## FORECLOSURE

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

ing been given). Said property will be sold subject to the following: (1) any outstanding ad valoren 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 dis-closed by an accurate survey and inspection of the property; and (4) any assessments. liens, encumbrances zoning ordinances, restrictions, 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 in not prohibited under the U.S. Bankruptcy Code; and (2) nal confirmation and audit of the status of the loan with the holder of the Security

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-

Fay Servicing, LLC 425 S. Financial Place, Suite 2000

Chicago, IL 60605 1-800-495-7166 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 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 DETAILED MAY BE LICED

DEBI. ANY INFURMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF10 MASTER PARTICIPATION PARTICIPATION TRUST.

as Attorney-in-Fact for ELVETTA FULTON Anschutz. Robertson. Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 18-192040 950-60062 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 Grace V Rivera to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns dated 11/23/2016 and recorded in Deed Book 54812 Page 547 Gwinnett County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the Fundina LLC, conveying the after-described property to secure a Note in the original principal amount of \$420,000.00, with interest at

the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property: rior Court of said county) lowing described property:
ALL THE LAND SITUATED
IN THE COUNTY OF GWIN-IN THE STATE OF

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 84, BLOCK DOF BROOKS CHASE, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 116 PAGE 259-261 GWIN-116, PAGE 259-261, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-BATED HEREIN AND MADE

ENCE.
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 attorneys fees (notice of intent 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, if any. To the best knowledge and helief of the undersigned, 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 subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water payable), (b) unpaid water or sewage bills that constitute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auan accurate survey and inspection of the property, and (e) any assessments, liens, restrictions. record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

thority, (d) any matters which might be disclosed by encumbrances, zoning ordinances, covenants, and matters of cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-

## FORECLOSURE

tus 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, Atlanta, Georgia 30305, (404)

1934-7037.
1823-330A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILLIAM THE THE TOTAL THAT FURINATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-330A 950-59383 1/26 2/2 9 16 23 2022

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

POWER PURSUANT TO THE POWER OF SAIR CONTAINED TO THE PURSUANT TO THE INC. in the original principal amount of \$230,000.00 dat-ed 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 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 in said Security property

Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOTS 63
AND 66 OF THE 5TH DIS-TRICT, GWINNETT COUNTY GEORGIA, BEING LOT 18, BLOCK A, OF MARHAM PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 168 GWINNETT COUNTY GWINNETT COUNTY
RECORDS, WHICH PLAT IS
MADE A PART HEREOF BY
REFERENCE. SUBJECT TO
ALL EASMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS OF RECORD PARCEL ID: R5063 036

Said property being known CIR. LOGANVILLE. GA 30052 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are DANIEL SCHNELBACH AND RUTH SCHNELBACH or ten-

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 expaying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold 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 diserty; and (4) any assessments. liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

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-

LoanCare, LLC 3637 Ser tara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-

tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LOANCARE, LLC, as Attor-ney-in-Fact for DANIEL SCHNELBACH AND RUTH ney-in-Fact for SCHNELBACH SCHNELBACH Anschutz, Robertson, Anschutz, Schneid, Crane & Partners, Schneid, Urane a ranson PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-252492

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

950-59600 2/2 9 16 23

2022

PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Cherise D Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns dated June 12, 2018, recorddate Julie 12, 2016, feoto-ed in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded Deed Book 56338, Page 207, Gwinnett County, Georgia Deed Book 56338, rage 201, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure 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 lawfully designated as an after fully designated as an alternative, 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 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 been given).
Said property will be sold subject to any outstanding

## FORECLOSURE

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.

AmeriHome Mortgage
Company, LLC is the holder
of the Security Deed to the or 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 most again with the debter is: 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 to the best knowledge and belief of the undersigned, the party in possession of the property is Cherise D Thomas or a tenant or ten-ants and said property is more commonly known as 2555 Delridge Dr SW, Lil-

burn, Georgia 30047.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit. 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.

AmeriHome Mortgage Company, LLC

as Attorney in Fact for Cherise D Thomas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 44,
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING LOT 1, BLOCK B, CHEROKEE WOODS COVE SUBDIVI-SION, UNIT ONE, ACCORD-ING TO PLAT RECORDED IN PLAT BOOK 31, PAGE 35, COUNTY, BECORDS GWINNETT GEORGIA WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A

PART OF THIS DESCRIP-TION. TION.

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)

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

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 Power of Sale contained in a Security Deed given by Mark A Lewis to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for CitiMortgage, Inc., it suc-cessors and assigns , dated October 20, 2006, recorded in Deed Book 47191, Page 788, Gwinnett County, Geor-gia Records and as modified by that certain Loan Modifi-cation Agreement recorded cation Agreement recorded in Deed Book 53347, Page 249. Gwinnett County. Geor-249, Gwinnett County, Georgia Records, as last transferred to U. S. Bank National Association as trustee for 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 af-Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE SEVENTY-ONE HUNDRED SEVENTY-ONE
THOUSAND 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 lawat 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

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

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 covenants, and matters or record superior to the Secu-rity Deed first set out above. U. S. Bank National Associ-ation as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates.

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-The entity that has full authority 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 com-monly known as 651 Dog-wood Cir, Norcross, Georgia

30071.
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 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 Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net www.foreclosurenotline.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 & FORECLOSURE

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, 1959, said plat being recordgin Botham, dated April, 1959, said plat being record-ed in Plat Book 'H", Page 60-B, Gwinnett County, Georgia records and being more particularly described as fol-

lows: THE POINT OF BEGINNING 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 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 owned by Repe Miller; thence run S 31§ 51§ E, along the said Miller line, 90' more rules to 200'. along the said Willer 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 – 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 tems, 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 original project of ONE

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 alternative, 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 debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, alter 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

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.

U.S. Bank National Association as industries tracted for

U.S. Barik Wattonar 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 Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

the entity tima has full ad-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 84119 888-818-6032

To the best knowledge and belief of the undersigned, the party in possession of The party in pussession 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 250 Medianiaw C. Turk-

more commonly known as 6359 Wedgeview Ct, Tucker, Georgia 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 status of the loan with the holder of the security deed.

U.S. Bank National Association, as indenture trustee, for 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 as Attorney in Fact for Barbara A Lane McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Becurell CA 20076 Roswell, GA 30076

1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
THAT CERTAIN CONDOMINIUM UNIT IN LAND LOT
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 CONDOMINIUM PLAT BOOK 1,
PAGE 199, GWINNETT
COUNTY RECORDS, TOGETHER WITH ALL RIGHT,
ITITLE AND INTEREST OF
GRANTOR IN THE UNIT
AND THE APPURTENANCES
THERETO UNDER THAT
CERTAIN DECLARATION OF
CONDOMINIUM, RECORDED IN DEED BOOK 3046,
PAGE 1, GWINNETT COUN-PAGE 1, GWINNETT COUNTY RECORDS, SAID DECLA-RATION INCLUDING ALL EXHIBITS THERETO AND INTEREST HEREIN CON-VEYED INCLUDES WITHOUT
LIMITING THE GENERALITY
OF THE FOREGOING, THE
UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON

ELEMENTS OF THE CONDO-MINIUMS AT WEDGE-

# FORECLOSURE

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. FIELD RECORDED 07/17/2003 IN DEED BOOK 33670 PAGE 0033, IN THE OFFICE OF THE CLEEK OF THE SUPE. OUSA, IN THE OFFICE OF THE CLERK OF THE SUPE-RIOR COURT OF GWINNETT 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

Pursuant to the power of 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 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 Courthouse door in 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 as follows: ALL THAT TRACT OR PAR-

ALL IHAI 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, FALCONCRESI 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: 2552 RIPPLE WAY,
LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are RUBEN R PRIETO or tenant

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of payable the same and all events. paving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to conect attorneys less 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 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) final confirmation and audit of the status of the loan with the holder of the Security

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

Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618 Note that pursuant to 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 mortrage.

terms of the mortgage.
THIS LAW FIRM IS ACTING THIS LAW FIRM'S ACTING
AS A DEBT COLLECTOR ATTEMPTING 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

Robertson, Anschutz, Schneid. Crane & Partners. PLLC 10700 Abbotts 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 Byung Taek Jun to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Home Point Fi-nancial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Gwinnett County, Georgia Records, as last trans-ferred 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 amount of TWO

cure 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 lawat 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 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

#### FORECLOSURE FORECLOSURE

POWER GEORGIA,

COUNTY

PURPOSE.

746, GWINNERT COUNTY, GEORGIA RECORDS, CONVEYING the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOU-SAND AND 0/100 DOLLARS (\$112,000.00), with interest thereon a cert forth therein.

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

lace it be a search of a 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

ad valorem taxes (including

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

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 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.U. 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 tenants and said

tenant or tenants and said

property is more commonly known as 3035 Heather

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. 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. MidFirst Bank

Mide Irst 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, Willow 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. MB/ra 3/1/22 MR/ca 3/1/22 Our file no. 21-05349GA - FT17

950-59379 2/2 9 16 23

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

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

The entity that has full au-Security Deed given by Donald P Petrovich to Mortgage Electronic Registration Systhe entity trait has full archard hority 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. terms, 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, Gwinnets as 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 tenants and said property is more commonly known as 2990 Sentinel Pkwy, Lawrenceville, Georgia 30043. County, Georgia Records, as last transferred to MidFirst Bank by assignment record-ed in Deed Book 58966, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-HUNDRED SEVENTY-TWO
THOUSAND NINE HUNDRED
SEVENTY-FIVE AND 0/100 30043. The sale will be conducted DOLLARS (\$172,975.00) with interest thereon as set DOLLARS

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 belder of the court in deal forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or holder of the security deed.
Select Portfolio Servicing, at such place as may be law as Attorney in Fact for fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the follow-John P Schmidt McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PARing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said 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 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 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.

MidFirst Bank is the holder

of the Security Deed to the

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

thority to negotiate, amend,

tnorty to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of Midlirist 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 Donald P Petrovich and Estate of Donald Possession of the property is Donald Petrovich and Estate of Donald Petrovich Estate of Donald Petrovich

ald Petrovich or a tenant or

tenants and said property is

more commonly known as
1721 Sundale Dr,
Lawrenceville, Georgia

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 belder of the provisity dead.

holder of the security deed.

as Attorney in Fact for
Donald P Petrovich
McCalla Raymer Leibert

1544 Old Alabama Road

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, of Summerville, Unit Four, as per plat recorded in Plat Book 25, page 11 of Gwinnett County Records.

Being the same property conveyed from Donald P. Petrovich to Donald P. 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

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

950-58822 1/26 2/2 9 16 23 2022

of official records. APN: R5081 256

MidFirst Bank

Pierce, LLC

30046.

SENTINEL RIDGE, UNIT

1, PHASE I, AS PER PLAT
RECORDED IN PLAT BOOK
66, PAGE 266, GWINNETT
COUNTY BECORDS, WHICH
PLAT IS HEREBY INCORPORATED BY REFERENCE
THERETO AND MADE A
PART OF THIS DESCRIP-

TION. 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

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 IR-WIN MORTGAGE CORPO-WIN MORTCAGE CORPO-RATION, its successors or assigns, in the original prin-cipal amount of \$195,300.00 dated December 23, 2002 and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Securi-ty Deed being last trans-ferred to NATIONSTAR 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 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-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.

MADE A PART OF THIS DE-SCRIPTION.
Said property being known as: 824 MONTECRUZ DR, LAWRENCEVILLE, GA 30045
To the best of the under-signeds knowledge, the party or parties in possession of said property is/are JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE or ten-ant(s).

CYNTHIA A. BRUCE 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 expaying the same and all ex-penses of sale, including at-torneys 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 FORECLOSURE

taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any NOTICE OF SALE UNDER GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property; and (4) any assess-Under and by virtue of the Power of Sale contained in a Security Deed given by John P Schmidt to Mortgage Electronic Registration Systems, ments. liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out tronic 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 58662, Page 748, Gwinnett County, Georgia Records, conveying the

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

the norder of the occurry Deed.

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-lows:

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

tiate, 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,

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 Nota and Security Deed. The debt 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 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, 950-59884 STATE OF GEORGIA COUNand 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

TY OF GWINNETT
NOTICE OF SALE UNDER
POWER
Pursuant to the power of

sale contained in the Securi-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 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 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:

as follows: ALL THAT TRACTOR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWIN-NETT 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-GIA, WHICH PLAT IS IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFERNCE. Said property being known ALL THAT TRACTOR PAR-

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

(s).
The debt secured by said 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 expaying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having bean given).

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, 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 sale 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 of the conditions. 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-

Iows:
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 negotiate, amend, or modify the tate, 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

Attorney-in-Fact for JANICE SUE PATTILLO ARNICE SUE PATITLEU
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 Registration Systems, Inc., as
grantee, as nominee for 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 SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the affective of the property to see ter-described property to secure a Note in the original principal amount of \$80,797.00, with interest at the rate specified therein, there will be sold by the undersigned at public output to dersigned at public outcry to the highest bidder for cash

before the Courthouse door

## FORECLOSURE

(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 Wednesday of said month), the folday 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,

NETI COUNTY,
GEORGIA, BEING LOT 17,
BLOCK "H", UNIT 4 OF
SNELLVILLE NORTH SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
THIS REFERENCE AND
MADE A PART HEREOF.
WITH THE APPURTFNANCES THEREOF PAGE 219, GWINNETT THE APPURTE-NANCES THERETO APN: RECEZ C

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 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 builde 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 Ser-

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

vices, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstandsubject 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 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 (e) any assessments, liens encumbrances, zoning ordi nances. restrictions covenants, and matters of

covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9suam to U.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 sta

tus of the loan as provided immediately above. WILMINGTON SAV FUND SOCIETY, FSB SAVINGS TRUSTEE OF STANWI MORTGAGE LOAN TRUS

as agent and Attorney in Fact for Fate L Morris Aldridge Pite, LLP, 15 Pied-Auditige File, LLF, 15 Fleidmont mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, 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 WILL BE USED FOR THAT PURPOSE, 2191-2324A 950-59372 2/2 9 16 23 2022

NOTICE OF SALE UNDER GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT

WILL BE USED FOR THAI PURPOSE. Under and by virtue of the Power of Sale contained in a 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 suc-Montageri, inc., its suc-cessors 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 Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 by assignment recorded in Deed Book 51681, Page 559, Gwinnett County, Georgia Records, country, deoligia necolus, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-NINE THOUSAND AND 0/100 DOLLARS NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, as (\$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 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 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 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