holder of the Security Deed

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

Tuesday of said month un-less said date falls on a Fedless said date falls on a Fed-eral Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 221 OF THE 7TH DISTRICT, GWIN-

THE TITLE STATE OF THE STATE OF 87, PAG COUNTY. GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART

HEREOF BY THIS DESCRIP-Also known as: 2707 Bogan Creek Dr., Buford, GA Being the same premises as conveyed in deed from Water Ridge Builders, Inc. recorded 8/24/2004 in document number 151442, book 39581, Page 158 in said county and state. Tax ID: R7221 289

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 Security Deed has been and 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 2707 Bogan Creek Dr, Buford, GA 30519-4517 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the to and constituting a part of a 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): Russell Billy Roberts and Bridget Hamilton-Roberts or the part of t

tenant or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 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

salu property will be solved as subject to: (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 proper tute 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. 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. nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code: and (2) final confircy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9suant 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 confirmation and audit of the status of the loan as provided

immediately above. '
THE BANK OF NEW YORK MELLON FKA THE BANK OF MELLON FKA THE BANK OF MELLON FKA THE CERTIFICATE-FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSETBACKED CER-TIFICATES, SERIES 2006-17 ITITICALES, SERIES 2006–17 as agent and Attorney in Fact for Russell Billy Roberts and Bridget Hamilton-Roberts Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attack.

lanta, Georgia 30305, (404) 994-7637.

1263-2699A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2699A 950-87999 12/7 14 21 28 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 AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMPRO MORTGAGE CORPORATION MORTGAGE CORPORATION
in the original principal
amount of \$236,450.00 dated April 12, 2005 and
recorded in Deed Book
42408, Page 165, Gwinnett
County records, said Security Deed being last transferred to MTGLQ INVESTORS, L.P. in Deed Book
57278, Page 178, Gwinnett VESTORS, L.P. in Deed Book 57278, Page 178, 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 January 03, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND

ALL HALL HALL OR PART-CEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B", APALACHEE HERITAGE APALACHEE HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, **GEORGIA** WHICH PLAT IS INCORPO

WHICH PLAT IS INCOMPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said property being known as: 545 GRAN HERITAGE

WAY DACULA, GA 30019

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are AGHEDO PIUS IYAMU 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 made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been aiven).

Said property will be sold subject to the following: (1)

**FORECLOSURE** 

any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet COUNTY OF GWINNETT NOTICE OF SALE UNDER due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey **POWER** PURSUANT to the power of sale contained in the Security Deed executed by JEFFREY A. WEAVER to MORT-GAGE ELECTRONIC REGISTRATION.

15480 Laguna Canyon Rd.,

1-888-504-7300
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 COLLECT A A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
MTGLQ INVESTORS, LP, as Attorney-in-Fact for

as Attorney-in-Fact for AGHEDO PIUS IYAMU

Suite 170

950-88394

12/14/2022.

12/28/2022.

Duluth, GA 30097

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED to

2004-0000272, LLC in the original principal amount of \$103,500.00 dated May 28, 2015 and recorded in Deed

53610, Page 327, nett County records,

Book 53610. Page 327, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC in Deed Book 60232, Page 894, 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

within the legal hours of sale, on January 03, 2023, the property in said Security Deed and described as fol-

lows: The Land Referred to

PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

HEREOF BY REFERENCE FOR A MORE DETAILED DE-

SCRIPTION. SAID PROPER-TY BEING KNOWN AS 865 HARBINS COVE DRIVE AC-

SYSTEM OF NUMBERING

PROPERTY IN GWINNETT

Said property being known is: 865 HARBINS COVE

DRIVE NW LILBURN, GA

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are AR-

of said property is/are AB-DUL SUBHAN MOHAMMED

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 ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold

above.

4801 Frederica Street

GUIDANCE RESIDENTIAL,

as Attorney-in-Fact for ABDUL SUBHAN MO-HAMMED

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170

Phone: 470.321.7112 Firm File No. 22-028730 –

10/00 Abbotts bit Suite 170 Duluth, GA 30097

950-88390 12/14/2022, 12/28/2022.

COUNTY, GEORGIA.

Robertson, Anschutz, Schneid, Crane & Partners, PLC

10700 Abbotts Bridge Road

Phone: 470.321.7112 Firm File No. 20-006907 –

12/07/2022, 12/21/2022,

Suite 100 Irvine, CA 92618 1-888-504-7300

and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out TRATION SYSTEMS, INC.
AS NOMINEE FOR EVERTIFINANCIAL, INC D/B/A
SUPREME LENDING in the
original principal amount of
\$124,540.00 dated November 23, 2015 and recorded
in Deed Book 54013, Page
0521, Gwinnett County
records, said Security Deed
being last transferred to
AMERIHOME MORTGAGE
COMPANY, LLC in Deed
Book 56450, Page 151. TRATION SYSTEMS. 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 Book 56450, Page 151, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the in-Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on January 03, 2023, the property in said Security. dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Rushmore Loan Manage-ment Services, LLC

**FORECLOSURE** 

Deed and described as fol-IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND 90 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 31, BLOCK B, PINEHURST TRACE SUBDIVISION, UNIT 1, ACCORDING
TO PLAT RECORDED IN
PLAT BOOK 40, PAGE 51,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION. PARCEL ID NUMBER:

R5090070 Said property being known as: 2166 PINELLA DR GRAYSON, GA 30017

To the best of the undersigneds knowledge, the parties in proceedings. ty or parties in possession of said property is/are JEF-FRY A. WEAVER or tenant

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. in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

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 closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and materials of the property of the ters of record superior to the Security Deed first set out

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK A OF HARBINS LANDING AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 251. 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-

Cenlar Federal Savings

Bank 425 Phillips Boulevard Ewing, NJ 08618 Phone: 1-800-223-6527 Phone: 1-800-223-6527
Note that pursuant to
0.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.

AMERIHOME MORTGAGE COMPANY, LLC. as Attorney-in-Fact for JEFFREY A. WEAVER Robertson, Anschutz, Schneid, Crane & Partners, **PLLC** 

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-029156 –

950-87407 11/30 12/7 14 21 28 2022

NOTICE OF SALE UNDER

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Chan
Yeh Lin to Washington Mu-Yen Lin to Washington Mutual Bank, FA, dated February 19, 2004, recorded in Deed Book 37158, Page 233, Gwinnett County, Georgia Records, as last transferred to US Bank Trust National Association, Not In Its Indi-vidual Capacity But Solely As Owner Trustee For VRMTG

said property will be solved as 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 taxis a substitution of any taxis and payable). Owner Trustee For VRMTG Asset Trust by assignment recorded in Deed Book 60276, Page 896, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of THREE HUNDRED FIFTY-FIVE 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 HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED TWENTY AND 0/100 DOL-LARS (\$355,120.00), with interest thereon as set out the project there will be sold at Said sale will be conducted subject to the following: (1) confirmation that the sale is therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett not prohibited under the U.S Bankruptcy Code; and (2) fi-County, Georgia, or at such place as may be lawfully

nal confirmation and audit of the status of the loan with holder of the Security designated as an alternative within the legal hours of sale on the first Tuesday in Jan-uary, 2023, the following de-Deed. The name, address, and telephone number of the inscribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-**HEREOF** 

The debt secured by said lows: U.S. Bank National Associa-Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-Owensboro, KY 42301 855-MYUSMAP (855-698ure 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 855-MYUSMAP (855-698-7627)
Note that pursuant to 0.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 COLLECT A TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. sale will be made flot in 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 having hear 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 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, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

ty Deed first set out above. Said property will be sold on

an "as-is" basis without any

**FORECLOSURE** 

representation, warranty or recourse against the abovenamed or the undersigned. US Bank Trust National As sociation. Not In Its Individ-Capacity But Solely Asset Trust is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-The entity that last full adherority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166.

Note however, that such

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Chan Yeh Lin or a tenant or tenants and said property is more commonly known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024. Should a conflict arise between the property entity is not required by law

arise between the property address and the legal 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. Bankrupt-Code and (2) to final con firmation and audit of the status of the loan with the holder of the security deed. US Bank Trust National Association, Not In Its Individ-ual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

arise between the property

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

All that tract or parcel of land lying and being in Land Lot 284 of the 7th District of Gwinnett County, Georgia, and being more particularly described as Lot 7029, Block N, Unit 7C, Rivermoore Park aka Parkside, Phase II, as per plat recorded in Plat Book 90, Page 247, Gwinnett Book 90, Page 247, Gwilliams County, Georgia Records, which plat is incorporated herein by reference, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 according to the present system of num bering properties in said county. MR/chr 1/3/23

our file no. 22-06297GA – FT18 950-88808

12/07/2022, 12/21/2022, 12/14/2022. 12/28/2022 NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Areba Danielle Duncan to Mortba Danielle Duncan to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., its successors and assigns, dated Novem-ber 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be record-ed in the Office of the Clerk of Superior Court of Gwin-

of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original cure a Note in the original principal amount of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED THIRTY-ONE AND 0/100 DOLLARS (\$121,831.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such

County, Georgia, or at such place as may be lawfully designated as an alternative, on the first Tuesday in February, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and security beet mas been all sis 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 bed and by law, including attorney's fees (notice pursuant to 0.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 right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those surgicing to the Securithose superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance 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: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd,

Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Areba Danielle Duncan or a tenant or tenants and said property is more commonly as 404 Simonton Oak Lane Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal descrip-

scription 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. Nationstar Mortgage LLC as Attorney in Fact for Areba Danielle Duncan

McCalla Raymer Leib Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net AU that tract or parcel of land lying and being in Land Lot 182 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A, of Ridgeview Subdivision, Unit **FORECLOSURE FORECLOSURE** 

Two, as per plat thereof recorded in Plat Book 105, page 272-273, Gwinnett County, Georgia Records, which recorded plat is incor porated herein by reference and made a part of this de-

Our file no. 22-07474GA -950-88715 12/07/2022 12/14/2022, 12/28/2022, 12/21/2022, 12/21/2022, 01/04/2023, 01/18/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of

01/25/2023, 02/01/2023.

sale contained in the Securi-Sale Contained in the Section
ty Deed executed by
SHAWNETTE DEWS to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR
SOUTHEAST MORTGAGE OF GEORGIA, INC. in the original principal amount of \$336,688.00 dated February 26, 2020 and recorded in Deed Book 57305, Page 549, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60248, Page 843, 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 January Gwinnett County

designated, within the legal hours of sale, on January 03, 2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 14C, OZORA LAKE, PHASE 2A, AS SHOWN ON THAT CREATED THE COUNTY OF THE COUNTY AS SHOWN ON THAT CHATAIN FINAL PLAT PRE-PARED BY PRECISION PLANNING, INC. AND BEING RECORDED IN PLAT BOOK 142, PAGE 137, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT DETERMENT IS HERERY RECORDS, 10 WHICH PLAI REFERENCE IS HEREBY MADE FOR A MORE COM-PLETE AND ACCURATE DE-SCRIPTION OF THE PROP-ERTY CONVEYED HEREIN.

Said property being known as: 3585 SPRING PLACE CT LOGANVILLE, GA 30052

To the best of the undersigneds knowledge, the party or parties in possession of said property is/ard SHAWNETTE DEWS or ten

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 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 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 and inspection of the projective retry; and (4) any assessments, liens, encumbrances, 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

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

lows: LoanCare, LLC

Jean Load 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 not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVIC-ING, LLC,

ING, LLC, as Attorney-in-Fact for SHAWNETTE DEWS Robertson, Anschutz, Schneid, Crane & Partners, PLLC. 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-075866 –

950-87333 11/23 12/7 14 21 28 2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT

POWER Under and by virtue of the Power of Sale contained in a Security Deed given by Aleksandra K Lifland and Steven Lifland to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns dated September 14, 2006, recorded in Deed Book recorded in Deed Book 47075, Page 10, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI by assignment recorded in Deed Book

place as may be lawfully designated as an alternative,

uesignated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

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-

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 suppose of poving the serve

sale will be made for interest of 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 having hear given)

having been given). Said property will be sold

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 ing been given). recorded in Deed Book 60249, Page 00874, Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWEN-TY-THREE THOUSAND AND AID LARS taxing authority: (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments. 0/100 DOLLARS (\$23,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder ments, liens, encumbrances, zoning ordinances, restric for cash before the court-house door of Gwinnest County, Georgia, or at such 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) 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:
Planet Home Lending, LLC
321 Research Parkway,
Suite 303

Meriden, CT 06450 1-855-884-2250 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

**FORECLOSURE** 

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by PLANET HOME LENDING LLC, an accurate survey and inspection of the property, any assessments, liens, encumas Attorney-in-Fact for CORY HERROD assessments, liens, encumbrances, 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 representation, warranty or recourse against the abovenamed or the undersigned. MEB Loan Trust VI is the holder of the Security Deed

Robertson Anschutz. Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 –

GaR 950-88219 12/07/2022, 12/21/2022, 12/14/2022, 12/28/2022.

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Security Deed given by Angle S Martin to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New South Federal Savings Pook its even eral Savings Bank, its suc-cessors and assigns, dated April 20, 2006, recorded in Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. April 20, 2006, recorded in Deed Book 46524, Page 202, Gwinnett County, Georgia Records, as last transferred to PNC BANK, NATIONAL ASSOCIATION To the best knowledge and belief of the undersigned, the party in possession of the property is Aleksandra K Lifland and Steven Lifland or ASSOCIATION by assignment recorded in Deed Book 60238, Page 308, Gwinnett County, Georgia Gwinnett County, Georg Records, conveying the a tenant or tenants and said ter-described property to se-cure a Note in the original

a tenant or tenants and said property is more commonly known as 2373 Wood Beil Ct, Buford, Georgia 30519. Should a conflict arise between the property address and 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 concure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$175,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described property: cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MEB Loan Trust VI as Attorney in Fact for Aleksandra K Lifland and scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HERFOF

The debt secured by said Security Deed has been and is hereby declared due be-

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default this

remaining in default, this sale will be made for the

taxes which are a lien, but

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in

PNC BANK, NATIONAL AS-

The entity that has full au-

To the best knowledge and

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 holder of the security deed. PNC BANK, NATIONAL AS-SOCIATION

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

All that tract or parcel of

EXHIBIT A

as Attorney in Fact for Angie S Martin

tion will control.

Aleksandra K Ciliand and Steven Lifland McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** 

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, AND BEING LOT 36, OF KENTWATER MANOR, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGE 165-167 OF GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

ENCE.
SUBJECT TO THAT SECURITY DEED FROM STEVEN
LIFLAND AND ALEKSANDRA
KIZNER LIFLAND TO HOME-KIZNER LIFLAND 10 HOME-BANC MORTGAGE CORPO-RATION, RECORDED MARCH 21, 2005, IN DEED BOOK 42041, PAGE 214, GWINNETT COUNTY, GEOR-

GIA RECORDS.

MR/chr 1/3/23

Our file no. 22-07620GA –

FT7 950-88010 12/07/2022, 12/14/2022 12/21/2022. 12/28/2022. STATE OF GEORGIA COUNTY OF GWINNETT

an accurăte survey and in-spection of the property, and assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, 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 above-NOTICE OF SALE UNDER POWER recourse against the above-named or the undersigned. Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by CORY HERROD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in the original amount of SOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 New-COMPANY in the original principal amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Bonk 59882 Page 670. mark Drive, Miamisburg, OH Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan Gwinnett County records, the undersigned will sell at belief of the undersigned, the party in possession of the property is Angie S Marpublic outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, tin or a tenant or tenants and said property is more com-monly known as 341 Eagle Tiff Dr, Sugar Hill, Georgia 30518. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control

within the legal hours of sale, on January 03, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 35, BLOCK A OF MADISON FARMS SUBDIVISION, UNIT ONE, AS SHOWN ON PAR RECORDED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 95, PAGES 160 AND 161, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said property being known as: 3393 MADISON FARM WAY SNELLVILLE, GA 30039 Deed and described as fol-

WAY SNELLVILLE, GA 30039
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are CORY HERROD or tenant(s).

All that tract or parcel of land lying and being in Land Lot 347 of the 7th District Gwinnett County, Georgia, being Unit 121, Fairview Park Townhomes Unit 3 Subdivision, as per plat recorded in Plat Book 112, Page 87, Gwinnett County, Georgia Records; which plat The debt secured by said Security Deed has been and is hereby declared due and payable because of, among is incorporated herein reference and made a part hereof: together with and payable because of, alloing 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. hereof; together with and subject to all right, title and interest in and to those certain covenants, restrictions and easements as contained in Declaration of Covenants. Conditions and Restrictions for Fairview Park recorded in Deed Book 28492, Page 93, Gwinnett County, Georgia paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-Records; as amended from time to time. MB/chr 1/3/23

Our file no. 22-08751GA – FT1 950-88737 12/07/2022, 12/07/2022, 12/21/2022, 12/14/2022, 12/28/2022. NOTICE OF SALE UNDER POWER

GWINNETT GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Hi-wot Tesfai and Bevene Tekle to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for United Mortgage Corp, its

successors and assigns
, dated July 19, 2002,
recorded in Deed Book
28187, Page 23, Gwinnett
County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 59630. ed in Deed Book 59630, Page 254, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origito secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWENTY-FIVE AND 0/100 DULARS (\$137,025.00), with interest thereon as set forth therein, there will be cold at the blick of the cold of the public of

there will be sold at public

outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

place as may be lawfully designated as an alternative,

within the legal hours of sale

**FORECLOSURE** 

on the first Tuesday in February, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be 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 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 in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to those superior to the Securithose superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation are secured as sold the above.

recourse against the above-named or the undersigned. 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 au-The entity trait 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.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Hiwot Tesfai or a tenant or tenants and said property is more com-monly known as 4074 Indi-

monly known as 40/4 inuran Trace, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control. tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptsale 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 0.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

ed under the 0.5. Balkrupt-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 as Attorney in Fact for Hiwot Tesfai and Beyene McCalla Raymer Leibert

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 72 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA BEING LOT 30, BLOCK
CETONEMONT CURDIN STONEMONT SUBDIVI-F, SIONEMONI SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-

CORPORATED HEREIN AND MADE & PART HEREOF.

MR/jay 2/7/23 Our file no. 22-09316GA -FT17 950-89924 12/28/2022 01/11/2023, 01/25/2023,

950-89924 NOTICE OF SALE UNDER POWER GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Anita K Williams to Mortgage Electronic Registration Systems. Inc., as grantee, as nominee Inc., as grantee, as nonlinee for Amerisave Mortgage Corporation, its successors and assigns, dated July 17, 2021, recorded in Deed Book 59000, Page 138, Gwinnett County, Georgia Records, as last transferred to AmeriSave Mortgage Corporation by assignment recorded in Deed Book 60289, Page 673, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal

Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED FORTY 0/100 DOLLARS 0/100 DOLLARS
(\$170,940.00), with interest
thereon as set forth therein,
there will be sold at public
outcry to the highest bidder
for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in Jan-

uary, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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

sualite to co.d.A. § 191111 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 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, encumbrances, zoning ordinances. 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 correceptation, warrant or representation, warranty or recourse against the above-named or the undersigned. AmeriSave Mortgage Corporation is the holder of the Security Deed to the proper-

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

The entity that has full authority to proposition among thority to negotiate, amend and modify all terms of the mortgage with the debtor is: AmeriSave Mortgage Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Anita K the property is Anita k Williams or a tenant or ten-

Inc., as grantee, as nominee

FORECLOSURE

ants and said property is more commonly known as 3209 Hidden Bluff Trl, Snellville, Georgia 30039. Should a conflict arise between the

property address and the legal 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. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed AmeriSave Mortgage Corporation

poration
as Attorney in Fact for
Anita K Williams
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 28 of the 6th District. County, Georgia, Being Lot 3, Block A, Hidden Bluff Subdivision, as per plat recorded in Plat Book 23, Page 227, Gwinnett County records, which plat is hereby referred to and made a part hereof by reference.

This Deed is given subject to all easements and restric-

tions of record, if any, Being the same property conveyed to Anita K. Williams by Warranty Deed from Maynard R. Brummitt, Jr. as recorded 05/15/2006 in Book 46499 at Page 0696 as Document 0075992-97. Commonly Known As: 3209 Hidden Bluff Trl, Snel-lville, GA, 30039 MR/ca 1/3/23 Our file no. 22-09460GA -

FT18 950-88028 12/07/2022 12/14/2022 12/28/2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jef-frey C Hill to Mortgage Elec-

tronic Registration Systems.

tronic Registration Systems, Inc., as grantee, as nonlines for CrossCountry Mortgage, LLC, its successors and assigns, dated October 27, 2021, recorded in Deed Book 59487, Page 835, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment recorded in Deed Book 60334, Page 840, Gwinnett County, Georgia 840, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment recorded in Deed Book 60334, Page 840, Gwinnett County, Georgia Records as a constant of the country for the co 840. Gwinnett County, Geor gia Records, conveying the after-described property to secure a Note in the original principal amount of TWO secure a Note in the original principal amount of TWO HUNDRED THIRTY THOU-SAND SEVEN HUNDRED SIXTY-NINE AND 0/100 DOLLARS (\$230,769.00), 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 fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday

of sale off title first fuesday in February, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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 pursuant to 0.0.G.A. § 13-1-11 having been given).

having been given) Said property will be sold GWINNETT subject to any outstanding ad valorem taxes (including virtue of the not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by 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 representation, warranty of recourse against the above named or the undersigned. CrossCountry Mortgage LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 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: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law entity is not required by law

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey C Hill or a tenant or tenants and said property is more commonly known as 294 Lamden Court, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (4) to confirmation.

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrunt firmation and audit of the status of the loan with the holder of the security deed

CrossCountry Mortgage. as Attorney in Fact for Jeffrey C Hill McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

The following described property in the County of Gwinnett, State of Georgia, to-wit All that tract or parcel of land lying and being in Land Lot 172 of the 5th District,

Gwinnett County, Georgia and being Lot 21, Block "D", Quinn Ridge Forest Subdivi-sion, Unit One, as per plat recorded in Plat Book 44, recorded in Plat Book 44, Page 193, Gwinnett County Georgia records, which plat is incorporated herein is incorporated herein and made a part hereof by this reference. Tax ID: R5172A062 MR/ca 2/7/23 Our file no. 22-09588GA –

950-89856 12/28/2022

01/04/2023 01/18/2023 02/01/2023 NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Abdul Roux to Mortgage Elec-

tronic Registration