FORECLOSURE

FORECLOSURE

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy 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 confir-mation and audit of the status of the loan as provided immediately above.

Fifth Third Bank, National Association, FKA Fifth Third Association, FKA Fifth Third Bank successor by merger to Fifth Third Mortgage Company as agent and At-terrery in Fact for Luz M Ro-jas and Orlando O Rojas Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1008-147A

1008-147A THIS LAW FIRM MAY BE INIS LAW FINN WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INF FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-147A 950-74117, 7(6.13.20.27 950-74117 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Trina Braxton to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Mortgage Solutions LLC, its successors and assigns dated 12/27/2018 and recorded in Deed Book 56338 Page 705 Gwinneth Country, Georgia records; as last transferred to or acquired by U.S. Bank National Association as Trustee for Sale contained in a Security quired by U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust I 2019-2, Mortgage-Backet Certificates, Series 2019-2, conveying the after-described property to secure a Note in the original principal amount of \$561,000.00, with interact at the rate capified interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 2, 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

said month), the following described property: TRACT I: ALL THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN THE 1749TH
GMD, GWINNETT COUNTY,
GEORGIA, BEING LOT 90,
THE WOODLANDS AT THE WOODLANDS AT CHATEAU ELAN, PHASE II PER PLAT RECORDED IN PLAT BOOK 98, PAGES 231-232, GWINNETT COUNTY, GEÓRGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY

INCOMPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. AND TRACT II: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING IN DUNCAN'S GMD 1749, GWINNETT COUNTY, GEOR-GIA, BEING LOT 89, THE WOODLANDS AT CHATEAU ELAN, PHASE 2, SECTION 2, AS PER PLAT RECORDED IN PLAT BOOK 97 PAGE 118 PLAI BOOK 97, PAGE 118, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.

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 and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorneys fees (notice of in tent to collect attorneys fees

having been given).
Said property is commonly known as 2565 Scarlet Oak
Ln, Braselton, GA 30517 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Trina Braxton or tenant or

tenants.
Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker

Lake Drive Salt Lake City, UT

(888) 818-6032 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 outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and including taxes which are a an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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. Bankruptcv 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 9-13-172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided immediate-

U.S. Bank National Associa-U.S. Balik National Association as Trustee for Angel Oak
Mortgage Trust I 2019-2,
Mortgage-Backed Certificates, Series 2019-2 as
agent and Attorney in Fact
for Tring Proyton for Trina Braxton Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1012-14635A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-

FORECLOSURE

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14635A 950-74594 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Emery Stewart to Aames Funding Corporation DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modi-fied at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Associa tion, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank Namerger to Laballe batin Na-tional Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the af-terdescribed property to se-cure a Note in the original

principal amount of \$181,520.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on August 2, 2022 (being the

on August 2, 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: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 130-131, GWINNETT COUNTY, GEOR-GIA RECORDS. SAID PLAT BEING INCORPORATED HERFIN AND MADE REFER-

BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.
This sale will be made subject to any right of the United Control of the United

States of America to redeem States of America to redeem
the hereinabove described
property within 120 days
from the sale date aforesaid,
in order to satisfy certain
outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

having been given). Said property is commonly known as 1285 Union Staknown as 1285 Union Sta-tion Drive, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are). Emery property is (are): Emery Stewart or tenant or tenants

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

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 or sewage bills that constitute a lien against the prop-THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-2672A 950-74174 7/6 13 20 27 2022 whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, prouphersess regions of the property and encumbrances, zoning ordi-nances, restrictions, nances. covenants, and matters of

coveniants, and matters or 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 prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. 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-tus of the loan as provided

immediately above. U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank Na tional Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and At-torney in Fact for Emery Stewart

Aldridge Pite, LLP, 15 Pied-Moltinge File, LEF, 15 Fiedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-5441A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5441A
950-74080 7/6 13 20 27 950-74269 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN

2022

Pursuant to the Power of Sale contained in a Security Deed given by Linda J.
Stockton to Washington Mutual Bank, FA dated
12/30/2004 and recorded in
Deed Book 41303 Page
0001 Gwinnett County,
Coornia recorder. Gwinnett County, ia records; as last Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, Na-tional Association, convey-ing the after-described prop-erty to secure a Note in the original principal amount of \$229,500.00, with interest at dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superrior Court of said county). within the legal hours of sale

on August 2, 2022 (being the first Tuesday of said month

FORECLOSURE

unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property: LYING AND BEING LOCAT-LYING AND BEING LOCATED IN THE CITY OF LAWRENCEVILLE, COUNTY OF GWINNETT, STATE OF GEORGIA; ALL THAT CERTAIN PARCEL OR TRACT OF

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, fail-

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 surpress of point the same

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorneys fees (notice of in-

tent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as **906 John Court,** Lawrenceville, GA 30045 to-gether with all fixtures and

personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the cubic property is (arx).

the subject property is (are): Estate/Heirs of Linda J.

Stockton or tenant or ten-

ants.
JPMorgan Chase Bank, NA

is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms of the mortgage.

JPMorgan Chase Bank, NA

Homeowner's Assistance Department 3415 Vision

Department 3415 Vision Prive Columbus, Ohio 43219 1-866-550-5705 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 (in-

cluding taxes which are a lien, but not yet due and

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-

an accurate survey and in-

spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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. Bankruptcy Code; and (2) final confirmation and sale is the sale is not prohibited.

mation and audit of the sta-

tus 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 register of judgel and

the rescission of judicial and

non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

immediately above.

JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Lin-

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

THIS LAW FIRM MAY BE

da J. Stockton

1031-2672A

STATE OF GEORGIA COUNTY 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 VARRIE
L. SPARK to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE
CORDONATION in the series

DEPENDENT MORTGAGE
CORPORATION in the origi-nal principal amount of \$179,000.00 dated August 31, 2018 and recorded in Deed Book 56119, Page 748,

Gwinnett County records

said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59798, Page 754,

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 August 02, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

BEING IN LAND LOT 74 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 40, BLOCK C, FAIRFIELD FARMS SUBDIVISION, UNIT

FARMS SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 14, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING IDENTIFIED AS 1827 LITCHFIELD ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT

Said property being known as: 1827 LITCHFIELD RD SNELLVILLE, GA 30078

To the best of the under-

signeds knowledge, the par-ty or parties in possession of said property is/are VAR-RIE L. SPARK or tenant(s).

The debt secured by said

Security Deed has been and

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 ex-

penses of sale, including at-

tornevs fees (notice of intent

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem

taxes (including taxes which are a lien, whether or not yet

COUNTY GA

IN GWINNETT

Estate/Heirs

of the loan.

TAIN PARCEL OR TRACT OF LAND KNOWN AS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT LOT 35, BLOCK A, HANARY ESTATES, NORTH SUBDIVISION, UNIT THREE, AS PER PLAT THEREP RECORDED IN PLAT BOOK 29, PAGE 63. ters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security IN PLAT BOOK 29, PAGE 63 OF THE PUBLIC RECORDS
OF GWINNETT COUNTY,
GEORGIA, WHICH SAID
PLAT IS INCORPORATED
BY REFERENCE AND MADE
A PART HEREOF

tions,

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-

FORECLOSURE

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, restric-

covenants, and mat-

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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 negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVIC-

ING. LLC. as Attorney-in-Fact for VARRIE L. SPARK Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

LAKEVIEW LOAN SERVIC-

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-044742 – 950-74759 7/6 13 20 27

NOTICE OF SALE UNDER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Doug R Mason and Terri L Mason to Wells Fargo Bank, N.A., dated August 24, 2012, recorded in Deed Book 51633, Page 561, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59478, Page 312, Gwinnett County, Georgia Records, conveying the afferdescribet property to see ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$146,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2022, the following described expective.

scribed 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 pursuant to O.C.G.A. § 13-1-11 having been given) subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, lens, lens, return-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

Those superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Specialized Loan Servicing LLC 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 further than the full all the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Villege CO, 20111, 200, 200

lage, CO 80111, 800-306-6059.
Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and the belief of the undersigned, the party in possession of the property is Doug R Ma-son and Terri L Mason or a tenant or tenants and said property is more commonly known as 2385 Fortune Drive, Dacula, Georgia 30019. Should a conflict

address and the legal description the legal description will control.

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

arise between the property

Specialized Loan Servicing LLC as Attorney in Fact for Doug R Mason and Terri L Mason McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
The following described in

real property located in County of Gwinnett, State of Georgia; being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 276 of the 5th District, of Gwinnett County, Georgia, and being Lot 78, Block A of Brookton Station, Unit One, as per plat recorded in Plat Book 63, Page 249 of Gwin-Book 63, Fage 249 of Gwill-nett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference. Being the same property conveyed to Doug Mason and Terri L. Mason by Deed from Doug Mason

and territ L. Mason by deed from Doug Mason dated June 28, 1995, filed July 20, 1995 and recorded in Book 11501, Page 203 in the Gwinnett County, records. Property Address: 2385 Earthen Prise Deadle CA having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including Property Address: 2385 Fortune Drive, Dacula, GA taxes which are a lien, but not yet due and payable) the right of redemption of any

FORECLOSURE

spection of the property, any assessments, liens, encum-

those superior to the Securi-

ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

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

The entity that has full au-

MR/meh 8/2/22 Our file no. 22-08062GA -950-75018 7/6 13 20 27

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Nazmur Aktar to Branch Banking and Trust Company, dated March 27, 2013, recorded in Deed Book 52117, Page 120, Gwinnett County, Georgia Records, conveying the after the county of the security of the s Deed Book 52117, rays 120, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETY-FOUR THOUSAND SEVEN HUN-DRED SEVENTY-FIVE AND 0/100 DOLLARS (\$194,775.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully

designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2022, the following described herosethed. scribed 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, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inlabe 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 pursuant to 0.C.A. § 13-1-11 baying been given)

Suall to U.C.A. § 13-1-11 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) the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securito be superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

known as Branch Banking and Trust Company is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the

Bank.

Truist

mortgage with the debtor is: Truist Bank, 111 Millport Circle, Greenville 29607, 800-827-3722 Greenville. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Nazmur Aktar and Mohammad Ali or a tenant or tenants and said property is more commonly known as 5885 Princeton Run Trail, Tucker, Georgia 30084. Should a conflict arise between the property

address and the legal description the legal description will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. formerly Truist Bank, formerly known as Branch Banking

and Trust Company
as Attorney in Fact for
Nazmur Aktar
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 138, 6th District, Gwinnett County, Georgia, being Lot 128, Block A, Princeton Crossing Subdivision, Unit 1, as per plat recorded in Plat Book 124, Pages 175-182. Gwinnett County, Geor-182, GWIRNET COUNTY, Georgia Records, which plat is hereby referred to and made a part hereof by description.

MR/meh 8/2/22

Our file no. 22-08177GA –

950-75020 7/6 13 20 27

NOTICE OF SALE UNDER **GWINNETT**

Under and by virtue of the Power of Sale contained in a Security Deed given by She-lia L Brown and Herman L Solone to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Home Funds Direct, its successors and assigns, dated August 25, 2003, recorded in Deed Book 34641, Page 0018, Gwinnett County, Georgia Records, as last transferred to Doutroph Page Metional Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-HE1, Mortgage Pass-Through Certificates, Series 2004 HE1, by aggigants 2004-HE1 by assignment recorded in Deed Book 49754, Page 134, Gwinnett County, Georgia Records, conveying the after-de-

scribed property to secure a Note in the original principal amount of ONE HUNDRED NINETEEN THOUSAND 0/100 DOLLARS (\$119,000.00), with interest thereon as set forth therein. there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully

Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986 Note, however, that such entity or individual is not reguired by law to negotiate. designated as an alternative amend or modify the terms within the legal hours of sale on the first Tuesday in Au-gust, 2022, the following deof the loan. scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default. ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt thority, (d) any matters which might be disclosed by remaining in default, this sale will be made for the an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 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 pursuant to O.C.G.A. § 13-1-11 having hear given) 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. Bankruptcy Code; and (2) final confir-mation and audit of the sta-

taxing authority, any matters which might be disclosed by an accurate survey and intus of the loan with the holder of the Security Deed. Pursuant to 0.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 forebrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, closure documents may not be provided until final confir-De provided unfil final confirmation and audit of the status of the loan as provided immediately above.
Wells Fargo Bank, N.A. as agent and Attorney in Fact for Sharon Pierce and Paul E

named or the undersigned.
Deutsche Bank National
Trust Company, as Trustee
for Morgan Stanley ABS
Capital Inc. Trust 2004HE1, Mortgage PassThrough Certificates, Series
2004-HE1 is the holder of Fierce III
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

994-7637.
1000-16802A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-16802A 950-74122 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the house in the control of the loan. Pursuant to the Power of Sale contained in a Security Deed given by John G An-drews to BANK OF AMERI-CA, N.A. dated 5/1/2007 and belief of the undersigned. the party in possession of the property is Shelia L Brown and Herman L Solone or a tenant or tenants and said property is more com-CA, N.A. dated 5/1/2007 and recorded in Deed Book 47891 Page 0049 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the original principal amount of \$168,800.00, with interest at the rate specified therein, monly known as 3351 Border Drive, Stone Mountain, Georgia 30087. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptthe 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 cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital Inc. Trust 2004-(or such other area as designated by Order of the Superior Court of said county). rior Court of said county), within the legal hours of sale on August 2, 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: THE FOLLOWING PROPERTY:

HE1, Mortgage Pass-Through Certificates, Series 2004-HE1 as Attorney in Fact for Shelia L Brown and Herman L Solone McCalla Raymer Leibert MCCAIIA Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTI(S) 2 OF DISTRICT 3, GWINNETT COUNTY, GEORGIA, BEING LOT (S) 7, BLOCK JJ, HAMILTON MILL A HOME TOWN PHASE SUBDIVISION, PHASE 6A, A.K.A. PHASE 4, AS PER PLAT RECORDED IN GWINNETT COUNTY, GEORGIA RECORDS AT PLAT BOOK 77, PAGE 267, GWINNETT COUNTY, GEORGIA. OF LAND LYING AND BEING

EXHIBIT A
Lot 24, 6th District Gwinvette County Georgia, being
Lot 6, Block C Meadow Hills
Subdivision Unit One, as per
plat recorded in Plat Book 22. Page 248 Gwinett County Records which said plat is incorporated herein by this reference and made a part of this description being im-proved property known as 3351 Border Drive MR/ca 8/2/22

Our file no. 5123018 – FT1 950-74337 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

which plat is made a part

willier plat is made a particle in the property known as 2026 Tanglewood Drive, Snellville, Georgia

Drive, Snellville, Georgia 30278 according to the

attornevs fees (notice of in-

mortgage. Wells Fargo Bank, NA Loss

RY LAKE DRIVE
PARCEL: R3001 367
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 Pursuant to the Power of Sale contained in a Security Deed given by Sharon Pierce and Paul E Pierce III to FT Mortgage Companies d.b.a. Homebanc Mortgage Corpo-ration dated 12/26/1996 and as and when due and 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 credited in the Security. recorded in Deed Book 13629 Page 0089 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wells Fargo Bank, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees N.A. conveying the after-described property to secure a Note in the original principal amount of \$106,350.00, with interest at the rate specified therein, there will be sold by having been given). the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by

naving been given).
Said property is commonly known as 1698 Mulberry Lake Drive, Dacula, GA 30019-0000 together with all fixtures and personal property attached to and constituting a part of said representations. tuting a part of said proper-ty, if any. To the best knowlty, it any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John M. Monzon Zepeda or tenant or Order of the Superior Court of said county), within the legal hours of sale on August 2, 2022 (being the first less said date falls on a Fedtenants.

BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 05/09/2003, IN BOOK 32445

PAGE 89. KNOWN AS **1698 MULBER**-

Bank of America is the enti-ty or individual designated who shall have full authority eral Holiday, in which case being the first Wednesday of being the first wednesday of said month), the following described property: ALL THAT TRACT or parcel of land lying and being in Land Lot 25 of the 5th Disto negotiate, amend and modify all terms of the mortgage.

Bank of America Home
Loan Assistance Dept.

7105 Corporate Drive
Plano, TX 75024 (800) 669-Land Lot 25 of the 5th 1925 trict, Gwinnett County, Geor-gia, being Lot 42, Block F, Unit Two, Nob Hill Estates, per plat thereof recorded In Plat Book T, Page 263, Gwinnett County Records,

6650 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan. Said property will be sold said property WIII be soid subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-

30278 according to the present system of numbering property in Gwinnett County, Georgia. 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 or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, 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 encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted whether (41) and first the sale will be conducted. Deed and by law, including tent to collect attorneys fees tent to collect attorneys fees having been given). Said property is commonly known as 2026 Tanglewood Drive, Snellville, GA 30278 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned. subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-ref the Sequitiv Doop Burner the Sequitive Burner the Sequitive Burner the Sequitive Burner the Sequitive Burner the Burner the Sequitive Burner the Burner the Sequitive Burner the Burne er 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 the undersigned, the party (or parties) in possession of the subject property is (are): Sharon Pierce and Paul E Pierce III or tenant or tennon-judicial sales in the State of Georgia, the Deed Under Power and other foreants. Wells Fargo Bank, NA is the closure documents may be provided until final cor entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mation and audit of the status of the loan as provided

immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for John G Andrews Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

lanta, Georgia 30305, (404)
994-7637.
1016-5211A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LICENT FOR TIME FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5211A 950-74599 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck a/k/a Phillip A. A. Roebuck a/k/a Phillip A. Roebuck and James Barry Maney to Bank One, NA dated 8/15/2001 and recorded in Deed Book 24544 Page 120 Gwinnett County, Georgia records; as last transferred to or acquired by JP-Morgan Chase Bank, National Association s/b/m to Bank One, NA, conveying the after-described property to secure a Note in the original principal amount of

FORECLOSURE

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 designated by Order of the Supe rior Court of said county) within the legal hours of sale on August 2, 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 following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 144, BEING LOT 144, BEING LOT 144, CAS PER PLAT RECORDED IN PLAT BOOK 28 PAGE 214, REVISED AND RERECORDED IN PLAT BOOK 38, PAGE 255, GWINNETT 38, PAGE 255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HERE-

IN AND BY THIS REFER ENCE MADE A PART HERE

OF.
The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness 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

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 2700 Daylilly Ln, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Joy D. Maney and Philip A. Roebuck or tenant or tenants

JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.

JPMorgan Chase Bank, NA Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705

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 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 propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances. restrictions. 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 prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 13-1/2.1, 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-

mation and audit of the sta-tus of the loan as provided immediately above JPMorgan Chase Bank, National Association s/h/m to

tional Ássociation s/b/m to Bank One, NA as agent and Attorney in Fact for Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck a/k/a Phillip A. Roebuck and James Barry Maney Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1031-2676A 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, 1031-2676A 950-74111 7/6 13 20 27 2022

NOTICE OF SALE LINDER POWER. GWINNETT COUN-

Sale contained in a Security Deed given by Harold R. Brown, III to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Invest-ment, LLC, its successors and assigns dated

and assigns dated 11/4/2021 and recorded in Deed Book 59446 Page 853 Gwinnett County, Georgia records; as last transferred to or acquired by Village Capital & Investment, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$245,910.00, 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 Court-house door of Gwinnett County, Georgia (or such other area as designated by offer of the Superior Court of said county), within the legal hours of sale on August 2, 2022 (being the first Tuesday of said month unless said date falls on a Fed-said Hollday in which case eral Holiday, in which case being the first Wednesday of said month), the following

described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK E, HUNTER'S COVE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT ROOM 21 PAGE 31 IN PLAT BOOK 31, PAGE 3 GWINNETT COUNTY
RECORDS, WHICH PLAT IS WHICH PLAT IS INCORPORATED

BY REFERENCE. Commonly known as: 420 Hunters Glen Court, Lawrenceville, GA 30044 Parcel: R5052 213 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

FORECLOSURE

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given) Said property is commonly known as 420 Hunters Glen Ct, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Harold R. Brown, III or tenater transfer.

ant or tenants.

Village Capital & Investment is the entity or individual designated who shall ual designated who shal have full authority to negotiate, amend and modify all terms of the mortgage.

terms of the mortgage.
Village Capital & Investment Loss Mitigation Department 2863 St Rose Parkway Henderson, NV 89052
1-844-267-9492 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

sale properly will be solved as ubject 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 liep against the proper or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the 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 holdto the loan will the libid to the loan will the libid to er of the Security Deed. Pursuant to 0.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 State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

immediately above.
Village Capital & Investment, LLC as agent and Attorney in Fact for Harold R. Brown, III
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1072-445A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1072-445A
950-74245 7/6 13 20 27

2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

950-74245 7/6 13 20 27

Pursuant to the Power of Sale contained in a Security Deed given by Roberta D De-jean-Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank its successors and assigns dated 4/20/2018 and record ed in Deed Book 55837 Page 811 Gwinnett County, Georgia records; as last trans-ferred to or acquired by PENNYMAC LOAN SER-VICES, LLC, conveying the after-described property to secure a Note in the origina principal amount of \$460,878.00, 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 nated by Order of the Supe rior Court of said county) rior Court of said country, within the legal hours of sale on August 2, 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:

day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 125, 6TH DISTRICT, CITY OF LIL-BURN, GWINNETT COUNTY, GEORGIA, BEING LOT 10, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEOR GIA RECORDS, WHICH GWINNETI COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFER-ENCE 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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given). Said property is commonly known as 136 Round Pond **Drive, Lilburn, GA 30047** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Roberta D Dejean-Williams Pershone Williams or tenant or ten-

ants.
PennyMac Loan Services,
LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate amend or modify the terms

of the loan.

or the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien but not yet due cade lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

subject to (1) confirmation