

FORECLOSURE

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 survey by C. M. Higgins Bothard, dated April 1959, said plat being recorded in Plat Book 'H', Page 60-B, Gwinnett County, Georgia records and being more particularly described as follows:

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 16S 09' E along the western side of Lot No.12 of said Block; 198.1' to a corner; THIS IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING run northeasterly 103', more or less, to the property now or formerly owned by Repe Miller; thence run S 31S 51S E, along the said Miller line, 90', more or less, to a corner at Lot No. 12 of said Block; thence N 63S 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 - FT7
950-59757 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER

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

Under and by virtue of the Power of Sale contained in a 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 UMB Bank, National Association, as indenture trustee for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 by assignment recorded in Deed Book 59022, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY FIVE THOUSAND AND 0/100 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 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Central Federal Savings Bank 425 Phillips Boulevard
Ewing, NJ 08618
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.

AMERIHOMES MORTGAGE COMPANY, LLC, as Attorney-in-Fact for RUBEN R PRIETO
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road
Suite 170 Duluth, GA 30097
Phone: 470.321.7112
Firm File No: 20-053785
950-58819 1/26 2/2 9 16 23 2022

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara A. Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND NINE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$220,924.00), 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

FORECLOSURE

PAGE 1, GWINNETT COUNTY RECORDS, SAID DECLARATION INCLUDING ALL EXHIBITS THERETO AND INTEREST HEREIN CONTAINED, DOES NOT INCLUDE WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUMS AT WEDGEWOOD, APPURTENANT TO THE UNIT AS THE SAME IS SPECIFIED IN THE DECLARATION, BEING THE SAME PROPERTY CONVEYED TO BARBARA A. LANE BY DEED FROM CHRYSYTA A. FIELDS RECORDED 07/17/2003 IN DEED BOOK 33670 PAGE 0033, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.
MR/ca 3/1/22
Our file no. 20-03821GA - FT7
950-60063 2/2 9 16 23 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by 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 24, 2015 and recorded in Deed Book 53582, Page 778, Gwinnett County, Georgia Records, said Security Deed being last transferred to AMERIHOMES MORTGAGE COMPANY, LLC in Deed Book 54929, Page 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 as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 125 & 126, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK A, FALCONCREST NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 287, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Said property being known as RIBEN R. PRIETO, LAWRENCEVILLE, GA 30043
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are RUBEN R. PRIETO or tenant (s).

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

Said property will be sold 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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 March, 2022, the following described property:

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

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 March, 2022, the following described property:

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

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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

The entity that has full authority to 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 73118-6106, 950-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Byung Taek Jun, Estate of Byung Taek Jun and Anne Yoon Jun or a tenant or tenants and said property is more commonly known as 3035 Heather Stone Way, Lawrenceville, Georgia 30043.

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

MidFirst Bank as Attorney in Fact for Byung Taek Jun
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 173 of the 7th District, of Gwinnett County, Georgia, being Lot 14, Block A, Willow Bend Subdivision, Unit Two, as per plat recorded in Plat Book 47, Page 232, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

MR/ca 3/1/22
Our file no. 21-05349GA - FT17
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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald P. Petrovich to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 March, 2022, the following described property:

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

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationalstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original 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 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 March, 2022, the following described property:

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

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 deed.

Winger, as joint tenants with rights of survivorship by deed dated April 4, 2014 and recorded April 4, 2014 in Deed Book 52855 and Page 640.
APN: R5081256
MR/ca 3/1/22
Our file no. 21-05513GA - FT17
950-58822 1/26 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER

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

Under and by virtue of the 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 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 56662, Page 748, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND AND 0/100 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 designated as an alternative, 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 HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd, Coppell, TX 75019-1888-400-2432

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 AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road
Suite 170 Duluth, GA 30097
Phone: 470.321.7112
Firm File No: 21-145119
950-59884

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JANICE SUE PATTILLO TO BANK OF AMERICA, N.A. in the original 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 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 as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 7TH DISTRICT, OF GWINNETT 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, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: 1158 WOODLAND CIR, LAWRENCEVILLE, GA 30043
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JANICE SUE PATTILLO or tenant (s).

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

Said property will be sold subject to 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 deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms hereof, as provided in the Security Deed, is as follows:
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, OF GWINNETT COUNTY, GEORGIA, BEING LOT 109, BLOCK A, SENTINEL RIDGE, UNIT ONE, IN PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 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 - FT1
950-59388 2/2 9 16 23 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IRWIN MORTGAGE CORPORATION, its successors or assigns, in the original principal amount of \$15,300.00 dated December 23, 2002 and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 56603, Page 704, 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 as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 118 AND 119 OF THE 5TH DISTRICT 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 RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.