records, as last transferred to Pacific Union Financial, LLC by assignment recorded in Deed Rook 55427, Page to the property in accordance with OCGA § 44-14-162.2. 162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Truist Bank, 111 Millport Circle, Greenville, SC in Deed Book 55437, Page 224 Gwinnett County Geor gia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount of TWO HUNDRED THIRTY-SIX THOUSAND FOUR HUN-Circle, Greenville 29607. 800-827-3722.

Note, however, that such entity is not required by law DRED FIFTEEN AND 0/100 DOLLARS (\$236,415.00), with interest thereon as set forth therein, there will be to negotiate, amend or modify the terms of the loan.

To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Gregory T Spicer or a tenant or tenants and said property is more commonly known as 2610 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 Five Star Court, Snellville, Georgia 30039. Should a conflict arise between the property address and the leof sale on the first Tuesday of Sale Off the first Tuesday in September, 2022, the fol-lowing 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 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

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 pur-suant to O.C.G.A. § 13-1-11

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), the

not yet due and payable), the

right of redemption of any

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, zoning ordinances

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said property will be sold on an "as-is" basis without any

belief of the undersigned

janville, Georgia 30052.

gal description the legal description will control. 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. Truist Bank, formerly known as Branch Banking

and Trust Company
as Attorney in Fact for
Gregory T Spicer
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Populal CA 20076

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 45 and 46 of the 6th District of Gwinnett County, Georgia, being Lot 2, Block B, Shiloh West, Unit One, as per plat recorded in Plat Book 44, Page 88, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto.
MR/meh 9/6/22
Our file no. 22-08697GA
FT17

950-77830 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA Because of default in the

an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Nationstar Mortgage LLC d/b/a Mr. Cooper, successor by merger to Pacific Union Financial, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full aupayment of the indebted-ness, secured by a Security Deed from Big Contracting and Construction, LLC (Bor-rower) to SCF Jake, LP (Se-UCIGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. cured Creditor), dated September 2, 2021 and filed on September 14, 2021 in the amount of \$200,000.00, in Book 59180, Page 862, in the Office of the Clerk of the Superior Court for Gwinnett County, Georgia, Secured Creditor pursuant to said deed and the note thereby secured, has declared the entire amount of said indebt-Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. edness due and payable and To the best knowledge and pursuant to the power of sale contained in said deed the party in possession of the property is Fabion Brooks or a tenant or ten-ants and said property is and pursuant to O.C.G.A Section 9-13-161(a) will on the first Tuesday in September 2022, during the legal hours of sale, at the Court-house door in Gwinnett more commonly known as 1033 Deadwood Trail, Lo-

County, sell at public outcry

FORECLOSURE

Should a conflict arise be-tween the property address and the legal description the to the highest bidder for cash, the property described in said deed to wit: All that tract or parcel of legal description will control. The sale will be conducted All that tract or parcel of land lying and being in Land Lot 33 of the 6th District of Gwinnett County, Georgia, being Lot 102, Block "B", Open Fields FKA Hwy. 124 The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC d/b/a Mr. Cooper, successor by merger to Pacific Union Financial, LLC as Attorney in Fact for Townhomes, as shown on plat recorded in Plat Book 138, Pages 53-57, revised in Plat Book 138, Pages 256-260, Gwinnett County, Georgia records which plat is in

gia records, which plat is in-corporated herein by refer-ence and made a part of this Financial, LLC
as Attorney in Fact for
Fabion Brooks
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A description.
together with all fixtures
and other personal property
conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-ways, easements, protective covenants or restrictions, liens, and other superior matters of record which may matters of record which may affect said property.
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.

Notice has been given of intention to collect attorneys fees in secondars with the fees in accordance with the terms of the note secured by

said deed.
The name, address and telephone number of the in-NOTICE OF SALE UNDER dividual or entity who has full authority to negotiate, amend, and modify all terms Under and by virtue of the Power of Sale contained in a Security Deed given by Gre-gory T Spicer to Mortgage Electronic Registration Sysamend, and modify all terms of the mortgage is as fol-lows: Searchers Capital, Attn: Sherry Janner, 1302 Waugh Drive, #831, Hous-ton, TX 77019 (832) 351ton, TX 77019 (832) 351-2013. Note that pursuant to 0.C.G.A. Section 44-14-162.2, the above individual or entity is not required by tems, Inc., as grantee, as nominee for Branch Banking nominee for Branch Banking and Trust Company, its successors and assigns, dated August 2, 2010, recorded in Deed Book 50206, Page 795, Gwinnett County, Georgia Records, as last transferred to Truist Bank by assignment recorded in Deed Book 60060, Page 127, Gwinnett County, Georgia Records, conveying the after-described property to secure a law to negotiate, amend, or modify the terms of the loan To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Big Contracting & Construction, LLC or tenant or tenants and the proceeds of the said sale will be ap-plied to the payment of said conveying the after-de-scribed property to secure a Note in the original principal amount of EIGHTY THOU-SAND AND 0/100 DOLLARS (\$80,000.00), with interest thereon as set forth therein, there will be sold at public outen to the bighest hidder

SCF Jake LP Attorney in Fact for Big Contracting & Construction, LLC Katz Durell, LLC 6065 Roswell Road, Suite

Atlanta, Georgia 30328 404-487-0040

Deed.

404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Steven Ran-del Williams to Mortgage del Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Platinum Mortgage, Inc., its successors and assigns, dated 5/2/2014 and assigns. Gate 3/2/2014 and recorded in Deed Book 52911 Page 0198 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wells Fargo Bank, N.A., conveying the after-de-scribed property to secure a scribed property to secure a
Note in the original principal
amount of \$192,444.00,
with interest at the rate specified therein, there will be
sold by the undersigned at public outcry to the highest hidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said country, legal hours of sale on September 6, 2022 (being first Triesday of said

the undersigned, the party (or parties) in possession of the subject property is (are): Darrolis Hardeman or tenant first Tuesday of said nth unless said date falls or tenants. on a Federal Holiday, in which case being the first Wednesday of said month), the following described land lying and being in Land Lot 325 of the 5th District,

mortgage. Wells Fargo Bank, NA Loss Lot 325 of the 5th District, Gwinnett County, Georgia, being Lot 154, Block C, Phase 1 of Providence Sub-division, as per plat thereof recorded in Plat Book 116, Pages 188-196, Gwinnett County, Georgia Records, which recorded plat is incor-porated herein by reference and made a part of this de-scription.

scription.
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. outstanding rederal tax liens.
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

attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 3130 Day Break
Ln, Dacula, GA 30019 together with all fixtures and 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) Nicole Cartrette or tenant of

immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact Wells Fargo Bank, NA is the entity or individual designated who shall have full aufor Darrolis Hardeman thority to negotiate, amend and modify all terms of the

2022

mortgage.
Wells Fargo Bank, NA Loss
Mitigation 3476 Stateview
Boulevard Fort Mill, SC
29715 1-800-678-7986 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan.
Said property will be sold subject fo: (a) any outstanding ad valorem taxes (including taxes which are a 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 auof the loan. redemption of any taxing authority, (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in-spection 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 prohibited under the U.S. Bankrupt-

mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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 immediately above

FORECLOSURE

Immediately above.
Wells Fargo Bank, N.A. as
agent and Attorney in Fact
for Steven Randel Williams
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atleast, Caseria 30305, (Act) lanta, Georgia 30305, (404) 994-7637.

994-7637.
1000-16674A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1000-16674A 950-77289 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-TY Pursuant to the Power of

Sale contained in a Security Deed given by Darrolis Hardeman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Silverton Mortgage Spe-cialists, Inc., its successors and assigns. dated 6/29/2012 and recorded in Deed Book 51488 Page 451 and modified at Deed Book 55104 Page 254 and Deed Book 59588 Page 211 Gwingett County Georgia nett nett County, Georgia records; as last transferred to or acquired by Wells Far-go Bank, N.A., conveying the after-described property to secure a Note in the original amount principal amount of \$152,093.00, 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 (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to on September 6, 2022 (bee purchaser as provided in aforementioned Security ing 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

property:
All that tract or parcel of land lying and being in land Lot 34 of the 6th District, Gwinnett County, Georgia, being Lot 66, Block A, The Preserve at Parkwood, as per plat recorded in Plat per plat recorded in Plat Book 98, Page 52, Gwinnett County, Georgia Records, which recorded plat is incor-

porated herein by reference and made a part of this deand made a part of this description.
This is a purchase money Security Deed.
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

Deed and by law, including beed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 3010 Rusticwood prive, Snellville, GA 30078
together with all fixtures and
personal property attached
to and constituting a part of
said property, if any. To the
best knowledge and belief of

Wells Fargo Bank, NA is the entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the

Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986 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 outstand-ing ad valorem taxes (including taxes which are a 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 including taxes which are a an accurate survey and in spection of the property, and (e) any assessments. liens. (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confir mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

994-7637.
1000-16960A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE 1000-16060A PURPOSE. 1000-16960A 950-77139 8/10 17 24 31

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by William Larry Cooper and Jacqueline W Cooper to Wells Fargo Bank N.A. dated 2/25/2008 and N.A. dated 2,2,2,000 and recorded in Deed Book 48712 Page 735 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-decirbed property to except a county of the coun scribed property to secure a Note in the original principal amount of \$105,115.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett