**FORECLOSURE** 

Plat Book 82, Page 152, Gwinnett County Records, said plat being incorporated herein and made a part here-

of by reference. Said legal description being controlling, however, the Property

is more commonly known as: 1005 Amhearst Oaks

Drive, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation,

warranty or recourse against

the above-named or the un-

dersigned. The sale will be

subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes

which are a lien but not yet

due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-

erty; any assessments, liens, encumbrances, zoning ordi-

other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the table is not in said.

mation that the sale is not

through its division Midland

is believed to be

Cotton, or tenant(s). MidFirst

& Brannon, LLC Attorneys at

950-59945 1/26,2/2,9,16,23,2022

STATE OF GEORGIA

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Thomas
A. Culver and Ellen M. Baird

A. Culver and Ellen m. Dank to Mortgage Electronic Reg-istration Systems, Inc., as nominee for

grantee, as nominee for Quicken Loans, Inc, its suc-

Quicken Loans, Inc, its successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and considered to the second to the said security of the said second to the sai

amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said

property described in said Deed, to-wit: Tax Id Number (s): R5356 032 Land situat-ed in the County of Gwinnett in the State of GA ALL THAT

LAND LOT 356 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED

SHOWN AND DESIGNATED
AS LOT 34, BLOCK A, INDIAN HILLS SUBDIVISION,
UNIT ONE ACCORDING TO
A PLAT OF SUBDIVISION
RECORDED IN PLAT BOOK
77, PAGE 149, GWINNET
COILINTY. GEORGIA

COUNTY, GEORGIA RECORDS, WHICH PLAT IS

INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA

Court, Bethlehem, GA 30620-4654 Said property is known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fix-

tures and personal property

attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-

soid subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-quest survey and inspection

curate survey and inspection

curate 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. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said said said say provided in said saids.

said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS Rankrunty Code and

U.S. Bankruptcy Code and

(2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Thomas A. Culver; Ellen M.

and Elleri M. Barrd File no.
20-076689 LOGS LEGAL
GROUP LLP\* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA

950-59575 1/26,2/2,9,16,23,3/2,9,16,23, 30, 2022

UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

NOTICE OF SALE

77, PAGE COUNTY,

PARCEI I AND I YING AND BEING IN

COUNTY OF

GWINNETT

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 that the sale is not prohibited under the U.S. Bankrupt-cy Code: and (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcv 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 the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta

mation and audit of the sta-tus of the loan as provided immediately above. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE, LOAN TRUST I MORIGAGE LOAN TRUST I as agent and Attorney in Fact for Santos I. Mejia Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atis 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

lanta, Georgia 30305, (404) 2191-2323A 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. 2191-2323A 950-57613 1/5 12 19 26 NOTICE OF SALE UNDER **POWER** GEORGIA. GWINNETT

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

Security Deed given by Do-minique R Johnson to Mortminique R Johnson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Mortgage, LLC its succes-sors and assigns, dated July 8, 2016, recorded in Deed Book 54428, Page 839, Gwinnett County, Georgia Records, as last transferred Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 56913. Page 837, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUN-DRED SIXTY-FIVE AND

DRED SIXTY-FIVE AND O/100 (\$137,365.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be Jawfully. 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 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 detailt, and 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 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 hear given) having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate 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.

LAKEVIEW LOAN SERVIC-ING. LLC is the holder of the Security Deed to the proper ty in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700.
To the best knowledge and

To the best knowledge and belief of the undersigned, the party in possession of the property is Dominique R Johnson or a tenant or ten-ants and said property is more commonly known as

2837 Hickory Lane, Snel-wille, Georgia 30078.

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

LAKEVIEW LOAN SERVIC-ING, LLC

as Attorney in Fact for Dominique R Johnson lla Raymer Leibert McCalla Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** 

ALL THAT TRACT OR PAR-ALL HAI IRAC! OF PAR-CEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATED, LY-ING AND BEING IN LAND LOT 5, 5TH DISTRICT, GWINNETT COUNTY, GEOR-

GIA,
BEING KNOWN AND DESIGNATED AS LOT 31, BLOCK
B, UNIT SEVEN HICKORY
HILLS SUBDIVISION, AND HILLS SUBDIVISION, AND BEING MORE PARTICULAR-BEING MORE PARTICULAR-LY DESCRIBED ACCORDING TO A PLAT OF SURVEY RECORDED IN PLAT BOOK X, PAGE 156-A, GWINNETT COUNTY RECORDS AND INure 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 CORPORATED HEREIN; BE-ING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DEED BOOK PAGE 33, SAID RECORDS. 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

MR/meh 3/1/22 Our file no. 22-06142GA - FT18 950-59651 1/26 2/2 9 16

23 2022 NOTICE OF SALE UNDER

GWINNETT GEORGIA. COUNTY 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
Walker McGraw and Susan McGraw to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated Desors and assigns, dated December 20, 2002, recorded in Deed Book 30424, Page 94, Gwinnett County, Geor-gia Records and as re-recorded in Deed Book 42965, Page 209, Gwinnett County, Georgia Records and as modified by that cer**FORECLOSURE** 

Security Deed has been and

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.

and an expenses of this said.

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

salid 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.

Specialized Loan Servicing LLC is the holder of the Se-

curity 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 8011, 800-306-6059

To the best knowledge and belief of the undersigned,

the party in possession of the property is Susan T. Mc-Graw, Walker T. McGraw

the property is Susan T. McGraw and Six Eight Capital Investments, LLC or a tenant or tenants and said property is more commonly known as 1385 Maple Ridge, Suwanee, Georgia 30024. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-

cy Code and (2) to final con-

firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing

McCalla Raymer Leibert

www.foreclosurehotline.net

trict of Gwinnett County

Georgia, being Lot 64, Block A of Maple Ridge Subdivi-sion - Unit Four, as more particularly shown and delin-

eated on that certain Plat

recorded at Plat Book 35, Page 184, Gwinnett County, Georgia records, which Plat is incorporated herein by

this reference and made a part hereof

Our file no. 51077712 -

950-57348 1/5 12 19 26

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 Earnest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee

Inc., as grantee, as nominee for Real Estate Mortgage

Network, Inc, its successors and assigns, dated Decem-ber 10, 2012, recorded in Deed Book 51868, Page 607,

Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-

ing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Geor-

258, Gwinnett County, Georgia 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 (\$308,302.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

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 be-cause of, among other pos-sible events of default, fail-

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, itens, encumbrances, coning ordinances, restrictions, covenants, and matters of covered survivors to the Source of th

record superior to the Secu-rity Deed first set out above. NewRez LLC, F/K/A Mev Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-ing is the holder of the Secu-

rity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-

lierce, LLU 1544 Old Alabama Road

Roswell, GA 30076

**EXHIBIT A** 

part hereof.

MR/meh 2/1/22

tain Loan Modification Agreement recorded in Deed Book 52489, Page 347, Chippett County, Georgia ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Gwinnett County, Georgia Records, as last transferred To the best knowledge and belief of the undersigned. Specialized Loan Servic-g LLC by assignment orded in Deed Book the party in possession of the property is Earnest Thomas, Leona F Thomas, Donegal Way Trust, LLC, Nu recorded 57495, Page 881, Gwinnett County, Georgia Records, conveying the after-de-Alliance Company and Jason Morton or a tenant or tenconveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FOUR THOUSAND worton or a tenant or ten-ants and said property is more commonly known as 3410 Donegal Way, Snel-lville, Georgia 30039. The sale will be conducted FIVE HUNDRED AND 0/100
DOLLARS (\$174,500.00),
with interest thereon as set
forth therein, there will be
sold at public outcry to the
highest bidder for cash befree the courthouse does of

Ine 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 fore the courthouse door of fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED holder of the security deed. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicas Attorney in Fact for

**FORECLOSURE** 

as Attorney in Fact for Earnest Thomas and Leona F Thomas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road HERETO AND MADE A PART HEREOF The debt secured by said

Roswell, GA 30076 www.foreclosurehotline.net www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 15 and 18 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Lochwolde Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference porated herein by reference and made a part of this de-scription. Said property be-ing known as 3410 Donegal Way according to the Way according to the present system of numbering property in Gwinnet County, Georgia.

Parcel ID Number: R6018-248

Subject to any Easements or Restrictions of Record. MR/meh 3/1/22 Our file no. 5206218 - FT18 950-59374 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

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Taira Elizabeth Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., a Corporation, its successors and assigns. its successors and assigns, dated April 10, 2012, record-Deed Book 51401 Page 884, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53769, Page 659, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52954, Page 528, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED MINETY-SIX THOUSAND EIGHT HUNDRED SEVENTY-NINE AND Page 884, Gwinnett County,

as Attorney in Fact for Walker McGraw and Susan DRED SEVENTY-NINE AND 0/100 DOLLARS (\$196,879.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder All that tract or parcel of land lying and being in the city limits of Suwanee in Land Lot 198 of the 7th Disoutcry 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 February, 2022, the following described property.

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 interest the libert stress of the same sale of the sale o

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 the tax did not a lien but the tax did not all the sold subject. 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. Lakeview Loan Servicing, LLC is the holder of the Security Deed for the Security Deed to the property. curity Deed to the property in accordance with OCGA § 44-14-162 2

44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Taira Elizabeth Durcan or a tenat or

beth Duncan or a tenant or tenants and said property is more commonly known as 3181 Rock Port Cir, Nor-cross, Georgia 30092.

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

as Attorney in Fact for Taira Elizabeth Duncan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 286 of the 6th District, Gwinnett County, Georgia, being Lot 33, Medlock Trace Subdivision, as per plat recorded in Plat Book 123, Page 189 and revised Plat recorded in Plat Book 126, Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated recorded plat is incorporated herein by this reference and made a part of this descrip-tion. Said property being known as 3181 Rock Port Circle according to the present system of numbering property in Gwinneth Country, Georgia. Parcel ID Number: Subject to any easements or restrictions of

Our file no. 5245814 - FT5 950-57352 1/5 12 19 26 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-

MR/ca 2/1/22

FORECLOSURE

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Freddy Martinez to Mortgage Electronic Registration Systems (1988) tems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 622 Gwinnett County Page 622, Gwinnett County Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the atter-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2022, the fol-lowing 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, 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 a statistical in the Security. as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold

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

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Dou-

vices, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Marinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr, 2181 Hollywood Lawrenceville, Georgia 30044.
The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the J.S. Ballikrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Carrington Mortgage Ser-vices, LLC

As Attorney in Fact for
Freddy Martinez
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 48 of the 5th District of Georgia, F. The Gwinnett County being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and made a part hereof for a more complete description.

MR/ca 2/1/22 Our file no. 5361910 -

950-57318 1/5 12 19 26 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 Katie
V Forsythe to MetLife Home V Forsythe to MetLife Home Loans, a division of MetLife Bank, N.A., dated October 23, 2008, recorded in Deed Book 49174, Page 818, Gwinnett County, Georgia Records, as last transferred to Bank of America, N.A. by assignment recorded in Deed Book 55647, Page 749, Gwinnett County, Georgia Records, conveying the after-described property to se-Records, conveying the atter-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEN THOUSAND AND 0/100 DOLLARS (\$213,000.00), 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 February, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** 

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

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

Bank of America, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PHH Mortgage Corporation,

14405 Walters Road, Suite **200, Houston, TX 77014, 866-503-5559.** To the best knowledge and

**FORECLOSURE** 

helief of the undersigned the party in possession of the property is Katie V Forsythe and Estate of Katie V Forsythe or a tenant or tenants and said property is tenants and sate property is more commonly known as 4153 Wellington Hills Dr, Snellville, Georgia 30039. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-that the sale is not prohibit-

ed 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. Bank of America, N.A. Ballk of Allierica, N.A. as Attorney in Fact for Katie V Forsythe McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that certain lot or parcel of land situate in the County of Gwinnett, State of Georgia, and being more particu-larly described as follows: larly described as follows:
Being in Land Lot 54 of the
6th District, Gwinnett County, Georgia, being Lot 17 of
Block A, Unit No. 1, Wellington Hills, as per plat recorded in Plat Book U, Page 229,
Gwinnett County Records, Gwinnett County Records, which plat is incorporated herein by reference and made a part of hereof, being improved property known as 4153 Wellington Hills Drive, according to the present system of numbering hous-

es in Gwinnett County, Georgia. Being the fee simple property which, by Warrant Deed dated July 7, 1995 and recorded in the Office of the Perister of Deeds of the Warranty the Register of Deeds of the County of Gwinnett, Georgia, in Book 11621, Page 163, was granted and conveyed by Patricia Eddinger FKA Patricia L. Vanderloop unto John T. Forsythe and Katie V. Forsythe . Forsythe MR/ca 2/1/22

Our file no. 5448616 - FT17 950-57797 1/5 12 19 26 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 Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14, 2005, recorded in Deed Book 46151, Page 298, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 54637, Page 488, Gwinnett County, Georgia Records as last transferred Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assign-ment recorded in Deed Book ment recorded in Deed Book
\$3168, Page 452, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
TWENTY-EIGHT THOUSAND

IGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 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

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.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC Mationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cy-press Waters Blvd, Coppell, TX 75019, (888) 480-2432. To the best knowledge and belief of the undersigned,

belief of the undersigned, the party in possession of the property is Melissa G Howe and Willis D Howe or a tenant or tenants and said property is more commonly known as 3228 Winter Court, Snellville, Georgia 30039.

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.

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Melissa G Howe and Willis

D Howe
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 1 of the 6th District, Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision, Unit Two, as per plat record-ed in Plat Book 8, Page 223, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference, being known as 3228 Winter Court by the present system of numbering houses in Gwinnett County, Georgia.

MR/ca 3/1/22 Our file no. 5961812 – FT2 950-59811 1/26 2/2 9 16 23 2022 **FORECLOSURE** 

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given

Bryan Wesley Barnett Cheryl Mae Barnett to MERS as nominee for Homestar Financial Corp. dated 06/10/20219, recorded Financial Corp. dated 06/10/20219, recorded 06/11/2019 in Deed Book 56653, Page 00531, Gwin-nett County, Georgia records, and as last as-signed on 11/29/2021 to Planet Home Lending, LLC by virtue of assignment recorded on 12/02/2021 in Deed Book 59469, Page 00362, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED FORTY SEVEN THOUSAND FOUR HUNDRED THIRTY FIVE AND 00/100 DOLLARS (\$247,435.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March 2022 by Planet Home Lending, LLC, as Attorney in Fact for Bryan Wesley Barnett and Cheryl Mae Barnett, all prop-erty described in said Security Deed including but not limited to the following described property: Land re-ferred to in this commitment is described as all that cer-tain property situated in the county of Gwinnett, and tain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/11/2019 and recorded 06/11/2019 in Book / Page: 56653 / 00529 among the land records of the county and state set forth above, and referenced to follower.

and referenced as follows:
Land referred to in this
commitment is described as
all that certain property situated in the county of Gwinated in the county of Gwini-nett, and State of Georgia and being described in a deed dated 06/10/2019 and recorded 06/11/2019 in Book / Page:56653 / 00529 among the land records of the county and state set forth above, and referenced

as follows:
All that tract or Parcel of land lying and Being in land Lot No. 106, of the 7th District, of Gwinnett County, Georgia, Being Lot No. 7, Block G, Unit 3, Pine Ridge Country Club Estates Subdi-Country Club Estates Subdivision, as per plat recorded in Plat Book Y, Page 125, Gwinnett County, Georgia Records, which plat is hereby adopted and made a part hereof by reference thereto for a more complete description of said property. Said property being improved property now or formerly known as 2305 Pine Point Drive, according to the present system of number-

present system of number ing in Gwinnett County, Georgia. Source Deed: Deed Book 56653 Page 529
Property Address: 2305
Pine Point Drive, Lawrenceville, GA 30043

(Gwinnett County)
TAX ID#: R7106-143
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS
OF RECORD. Said property being known as 2305 Pine Point Drive,

Lawrenceville, GA 30043 according to the present numbering system in Gwinnett County The indebted nett County. The indebted-ness secured by said Securi-ty Deed has been declared due because of default under the terms of said Security Deed and Note. The indebt-dess remaining in default edness remaining in default, this sale will be made for the this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordirecord; all zoning ordinances: matters would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all covenants, restrictive easements. coverants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Bryan Wesley Barnett and Cheryl Mae Bar-nett or tenant(s). The sale will be conducted subject to confirmation that the sale not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT 06450.

CT 06450.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Bleecker, Brodey & Andrews, 9247 North Meridian
Street, Suite 101, Indianapolis, IN 46260 TEL (317) 5740700. CT 06450.

950-58513 1/26,2/2,9,16,23,2022 NOTICE OF SALE STATE OF GEORGIA

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Edward
Cotton, hereinafter referred Cotton, hereinafter referred to as Grantor, to NetFirst Mortgage, Inc. recorded in Deed Book 24411, beginning at page 102, as modified at Deed Book 42414, Page 6, and as modified at Deed Book 53528, Page 558, and as clarified by Affidavit at Deed Book 53528, Page 566, and as modified at Deed Book 535489, Page 1, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-inthe undersigned attorney-infact for the aforesaid Granton (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2022, all property described in said country described in said

County, Georgia, being Lot 45, Block A, Amhearst, Unit

Two, as per plat recorded in

contained in that certain security Deed from DONALD L
GORDON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR GREENLIGHT FINANCIAL SERVICES, dated October 30, 2012, recorded November 7, 2012, in Deed Book 51779, Page 838, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifteen Thousand and 00/100 dollars (\$115.00.00). with interest security deed including but security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 24 of the 7th District, Gwinnett

and 00/100 quiars (\$115,000.00), with interest

**FORECLOSURE** 

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to signed and transferred to Colonial Savings, F.A., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2022, all property described in said Security Deed includ-ing but not limited to the following described property ALL THAT TRACT OR PAR ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 24, BLOCK B, PROSPECT MILL, AS PER PLAT RECORDED AT PLAT PLAT RECORDED AT PLAT BOOK 82, PAGE 18, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being control-ling, however the property is more company, known as more commonly known as 2146 PROSPECT WALK WAY, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said

prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, cluding attorneys' fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without collections. Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Bank, through its unvision Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Fodward. without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items without many fiftent than a first the sale will also be subject to the following items without many effect the items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of the right of redemption of Bank, as Transferee, Assignee, and Secured Creditor
As attorney-in-fact for the
aforesaid Grantor Campbell any taxing authority; matters which would be disclosed by & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-6076F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DONALD L GORDON, or tenants(s). 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. The entity having full withcits to be considered to the status of the status of the security Deed. The entity having full withcits to the security having full withcits the security for the security having full withcits to the security for the authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: COLONIAL SAVINGS, FA. Loss Mitigation Dept., EA. Loss Mitigation Dept., 2626 West Freeway, Building B, Fort Worth, TX 76102, Telphone Number: 800-937-6001. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a seconstrued to require a se cured creditor to negotiate, amend, or modify the terms of the mortgage instrument COLONIAL SAVINGS, F.A. as COLONIAL SAVINGS, F.A. as Attorney in Fact for DONALD L GORDON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. COL-21-02349-1 Ad Run Dates 01/05/2022,

01/12/2022, 0 01/26/2022 950-58276 1/5,12,19,26,2022

01/05/2022

01/19/2022

NOTICE OF SALE GEORGIA

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JACQUE-LINE LYNETTE KELLY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR PRIMELEND-

NOMINEE FOR PRIMELEND-ING, A PLAINSCAPITAL COMPANY, dated December 6, 2019, recorded December 13, 2019, in Deed Book 57107, Page 141, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventy-Four Thou-sand Nine Hundred and sand Nine Hundred 00/100 dollars (\$274,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinbidder for cash at the dwift-nett Courty Courthouse, within the legal hours of sale on the first Tuesday in February, 2022, all property described in said Security Deed including but not limited to the following described property: LL THAT TRACT OR PARCEL OF LAND LYING AND BING IN LAND LOT 235, 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 16, BLOCK B OF WILSON MANOR, PHASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 116, PAGES 28-29, AFORE-SAID RECORDS. Said legal description being control ling, however the property is more commonly known as

more commonly known as 1823 WILSON MANOR CIR, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, his sale will be made for the Inomas A. Culiver; Ellen M. Baird, successor in interest or tenant(s). Rocket Mortage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Thomas A. Culver and Ellen M. Baird File no. 20.076689. this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys" fees (no-N.E., SUITE 300 ATTAITA, 93 30346 (770) 220-2535/CH https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is JACQUELINE LYNETTE KEL-LY, ESTATE AND/OR HEIRS-AT-LAW OF JACQUELINE

**FORECLOSURE** 

(s). The sale will be conducted subject (1) to confirmation that the sale is not pro hibited 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. The entity having ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-to require a secured creditor to authority to negotiate require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JACQUE-LINE LYNETTE KELLY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: require a secured creditor to WILL BE USED FOR IHAI PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-21-02816-1 Ad Run Dates 01/05/2022 Dates 01/12/2022,

1/5,12,19,26,2022

NOTICE OF SALE UNDER POWER GEORGIA.

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-CONTRIBLE OF THE CONTRIBLE OF THE CONTRI INEE FOR CHAPEL MURI-GAGE CORPORATION, dated September 8, 2003, record-ed September 25, 2003, in Deed Book 35003, Page 49, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the a Note of even date in the original principal amount of One Hundred Forty-Nine Thousand Eight Hundred and 00/100 dollars and 00/100 dollars (\$149,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NRZ Inventory Trust, U.S. Bank National Association as trustee, there will be sold at public outcry to the highest bidder for cash a the Gwinnett County Courthouse, within the legal hours house, within the legal hours of sale on the first Tuesday in February, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING SHOWN AND DESIGNATED AS LOT 22, BLOCK A, PETTY PLANTATION SUBDIVISION UNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 63, PAGE 273, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 844 SUNNY FIELD LN, LAWRENCEVILLE, GA 30043.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LETITIA Y. NICOLL, ERIC J. NICOLL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al

all terms of the loan (al-though not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify negotiate, amend, or moonly the terms of the mortgage instrument. NRZ INVENTO-RY TRUST, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE as Attorney in Fact for LETITIA Y. NICOLL, ERIC J. NICOLL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DERT COL ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Bilde Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-20-00067-8 Ad Run Dates 01/12/2022. 950-58279 1/5,12,19,26,2022

NOTICE OF SALE UNDER POWER State of GEORGIA

County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by KATHERINE R PIECUCH AND MICHAEL LEE PIECUCH AND MICHAEL LEE PIECUCH AND BRIME COURTS ELIBINATE. AND WICHAEL LEE PIECUCH to PRIME CHOICE FUNDING, INC., dated 10/22/2019, and Recorded on 12/20/2019 as Book No. 57124 and Page No. 00731, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the **Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in