Roswell, GA 30076 vww.foreclosurehotline.net FXHIBIT A Tract 1: ALL THAT TRACT or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett to 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 program of the county of

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 por-tion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat of survey by C. M. Hig-gin Botham, dated April, 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-

THE POINT OF BEGINNING IS LOCATED AS FOLLOWS:
Begin at a point on the
northerly side of the 50' right of way of Dogwood Cir cle, 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 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 property now or formerly whence run S 31\s 51\s \text{E} = \text{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

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

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

Under and by virtue of the Power of Sale contained in a PURPOSE. Security Deed given by Barbara A Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Solstice Capital nominee for Solštice 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 Asso-ciation, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 by assignment record-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 origi nal principal amount of ONE HUNDRED TEN THOUSAND FIVE HUNDRED 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 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 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 tent to collect attorney's fees

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

tion, as indenture trustee, for the holders of the CIM Trust the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT

84119 888-818-6032 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 6359 Wedgeview Ct, Tuck-

er, Georgia 30084.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank National Associa tion, as indenture trustee, for the holders of the CIM Trust

the noiders of the CIM Irust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 as Attorney in Fact for Barbara A Lane McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Popuell CA 20076

Roswell, GA 30076

www.foreclosurehotline.net THAT CERTAIN CONDO-MINIUM UNIT IN LAND LOT MINIUM UNIT IN LAND LOI 168, OF THE 6TH 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 CON-DOMINIUM PLAT BOOK 1. PAGE 199, GWINNETT COUNTY RECORDS, TO-GETHER WITH ALL RIGHT GEHER WITH ALL RIGHT,
ITILE AND INTEREST OF
GRANTOR IN THE UNIT
AND THE APPURTENANCES
THERETO UNDER THAT
CERTAIN DECLARATION OF
CONDOMINIUM, RECORD-FD IN DEED BOOK 3046

### FORECLOSURE

PAGE 1, GWINNETT COUNTY RECORDS, SAID DECLA-RATION INCLUDING ALL EXHIBITS THERETO AND INTEREST HEREIN CONand 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-INTEREST HEREIN CON-VEYED INCLUDES WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON LIEMENTS OF THE COMPO INTEREST IN THE COMMON ELEMENTS OF THE CONDO-MINIUMS AT WEGG-WOOD, APPURTENANT TO 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 SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA. tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. MidFirst Bank is the holder

COUNTY, GEORGIA.
MR/ca 3/1/22
Our file no. 20-03821GA 950-60063 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 RUBEN R PRIETO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRAND MORTGAGE GROUP, LLC, MORIGAGE GROUP, ELC, 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, Deed Book 53582, Page 7/8, Gwinnett County records, said Security Deed being last transferred to AMERIHOME 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 County out of the highest bidder for cash, before the County or at such selfin said County, or at such other place as lawfully designated. within the 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,
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 56, BLOCK A, FALCONCREST NORTH SUBDIVISION, UNIT TWO. 48 DED NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 287, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS

AND MADE A PART HEREOF BY THIS REFERENCE. INCORPORATED HEREIN Said property being ki as: **2552 RIPPLE V** 

LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are 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 de 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 at penses 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 due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric 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) fi nal confirmation and audit of the status of the loan with the holder of the Security Deed.

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

Cenlar 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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. AMERIHOME MORTGAGE COMPANY, LLC, as Attorney-in-Fact for RUBEN R
PRIETO

Robertson, Anschutz, Schneid, Urane a ranson, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 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 GWINNETT

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Home Point Fi-nancial Corporation, its suc-

the party in possession of the property is Donald P Petrovich and Estate of Donald Petrovich or a tenant or tenants and said property is cessors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Gwinnett County, Geormore commonly known as 1721 Lawrenceville, Georgia 30046 gia Records, as last trans-ferred to MidFirst Bank by subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptassignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Deed Book 58807, Page 317, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original cy Code and (2) to final confirmation firmation and audit of the status of the loan with the holder of the security deed. principal amount of TWO HUNDRED TWENTY THOU-MidFirst Bank SAND 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 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

sale on the first Tuesday March, 2022, the follow-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

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

sible events of default, fail-

ure to pay the indebtedness as and when due and in the

PART HEREOF

Midhirst Bank
as Attorney in Fact for
Donald P Petrovich
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Records CA 20076 Roswell, GA 30076 www.foreclosurehotline.net **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: 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, Summerville, Unit Four as per plat recorded in Plat Book 25, page 11 of Gwin-nett County Records.

Being the same property conveyed from Donald P.

Daniel

Petrovich to Donald Petrovich and D

## FORECLOSURE

FORECLOSURE

of the Security Deed to the

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. Crand Beukerst Suith 100.

Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

the party in possession of the property is Byung Taek Jun, Estate of Byung Taek Jun and Anne Yoon Jun or a tagent are tagent and each stagent and each stagent

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

The sale will be conducted white the confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the bolder of the security deed

holder of the security deed.

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

land lying and being in Land Lot 173 of the 7th District,

Gwinnett County, Georgia, being Lot 14, Block A, Wil-low Bend Subdivision, Unit 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.
MR/ca 3/1/22
Our file no 21-052406A

Our file no. 21-05349GA - FT17

950-59379 2/2 9 16 23

NOTICE OF SALE UNDER

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

PURPOSE.
Under and by virtue of the Power of Sale contained in a

Security Deed given by Don-ald 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, dated July 3, 2019, recorded in Deed Book 56733, Page 243, Gwinnett County, Georgia Records, as last transferred to MidFirst Park by assignment record.

Bank by assignment recorded in Deed Book 58966,

ed 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 6460

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

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 A PART

The deht 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

sale will be made for interpurpose 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 busice bear fixed).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but part and the angle parable).

not yet due and payable), any matters which might be

any matters wnich 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.

OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.
To the best knowledge and belief of the undersigned, the party in possession of

Sundale

The sale will be conducted

**HEREOF** 

GWINNETT

2022

POWER GEORGIA.

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

MidFirst Bank

To the best knowledge and

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

of official records. APN: R5081 256 MR/ca 3/1/22 Our file no. 21-05513GA – 950-58822 1/26 2/2 9 16

23 2022 NOTICE OF SALE UNDER

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

Security Deed given by John P Schmidt to Mortgage Electronic Registration Systems Inc., as grantee, as nominee Inc., as grantee, as nominee for Home America Mort-gage, 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, by a crigament recorded. Inc. by assignment recorded in Deed Book 58662, Page 748, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original exterior. principal amount of ONE HUNDRED TWELVE THOU-SAND AND 0/100 DOLLARS (\$112,000.00), with interest thereon as set forth therein, thereon as set form therein, 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 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 in-

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

Select Portfolio Servicing, Inc. is the holder of the Se-

curity 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 mortage with the debts is: 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 belief of the undersigned the party in possession of the property is John P Schmidt or a tenant or ten-ants and said property is more commonly known as Lawrenceville, Georgia 30043.

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

as Attorney in Fact for John P Schmidt McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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 147 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 109, BLOCK A, SENTINEL RIDGE, UNIT 1, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 266, GWINNETT RECORDED IN PLAT BOOK
66, PAGE 266, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY INCORPORATED BY REFERENCE
THERETO AND MADE A
PART OF THIS DESCRIP-MR/ca 3/1/22

Our file no. 21-05991GA -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 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 CORPOBATION IN SUCCESSORS OF RATION, its successors or nation, its successors of assigns, in the original principal amount of \$195,300.00 dated December 23, 2002 and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Securitourny records, salt 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 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 as follows: ALL THAT TRACT OR PAR-

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

Said property being known as: 824 MONTECRUZ DR, as: 824 MUNIERUZ DH, LAWRENCEVILLE, GA 30045 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are JOHN 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 de-fault, failure to pay the in-

#### FORECLOSURE FORECLOSURE

debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will made for the purpose torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

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

lows:
Nationstar Mortgage LLC
d/b/a Mr. Cooper 8950 Cypress 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 percenot required by law to negoitate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION.
DETAILINED MAY BE USED. 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 AND CYNTHIA A. BRUCE Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145119 950-59884

## STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER

**POWER**Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by 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 each before the County use 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 Des

ALL THAT TRACTOR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWIN-THE 7TH DISTRICT, 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

Said property being known as: 1158 WOODLAND CIR, LAWRENCEVILLE, GA 30043

To the best of the undersigneds knowledge, the party or parties in possession ICE 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 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 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold 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 taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess ments liens encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted salid 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 of the mortgage is as fol-

lows:
Nationstar Mortgage LLC
D/B/A Champion Mortgage
Company 8950 Cypress Waters Blvd. Coppell, TX 75019
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 percent

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 ORTAINED MAY RE USED

DEBI. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
NATIONSTAR MORTGAGE
LLC D/B/A CHAMPION
MORTGAGE COMPANY, as
Attorney-in-Fact for
JANICE SUP PATILLO
Robertson Angebutz Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge 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

Sale contained in a Security Deed given by Fate L Morris to Mortgage Electronic Reg-istration Systems, Inc., as 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 last transferred to or acquired by WILMINGTON

# FORECLOSURE

liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN TRUST I, conveying the afrecord superior to the Secuter-described property to serity Deed first set out above cure a Note in the original Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA is the holder of the Security Deed to principal amount \$80,797.00, with interest the rate specified therein, there will be sold by the unthe property in accordance with OCGA § 44-14-162.2. dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desigwith OLGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. nated 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 50306, 1-800-416-1472.

To the best knowledge and belief of the undersigned, the party in possession of the property is Wallis Allen or a tenant or tenants and said property is more commonly known as 5789 Pine Road, Doraville, Georgia 30340.

The sale will be conducted. Federal Holiday, in which

Federal 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, GWINNETT COUNTY, 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-GEORGIA, BEING LOT 17, BLOCK "H", UNIT 4 OF SNELLVILLE NORTH SUBDIfirmation and audit of the status of the loan with the SNELLVILLE NORTH SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
W, PAGE 219, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
THIS REFERENCE AND
MADE A PART HEREOF.
WITH THE APPURTENANCES THEEBETO holder of the security deed. Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. as Attorney in Fact for Wallis Allen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

WITH THE APPURIE-NANCES THERETO APN: R5057 242. 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 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

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 1808 Englewood Way, Snellville, GA 30078, Snellville, GA 30078 together with all fixtures and personal property attached to and property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): 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 Ser-

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

(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. Said property will be sold

Said property will be sold 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 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 auredemption of any taxing au thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and

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

tus of the loan as provided immediately above.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Fate L Morris Aldridge Pite LLP 15 Pied-Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 2191-2324A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 2191-2324A 950-59372 2/2 9 16 23

NOTICE OF SALE UNDER POWER

POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a

Security Deed given by Wallis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Evignett Courty, Goograf Deed Book 40-23, Fagle 71, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND O/100 DOLLARS

0/100 DOLLARS 0/100 DOLLARS (\$30,495.00), 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 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

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

HSBC Bank USA, National Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 is the holder of the Security Deed to the The debt secured by said of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full athority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 80111, 800-306-6059. To the best knowledge and 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 To the best knowledge and 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

the party in possession of the party in possession of the property is Pauline E Johnson or a tenant or ten-ants and said property is more commonly known as 1045 Masters Lane, Snel-wille Genria 30078 ville, Georgia 30078.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the

status of the loan with the

# FORECLOSURE

holder of the security deed. HSBC Bank USA, National Association as trustee for DBALT Mortgage Loan Trust. Series 2007-4

as Attorney in Fact for
Pauline E Johnson, H E
Johnson and H.E Johnson 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 LYING AND BEING IN LAND LOT 100 OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK B, LAKES OF SUMMIT (FORMERLY SUMMIT POINT) AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 272, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN MADE A SUMMIT REFERENCE AND MADE A

PART HEREOF BEING THE SAME PROP-ERTY CONVEYED TO H.E. JOHNSON AND PAULINE E JOHNSON BY DEED FROM HOMES BY KEN BUTERA, INC. RECORDED 11/08/1996 IN DEED BOOK 13425 PAGE 155, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GW COUNTY, GEORGIA. GWINNETT

MR/ca 3/1/22 Our file no. 22-06277GA -

950-60395 2/2 9 16 23 2022 CEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 27 IN BLOCK H OF OAKHURST NOTICE OF SALE UNDER **POWER** 

www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-

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

BLOCK H OF OARHOLDS
SUBDIVISION AS PER PLAT
BY WATTS AND BROWNING
ENGINEERS, DATED
MARCH 1949 AND
RECORDED IN PLAT BOOK
E, PAGE 017, GWINNETT
COUNTY RECORDS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT
MARKED BY AN IRON PIN
ON THE SOUTHEASTERLY
SIDE OF PINE ROAD TWO
HUNDRED (200 FEET
SOUTHWESTERLY FROM
THE CORNER FORMED BY
THE INTERSECTION OF THE
SOUTHEASTERLY SIDE OF
ASH STREET; RUNNING
THENCE SOUTHEASTERLY
ALONG THE SOUTHWESTERLY SIDE OF LOT 28 OF
SAID BLOCK ONE HUNDRED EIGHTY-EIGHT (188)
FEET TO AN IRON PIN;
THENCE SOUTHWESTERLY
ALONG THE NORTHWESTERLY SIDE OF LOT 39 OF
SAID BLOCK EIGHTY (80)
FEET TO AN IRON PIN;
THENCE NORTHWESTERLY
ALONG THE NORTHWESTERLY SIDE OF LOT 39 OF
SAID BLOCK EIGHTY (80)
FEET TO AN IRON PIN;
THENCE NORTHWESTERLY
ALONG THE NORTH T Under and by virtue of the Power of Sale contained in a Security Deed given by Cherry J. Boss to The First National Bank of Gainesville National Bank of Galnesvinded Holya The Mortgage Source, dated October 27, 1993, recorded in Deed Book 9610, Page 114, Gwinnett County, Georgia Records and as modified by that certain Lead Modification and as modification tain Loan Modification Agreement recorded in Deed Book 55022, Page 908, Georgia Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Chris-tiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56452, Page 230, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of FIFTY-THREE THOUSAND ONE HUNDRED AND 0/100 DOL-LARS (\$53,100.00), with in-terest 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 EASTERLY SIDE OF PINE ROAD: THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF PINE ROAD FORTY (40) FEET TO THE POINT OF BE-CINNING PEINS IMdesignated 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 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

950-60253 2/2 9 16 23 NOTICE OF SALE UNDER GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED 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-WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the

GINNING, BEING IM-PROVED PROPERTY

KNOWN AS 5789 PINE

KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119

Our file no. 22-06141GA -

Power of Sale contained in a

Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 by assign-ment recorded in Deed Book

ment recorded in Deed Book 51681, Page 559, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-NINE THOUSAND AND 0/100 DOLLARS

AND 0/100 DULLARS (\$189,000.00), 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 Courth. Courting Courting to the bid of the courting to the courting to the courting t

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 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

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 Secu-

rity Deed first set out above

MR/ca 3/1/22

2022

**POWER** 

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). Security Deed given by Pauline E Johnson, H E Johnson and H.E Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MORTGAGEIT, INC., its sucnot yet due and payable). any matters which might be disclosed by an accurate survey and inspection of the MURIGAGEII, INC., Its SUccessors and assigns, dated May 21, 2007, recorded in Deed Book 47932, Page 88, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, National property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Wilmington Savings Fund Society, FSB, d/b/a Chris-Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium but as trustee for Pretium Mortgage Acquisition 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 time last full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 9990 Richmond Avenue, Suite 100 N, Houston, TX 77042, 719295024 Houston, 7136252034.

To the best knowledge and belief of the undersigned, the party in possession of the preparty is Charge I the property is Cherry J. Boss or a tenant or tenants Boss or a tenant or tenants and said property is more commonly known as 3610 Knollcrest Trail, Buford, Georgia 30245. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the Notices Acquisition Trust Mortgage Acquisition Trust as Attorney in Fact for Cherry J. Boss 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 187 and 218 of the 7th District, Gwinnett County, Georgia, being Lot 19, Block A, Knoll Crest Subdivision, per plat recorded in Plat per plat recorded in Plat Book 34, Page 279, Gwinnett County Records, which plat is incorporated herein by reference MR/ca 3/1/22

Our file no. 51438906 -950-59739 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 William Colvard to Mortgage Electronic Registration Systems. tems, Inc., as grantee, as nominee for Primary Resi-dential Mortgage, Inc., its successors and assigns, dated February 19, 2010, recorded in Deed Book 50001, Page 759, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded ... Book 53220, Page 799,

FORECLOSURE

Records, as last transferred to UMB Bank, National Asso-ciation, not in its individual capacity, but solely as lega title trustee for LVS Title Trust XIII by assignment recorded in Deed Book 58840, Page 691, Gwinnett County, Georgia Records. conveying scribed property to secure a scribed property to secure a
Note in the original principal
amount of ONE HUNDRED
SEVENTY-FIVE THOUSAND
THREE HUNDRED THIRTYEIGHT AND 0/100 DOLLARS (\$175,338.00), 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 presently: described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice 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 as provided in the Security

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. UMB Bank, National Asso-ciation, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII

is the holder of the Security

bed to the property in ac-cordance 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: Rushmore Loan Manage-ment Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, 888-504-7300 504-7300.

504-7300.

To the best knowledge and belief of the undersigned, the party in possession of the property is William Colvard or a tenant or tenants and said property is more commonly known as 4012 Piermende P. SM. 4013 Rivermeade Dr SW 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. UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII

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

All that certain land situated in the State of Georgia, County of Gwinnett, City of Lilburn, described as fol-

lows: All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being Lot 29, Block A, River-Subdivision. meade Two, as per plat recorded in Plat Book 72, Page 155, Gwinnett County, G Records, which plat ferred to and incorporated herein by reference.

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-MR/ca 3/1/22

Our file no. 5173015 -950-59371 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT 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 Earnest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc., its successors and assigns of table December 1997. and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgian gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOU-SAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$208.302.00) with interest (\$308.302.00), 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 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 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