zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code: and (2) final confirmation and audit of status of the loan with 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 amend, and modity an terms of the mortgage is as fol-

Fay Servicing, LLC 425 S. Financial Place, Suite 2000 Chicago, IL 60605 1-800-495-7166

1-800-495-/166
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

GEORGIA, BEING LOT 18, GEORGIA, BEING LOT 18, BLOCK A, OF MARHAM PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 168, GWINNETT COUNTY TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT GWINNETT COUNTY
RECORDS, WHICH PLAT IS
MADE A PART HEREOF BY
REFERENCE. SUBJECT TO
ALL EASMENTS, RESTRICTIONS AND PROTECTIVE
COVENIANTS OF RECORD. IN ITS INDIVDUAL CAPACI-TY, BUT SOLELY AS TRUSTEE OF LSF10 MAS-TER PARTICIPATION

TRUST, as Attorney-in-Fact for ELVETTA FULTON Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 18-192040 950-60062 2/2 9 16 23

ant(s).

The debt secured by said

Said sale will be conducted

subject to the following: (1) confirmation that the sale is

amend, and modify all terms

of the mortgage is as fol-

ney-in-Fact SCHNELBACH

2022

POWER GEORGIA, COUNTY

Road Suite 170 Duluth,

30097 Phone: 470.321.7112

THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. Under and by virtue of the

Power of Sale contained in a Security Deed given by Isaac Alcantar and Arturo Rangel to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for All-

grantee, as nonlinier for Af-terra Group, LLC a/k/a Panorama Mortgage Group, LLC DBA: Alterra Home Loans, its successors and assigns, dated April 8, 2019,

recorded in Deed Book

GWINNETT

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

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-Pursuant to the Power of Sale contained in a Security Deed given by Grace V Rivera to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for American Advisors paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given) Group, its successors and assigns dated 11/23/2016 and recorded in Deed Book and recorded in Deed Book 54812 Page 547 Gwinnett County, Georgia records, as last transferred to or ac-quired by Reverse Mortgage Funding LLC, conveying the ing been given).
Said property will be sold said property will be solve 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 after-described property to secure a Note in a principal amount of \$420,000.00, with interest at taxing authority; (3) any matters which might be disthe rate specified therein, there will be sold by the unclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 1, 2022 (being the first Tuesday of said month unless said date falls on a

unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: ALL THE LAND SITUATED IN THE COUNTY OF GWIN NETT IN THE STATE OF GEORGIA. the holder of the Security The name, address, and telephone number of the individual or entity who has full authority to negotiate,

GEURGIA.

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 49 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEOR-GIA, BEING LOT 84, BLOCK D OF BROOKS CHASE, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 116, PAGE 259-261, GWINNETT COUNTY RECORDS WHICH PLAT IS INCORPO PART HEREOF BY REFER-

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 attorneys fees (notice of in-tent to collect attorneys fees

having been given). Said property is commonly known as 313 Pebble Chase Lane, Lawrenceville, GA 30044 together with all fix-tures and personal property attached to and constituting a part of said property, i any. To the best knowledge and belief of the under-signed, the party (or parties in possession of the subject

property is (a Estate/Heirs of Grace Rivera or tenant or tenants CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026

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

recorded in Deed Book 56542, Page 626, Gwinnett County, Georgia Records, as last transferred to Flagstar Bank, FSB by assignment recorded in Deed Book 59062, Page 411, Gwinnett County, Georgia Conveying the after-desubject 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 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

record superior to the Security Deed first set out above.

The sale will be conducted which to (1) performants subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the J.S. Balikrupi-cy Code; and (2) final confir-mation 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
Reverse Mortgage Funding
LLC as agent and Attorney in
Fact for Grace V Rivera Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Ata lanta, Georgia 30305, (404)

1823-330A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL DELOCATION TO THAT PURMAFION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-330A 950-59383 1/26 2/2 9 16 23 2022 **FORECLOSURE**

STATE OF GEORGIA COUN-

INC, in the original principal

property in said Security Deed and described as fol-

POWER

TY OF GWINNETT NOTICE OF SALE UNDER Corporate Drive, , Tr 48098, 800-945-7700. Troy, MI Pursuant to the power of sale contained in the Security Deed executed by DANIEL SCHNELBACH AND RUTH SCHNELBACH to E-LOAN,

amount of \$230,000.00 dated June 26, 2008 and recorded in Deed Book 49046, Page 241, Gwinnett County records, said Security Deed being last transferred to LOANCARE LLC, Gwinnett County records, the undersigned will sell at public outcry to the highest hidder for each before the 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 March 01, 2022, the Flagstar Bank
as Attorney in Fact for
Isaac Alcantar and Arturo

Rangel McCalla Raymer Leibert

IOWS:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 63 AND 66 OF THE 5TH DIS-TRICT, GWINNETT COUNTY, All that tract or parcel of An Italia tract of parcer of land lying and being in Land Lot 316 of the 5th District, Gwinnett County, Georgia, being Lot 35, Block A, Unit Two of Harbins Estates Subdivision, as per plat thereof recorded in Plat Book 86. Pages 299-300, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference

scription.
Parcel ID Number: R5316
127
MR/meh 3/1/22
Our file no. 22-06220GA –
FT18

950-59966 1/26 2/2 9 16

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Cherise D Thomas to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, nominee for Lendus, Ltv. its successors and assigns, dated June 12, 2018, recorded in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome transferred to AmeriHome Mortgage Company, LLC by assignment recorded in Deed Book 56338, Page 207, Gwinnett County, Georgia Records, conveying the af-Records, conveying the atter-described property to secure a Note in the original principal amount of TWO HUNDRED TEN THOUSAND EIGHTY-EIGHT AND 0/100 DOLLARS (\$210,088.00), 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 law-

at such place as may be lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO **HFRFOF**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default failas 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 surpress of paving the same purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including LOANCARE, LLC, as Attorfor DANILL
I AND RUTH taxes which are a lien, but SCHNELBACH
Robertson, Anschutz,
Schneid, Crane & Partners, not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the PLLC 10700 Abbotts Bridge property, any assessments, liens, encumbrances, zoning liens, encumbrane restrictions, covenants, and matters of record superior to the Security Deed first set out above.

AmeriHome Mortgage Firm File No. 19-252492 950-59600 2/2 9 16 23 NOTICE OF SALE UNDER

thority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Depart-ment, 425 Phillips Boule-vard, Ewing, NJ 08618, (877) 909-9416.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cherise D Thomas or a tenant or tenants and said property is more commonly known as

2555 Delridge Dr SW, Lilburn, Georgia 30047.
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. Mortgage AmeriHome

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 44,

BEING IN LAND LOT 44, 6TH DISTRICT, GWINNETH COUNTY, GEORGIA, BEING LOT 1, BLOCK B, CHEROKEE WOODS COVE SUBDIVISION, UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 31, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-PART OF THIS DESCRIP-

The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on March 1, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). MR/meh 3/1/22

Our file no. 20-03633GA -950-59565 1/26 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT GWINNETT COUNTY
THIS IS AN ATTEMPT TO

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark A Lewis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CitiMortgage, Inc., it suc-cessors and assigns , dated

FORECLOSURE

October 20, 2006, recorded in Deed Book 47191, Page 788, Gwinnett County, Georgia Records and as modified by that certain Loan Modifi in Deed BOUK 335-7, 229, 249, Gwinnett County, Georgia Records, as last transferred to U. S. Bank National strustee for Association as trustee for CMALT REMIC 2006-A7 -CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 by assignment recorded in Deed Book 52587, Page 662, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HINDREP SEVENTY-ONE principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND AND 0/100 HOUSAND AND 0/100 DOLLARS (\$271,000.00), 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 law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday or sale on the first Tuesday in March, 2022, the follow-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 be-cause of, among other pos-sible events of default, failure 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 of intent to collect attorney's fees

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

rity Deed first set out above.
U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416. To the best knowledge and

belief of the undersigned, the party in possession of the property is Mark A Lewis or a tenant or tenants and said property is more commonly known as 651 Dogwood Cir, Norcross, Georgia 30071. 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. U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7

as Attorney in Fact for Mark A Lewis McCalla Raymer Le

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

Tract 1: ALL THAT TRACT or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County. Georgia; being Lot 12, Block A of Allen & Thomas Johnson Subdivision as recorded in Plat Book H, Page 60-B, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.
Tract 2: ALL THAT TRACT

or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat of survey by C. M. Higgin Botham, dated April, 1999 eail of 1999 has proported. gin Botham, dated April, 1959, said plat being record-ed in Plat Book 'H", Page 60-B, Gwinnett County, Georgia records and being more par-ticularly described as fol-

lows: THE POINT OF BEGINNING IS LOCATED AS FOLLOWS:
Begin at a point on the
northerly side of the 50'
right of way of Dogwood Circle, said point being 620' northwesterly, as measured along the northeasterly side of said right of way, from the original line dividing Land Lots 255 and 272 of said District; thence running N 16§ 09' E along the western side of Lot No.12 of said Block, 198.1' to a corner; THIS IS THE POINT OF BE-GINNING. From said point of beginning run northeasterly 103', more or less, to the 103', more or less, to the property now or formerly owned by Repe Miller; thence run S 31§ 51§ E, along the said Miller line, 90', more or less, to a corner at Lot No. 12 of said Block; thence N 83§ 51' W, along the line of said Lot No.12, for 130' to the POINT OF BEGINNING. MR/ca 3/1/22

Our file no. 20-03648GA -950-59757 2/2 9 16 23

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

Security Deed given by Barbara A Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Solstice Capital Group, Inc., its successors and assigns, dated April 23, 2005, recorded in Deed Book 42991, Page 187, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association as indenture trustee. (s).
The debt secured by said ciation, as indenture trustee for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 by assignment record-ed in Deed Book 59022, ed in Deed Book 59022, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED TEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$110.500.00) DOLLARS (\$110,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the southboard door.

fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

FORECLOSURE

closed 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: confirmation that the sale not prohibited under the U.S Bankruptcy Code; and (2) fi nal confirmation and audit of the status of the loan with

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

Centar Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618 Note that pursuant to 0.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 COLLECT A ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

AMERIHADME MORTGAGE

AMERIHOME MORTGAGE COMPANY, LLC, as Attor-ney-in-Fact for RUBEN R PRIETO Robertson Anschutz.

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053785 23 2022

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

nancial Corporation, its sucassignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the afprincipal amount of TWO HUNDRED TWENTY THOU-SAND NINE HUNDRED TWENTY-FOUR AND 0/100 www.foreclosurehotline.net DOLLARS (\$220,924.00), with interest thereon as set DOLLARS 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 law

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF PART HEREOF

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

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

or the security been to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the more trace with the debter is:

and modify an terms of 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Byung Taek Jun, Estate of Byung Taek Jun and Anne Yoon Jun or a tenant or tenants and said

tenant or tenants and said property is more commonly known as 3035 Heather Stone Way, Lawrenceville, Georgia 30043.

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

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

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia being Lot 14, Block A, Wil low Bend Subdivision, Uni Two, as per plat recorded in Plat Book

Plat Book
47, Page 232, Gwinnett
County, Georgia Records,
which plat is incorporated
herein by reference and
made a part hereof.
MD(co. 2017) MR/ca 3/1/22

Our file no. 21-05349GA -950-59379 2/2 9 16 23 2022 NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald P Petrovich to Mortgage Electronic Registration Systems of the Power of the tems, Inc., as grantee, as nominee for Nationstar nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, dated July 3, 2019, recorded in Deed Book 56733, Page 243, Gwinnett

belief of the undersigned, the party in possession of the property is John P Schmidt or a tenant or tenants and said property is more commonly known as Georgia Records, conveying the after-described property to secure a Note in the origi-2990 Sentinel

FORECLOSURE FORECLOSURE

> 30043. 30043.
> The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the firmation and audit of the status of the loan with the holder of the security deed. Select Portfolio Servicing,

as Attorney in Fact for

as Attorney in Fact for John P Schmidt 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 147 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 109, BLOCK A, SENTINEL RIDGE, UNIT 1, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK

RECORDED IN PLAT BOUR
66, PAGE 266, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY INCORPORATED BY REFERENCE
THERETO AND MADE A
PART OF THIS DESCRIPTION MR/ca 3/1/22 Our file no. 21-05991GA -

950-59388 2/2 9 16 23 2022

STATE OF GEORGIA COUN-TY OF GWINNETT
NOTICE OF SALE UNDER
POWER Pursuant to the power of

sale contained in the Securisale contained in the Security Deed executed by JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IRWIN MORTGAGE CORPORTION OF THE PROPERTY OF THE PRO MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. RATION, its successors or assigns, in the original principal amount of \$195,300.00 dated December 23. and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Securi-ty Deed being last trans-ferred to NATIONSTAR ty Deed being last trans ferred to NATIONSTAP MORTGAGE LLC D/B/A MR COOPER in Deed Book 56603, Page 704, Gwinnett County records, the under-signed will sell at public out-cry 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 March 01, 2022, the property in said Security Deed and described ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 118 AND 119 OF THE STANDIST

GEORGIA

RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION.

Said property being known

as: 824 MONTECRUZ DR

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 Donald P Petrovich TRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, OF THE ESTATES AT GREAT OAKS LANDING SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 208, GWINNETT COUNTY OF CORDETA COUNTY

Georgia

www.foreclosurehotline.net

is described as follows: All that tract or parcel of land lying and being in Land
Lot 81 of the 5th District,
Gwinnett County Georgia,
and being Lot 10, Block D,
of Summerville, Unit Four,

Petrovich and Daniel Petrovich and Daniel Winger, as joint tenants with rights of survivorship by deed dated April 4, 2014 and recorded April 4, 2014 in Book 52855 and Page 640, of official records. APN: R5081 256

MR/ca 3/1/22 Our file no. 21-05513GA - FT17

950-58822 1/26 2/2 9 16 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

tions,

Deed.

lows:

Security Deed first set out

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

Firm File No. 21-145119 950-59884

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUAL TO THE POWER OF SUE PATTILLO TO BANK OF

AMERICA, N.A. in the origi-

America, N.A. In the digi-nal principal amount of \$192,000.00 dated August 26, 2010 and recorded in Deed Book 50258, Page 167, Gwinnett County

records, said Security Deed

being last transferred to CHAMPION MORTGAGE COMPANY in Deed Book 51669, Page 764, Gwinnett County records, the under-

signed will sell at public out-

cry to the highest bidder for

POWER

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by John P Schmidt to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortfor Home America Mortgage, Inc., its successors
and assigns, dated June 29,
2006, recorded in Deed
Book 46720, Page 232,
Gwinnett County, Georgia
Records, as last transferred
to Select Portfolio Servicing,
Inc. by assignment recorded
in Deed Book 58662, Page
748, Gwinnett County, Georgia Records, conveying the

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described property. described property: SEE EXHIBIT A ATTACHED

is hereby declared due be-cause of, among other pos-sible events of default, failsible events of default, fall-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 of intent to collect attorney's fees

taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants, and matters or record superior to the Security Deed first set out above. Select Portfolio Servicing, Inc. is the holder of the Se-

the entity that last bull are the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

ALL THAT TRACTOR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWIN-THE 71H DISTRICT, GWINN-METT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, UNIT 5, WOODLAND LANE ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 281, GWINNETT COUNTY, GEOR-Pkwy,

GIA, WHICH PLAT IS IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: 1158 WOODLAND CIR, LAWRENCEVILLE, GA 30043 signeds knowledge, the par ty or parties in possession of said property is/are JAN-ICE SUE PATTILLO or tenant

FORECLOSURE

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

any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assessments, liens, encumbrances, restrictions tions, covenants, and matters of record superior to the Security Deed first set out

not prohibited under the U.S.
Bankruptcy Code; and (2) final confirmation and audit of
the status of the loan with
the holder of the Security Deed.

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

Nationstar Mortgage LLC D/B/A Champion Mortgage Company 8950 Cypress Waters Blvd. Coppell, TX 75019 1-855-683-3095

1-855-683-3095
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
NATIONSTAR MORTGAGE LLC. D/B/A CHAMPION

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-146636 950-59768 1/26 2/2 9 16 23

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

LAWRENCEVILLE, GA 30045
To the best of the undersigneds knowledge, the par-Sale contained in a Security Deed given by Fate L Morris to Mortgage Electronic Reg-istration Systems, Inc., as ty or parties in possession of said property is/are JOHN GREGORY BRUCE AND grantee, as nominee for ACOPIA, LLC, A CORPORA-TION, its successors and assigns. dated 4/4/2012 and recorded in Deed Book 51288 Page 147 Gwinnett County, Georgia records; as the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door (or such other area as designated by Order of the Supe rior Court of said county) within the legal hours of sale on March 1, 2022 (being the first Tuesday of said month unless said date falls on a

unless said date falls on Appendix Pederal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWIN-NETT COUNTY

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 W, PAGE 219, GWINNETI
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
THIS REFERENCE AND
MADE A PART HEREOF.
WITH THE APPURTENAMECS THERETO 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-WITH THE APPURTE-NANCES THERETO

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cy-press Waters Blvd. Coppell, TX 75019 1-888-480-2432 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 THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR AT
TEMPTING TO COLLECTOR AT
TEMPTING TO COLLECTOR AT
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
NATIONSTAR MORTGAGE
LIC D/B/A MR. COOPER, as
Attomey-in-Fact for
JOHN GREGORY BRUCE
AND CYNTHIA A. BRUCE
ROBERTON, Anschutz,
Schneid, Crane & Partners,
PLLC 1070 Abbotts Bridge
Road Suite 170 Duluth, GA
30097 Phone: 470.321.7112
Firm File No. 21-145119

conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-THREE THOU-HUNDRED SAND NINE FORTY-SIX AND 0/100 DOL LARS (\$273,946.00), 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 within the legal hours of sage on the first Tuesday in March, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due 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 of in-tent to collect attorney's fees having hear given)

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

thority to negotiate, amend,

FORECLOSURE

and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 48098, 800-945-7700. To the best knowledge and belief of the undersigned, the party in possession of the property is Isaac Alcantar, Arturo Rangel and Ana Karen Alcantar Martinez or a tenant or tenants and said property is more commonly known as 2712 Sidney Lab. Georgia 30019.

Ct, Dacula, Georgia 30019.
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-timation and could to the firmation and audit of the status of the loan with the holder of the security deed.

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

and made a part of this de-COVENANTS OF RECORD.
PARCEL ID: R5063 036
Said property being known
as: **3870 MARHAM PARK**CIR, LOGANVILLE, GA **30052**To the best of the undersigneds knowledge, the party or parties in possession of said property is/are
DANIEL SCHNELBACH AND
RUTH SCHNELBACH or tenant(s).

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 23452 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 negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING

AmeriHome Mortgage
Company, LLC is the holder
of the Security Deed to the
property in accordance with
OCGA § 44-14-162.2.
The entity that has full authority to pendiate amend

company, LLC
as Attorney in Fact for
Cherise D Thomas
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL DEE USED FOR THAT PURPOSE.

FORECLOSURE native, within the legal hours

of sale on the first Tuesday in March. 2022, the following described property: HERETO AND MADE A PART The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate

disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. NJ Beed Inst set out above.

U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 is the holder of the Security lead to the preparty in se Deed to the property in ac

cordance with OCGA § 44-14-162.2.

The entity that has full authe entity time last but added and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. To the best knowledge and

To the best knowledge and belief of the undersigned, the party in possession of the property is Barbara A Lane, Estate Of Barbara Ann Lane and Wedgeview Properties LLC or a tenant or tenants and said property is more commonly known as 6359 Wedgeview Ct, Tucker, Georgia 30084.

The sale will be conducted er, teorgia 30084.

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 firmation and audit of the status of the loan with the

U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 Notes, Series 2021-NAT as Attorney in Fact for Barbara A Lane McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

FXHIBIT A

THAT CERTAIN CONDO-MINIUM UNIT IN LAND LOT 168, OF THE 6TH DISTRICT OF GIMINNETT CONTROL 168, OF THE 61H DISTRICT
OF GWINNETT COUNTY,
GEORGIA, AND BEING
IDENTIFIED AND DEPICTED
AS UNIT E, BUILDING J ON
THAT CERTAIN SITE PLAN
FOR THE CONDOMINIUNS
AT WEDGEWOOD, UNIT
ONE, RECORDED IN CONDOMINIUM PLAT BOOK I,
DAGF 199. GWINNETT PAGE 199, GWINNETT COUNTY RECORDS, TO-GETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN THE UNIT AND THE APPURTENANCES THERETO INDEED THAT THERETO UNDER THAT CERTAIN DECLARATION OF CONDOMINIUM, RECORD-ED IN DEED BOOK 3046, ED IN DEED BOOK 3046,
PAGE 1, GWINNETT COUNTY RECORDS, SAID DECLARATION INCLUDING ALL
EXHIBITS THERETO AND
INTEREST HEREIN CONVEYED INCLUDES WITHOUT
LIMITING THE GENERALITY
OF THE FORECOINCE THE

OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE CONDO-MINIUMS WOOD, APPURTENANT TO THE LIMIT AS THE SAME IS THE UNIT AS THE SAME IS SPECIFIED IN THE DECLA-RATION. BEING THE SAME PROPERTY CONVEYED TO BARBARA A. LANE BY DEED FROM CHRYSTAL A. FIELDS RECORDED 07/17/2003 IN DEED BOOK 33670 PAGE 0033, IN THE OFFICE OF THE CLERK OF THE SUPE-RIOR COURT OF GWINNETT

COUNTY, GEORGIA. MR/ca 3/1/22 winvea 3/1/22 Our file no. 20-03821GA — ЭТ1

950-60063 2/2 9 16 23 2022 STATE OF GEORGIA COUN-TY OF GWINNETT
NOTICE OF SALE UNDER

PUWEH
PUrsuant to the power of
sale contained in the Security Deed executed by RUBEN
R PRIETO to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRAND MORTGAGE GROUP, LLC, its successors or assigns, in the original principal amount of \$140,900.00 dated April of \$140,900.00 dated April 24, 2015 and recorded in Deed Book 53582, Page 778, Gwinnett County records, said Security Deed being last transferred to AMERIHOME MORTGAGE COMPANY, LLC in Deed Book 54929, Page 8466 Gwignett County 846, 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 March 01, 2022, the property in said Security Deed and described

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 125 & 126, OF THE 7TH DISTRICT 126, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK A, FALCONCREST NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 287, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Said property being known

Said property being known as: 2552 RIPPLE WAY, LAWRENCEVILLE, GA 30043
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are RUBEN R PRIETO or tenant

Security Deed has been and is hereby declared due and payable because of, among PURPOSE. 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 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 and payedle): (2) the County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County,

due and payable); (2) the right of redemption of any taxing authority; (3) any

nal principal amount of ONE HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$172,975.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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, a provided in the Security.

as provided in the Security

rity Deed first set out above.

Deed and by law, including attorney's fees (notice of intent to collect attorney's fees tent to contect action by siees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate disclosed by an accurate survey and inspection of the survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-

950-58819 1/26 2/2 9 16 NOTICE OF SALE LINDER GWINNETT

OGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.
To the hest knowledge and Under and by virtue of the Power of Sale contained in a To the best knowledge and belief of the undersigned, the party in possession of the property is Donald P Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Home Point Fithe property is Donald P Petrovich and Estate of Donald Petrovich or a tenant or tenants and said property is more commonly known as 1721 Sundale Dr, cessors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Gwinnett County, Geor-Lawrenceville, 30046. gia Records, as last trans-ferred to MidFirst Bank by assignment recorded in The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt ter-described property to se-cure a Note in the original

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 **EXHIBIT A** The land hereinafter referred to is situated in the City of Lawrenceville, County of Gwinnett, State of GA, and is described as follows:

as per plat recorded in Plat Book 25, page 11 of Gwin-nett County Records. Being the same property conveyed from Donald P. Petrovich to Donald P.

23 2022

748, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOU-SAND AND O/100 DOLLARS (\$112,000.00), 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

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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including curity Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

cry 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 March 01, 2022, the property in said Security Deed and described as follows: To the best knowledge and

ing been given).
Said property will be sold subject to the following: (1)

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

NATIONSTAR MUNICIDATE
LLC D/B/A CHAMPION
MORTGAGE COMPANY, as
Attorney-in-Fact for
JANICE SUE PATTILLO
Robertson, Anschutz,
Schneid, Crane & Partners,
PLLC 10700 Abbotts Bridge
Road Suits 170 Duluth 6A

2022

GREGORY BRUCE AND CYNTHIA A. BRUCE 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 in-County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAMWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of \$80,797.00, with interest the rate specified therein. 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 attornevs fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which 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, restriccovenants, and matters of record superior to the

GEORGIA, BEING LOT 17, BLOCK "H", UNIT 4 OF SNELLVILLE NORTH SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK PAGE 219, GWINNETT

APN: R5057 242. 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 Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1808 Englewood

Way, Snellville, GA 30078, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best provided and helief of the knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Fate L Morris or tenant or tenants.

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

1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

Said property will be sold salu property will be solved subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tate a lies against the prop

nances covenants, and matters of

(800) 561-4567 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

tute a lien against the prop-erty whether due and 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 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-