#### FORECLOSURE

that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the status of the loan with the hold 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 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.
PENNYMAC LOAN SER-VICES, LLC as agent and Attorney in Fact for Roberta D

DeieanWilliams Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

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. 1120-23523A 950-74123 7/6 13 20 27

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Hien Le and Rachel Park to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Certainty Home Loans, LLC, its successors Loans, LLC, its successors and assigns. dated 12/9/2019 and recorded in Deed Book 57129 Page 720 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC., con-veying the after-described property to secure a Note in the original principal amount of \$253,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia or such other area as 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 Wednes-day of said month), the following described property: ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 66, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK A, CANTER-BURY COVE, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 256, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A

PART OF THIS DESCRIPTION. MAP REF R7 066-291 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 attorneys fees (notice of in tent to collect attorneys fees having been given).

Said property is commonly known as 1720 Montrachet Drive, Lawrenceville, GA 30043 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): Hien Le and Rachel Park or tenant or LoanCare, LLC is the entity

or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

LoanCare, LLC Attention:
Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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

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 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 in spection of the property, and (e) any assessments

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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold 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-iudicial salés 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.

Lakeview Loan Servicing,
LLC. as agent and Attorney
in Fact for Hien Le and Rachel Park

Rachel Park Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1154-1929A 1154-1929A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1154-1929A
667-74192 7(6-12-20-27) 950-74183 7/6 13 20 27

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or activated by Teylet Page 2021 quired by Truist Bank, conveying the after-described property to secure a Note in the original principal amount of \$259,000.00, with interest at the rate specified therein. there will be sold by the un-

#### FORECLOSURE

before the Courthouse door of Gwinnett County, Georgia (or such other area as design 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 described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 2, BLOCK

B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS
CHAPEL ESTATES, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT BOOK
86, PAGE 47, GWINNETT COUNTY, GEORG RECORDS, WHICH PLAT GEORGIA

NECORDS, WHICH PLAI IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION; BEING PROP-ERTY KNOWN AS 1265 MARTINS CHAPEL LANE ACCORDING TO THE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 1265 Martins
Chapel Ln, Lawrenceville,
GA 30045 together with all

fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Charleston Leek, Jr. or tenant or ten-

ants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467

1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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 prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by thority mätters an accurate survey and in-spection of the property, and (e) any assessments, encumbrances, zoning ordinances. nances, 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold. tus 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 certain prosedures regarding the rescission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other fore closure documents may not tus of the loan as provided immediately above.

Truist Bank as agent and Attorney in Fact for Attorney in Fact for Charleston Leek, Jr.
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

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. 1207-1467A 950-74244 7/6 13 20 27 2022

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Steven E. Ansley and Barbara L. Ans-ley to Norwest Mortgage, Inc. dated 4/9/1998 and recorded in Deed Book 15927 Page 186 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, not in its individual capacity, but solely as trustee of NRPL Trust 2019-1, conveying the afterdescribed property to secure a Note in the original principal amount of \$107,600.00, 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 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 Wednes-day of said month), the following described property land lying and being in Land Lot 230 of the 6th District of

All that tract or parcel of Gwinnett County, Georgia being Lot 106, Block B Phase One, Stanton Court (f/k/a Gwinnet Place Oaks) as per plat recorded at Plat Book 72, Page 53, revised as Plat Book 75, Page 183, Gwinnett County, Georgia

Records. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly

as 2312 Oak Gleni Circle, Duluth, GA 30096 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

#### FORECLOSURE

the undersigned, the party (or parties) in possession of the subject property is (are): Steven E. Ansley and Barbara L. Ansley or tenant or tenants. Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full autonation.

ed who shall have full authority to negotiate, amend and modify all terms of the and modify all terms of the mortgage. Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

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 or-dinances, 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. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-tus 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 certain procedures regarding

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.
Wilmington Savings Fund
Society, FSB, not in its indi-

vidual capacity, but solely as trustee of NRPL Trust 2019-

1 as agent and Attorney in Fact for Steven E. Ansley

and Barbara L. Ansley Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1208-3451A 1208-3451A 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. 1208-3451A 950-74241 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Joseph Bray aka Joseph Frederick Bray to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Jefferson Mortgage Services, Incorporated, its successors and assigns. dated 6/26/2002 and recorded in Deed Book 27940 Page

Deed Book 2/940 Fage 0114 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the principal amount of

original principal amount of \$131,250.00, 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 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 Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYNG AND BEING IN LAND LOT 156 OF THE 7TH DISTRICT OF

BEING IN LAND LOT 156 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A. MEADOW FOREST SUBDIVISION, AS SHOWN N PLAT RECORDED N PLAT BOOK 61, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

The debt secured by said

The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 2915 Forest Close

known as 2915 Forest Close Dr, Duluth, GA 30097 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): Joseph Frederick Bray or tenant or tenants.

Shellpoint Mortgage Servic

ing is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms

amento and moonly all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to reportists.

quired 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 payable), (b) unpaid water or sewage bills that constitute a lien against the proposition with the control of the clude and the control of the clude and the control of the clude and the cl

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 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 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 prohibit-ed under the U.S. Bankrupt-

cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-

13-172.1, which allows for

certain procedures regarding the rescission of judicial and

tenant or tenants.

Page

Deed Book 27940 0114 Gwinnett C

994-7637

2022

of the loan.

994-7637.
1263-2462A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INof 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 FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2462A 950-74424 7/6 13 20 27 2022

## STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

FORECLOSURE

closure documents may not

lanta, Georgia 30305, (404) 994-7637.

POWER
Pursuant to the power of sale contained in the Security Deed executed by AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMPROMOREGAGE CORPORATION MORTGAGE CORPORATION in the original principal amount of \$236,450.00 dated April 12, 2005 and recorded in Deed Book 42408, Page 165, Gwinnett County records, said Securitounty records, said securi-ty Deed being last trans-ferred to MTGLQ IN-VESTORS, LP in Deed Book 57278, Page 178, Gwinnett County records, the under-signed 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 follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B", APALACHEE HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, 40, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF.

hours of sale, on August 02

Said property being known as: 545 GRAN HERITAGE WAY DACULA, GA 30019 To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are AGHEDO PIUS IYAMU or

tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for is the Nets and gold Courier to the control of the control of the control of the control of the courier than the control of the control of the control of the courier than the courier 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 attorneys fees (notice of intent

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

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

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

lows: Rushmore Loan Manage-ment Services, LLC 15480 Laguna Canyon Rd., Suite 100 Irvine, CA 92618 1-888-504-7300 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. MTGLQ INVESTORS, LP. as Attorney-in-Fact for AGHEDO PIUS IYAMU Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-006907 –

950-74177 7/6 13 20 27 2022

#### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Security Deed executed by THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS in the original principal amount of sale contained in the Securiprincipal amount of \$355,000.00 dated June 6, 5353,000.00 dated Julie 5 2017 and recorded in Deed Book 55186 , Page 126, Gwinnett County records, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LINEED D/B/A VETERANS ÚNITED HOME LOANS, A MISSOURI VETERANS UNITED LIMITED LIABILITY COMPA-NY in Deed Book 55964, Page 610, 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 designed within the local light of the court of the place as lawfully designed within the local court of the court of the place as lawfully designed within the local court of the co ignated, within the hours of sale, on August 02, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING LOT 93, BLOCK A,
RIVERSPRINGS SUBDIVISION, UNIT 1, PHASE 1,
(FKA EWING CHAPEL ROAD
TRACT), AS PER PLAT
RECORDED IN PLAT BOOK
108, PAGES 171-172, SAID
PLAT BEING REVISED AND
RE-RECORDED AT PLAT
BOOK 109, PAGES 288-289,
GWINNETT COUNTY, GEOR-THE 5TH DISTRICT GWIN-

## FORECLOSURE

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE PARCEL ID# R5249 091 non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

PARCEL ID# R5249 091
Said property being known
as: 1675 RIVERPARK DR
DACULA, GA 30019
To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are
THOMAS CHRISTOPHER
JOHNSON or tenant(s).
The debt secured by said
Security Deed has been and
is hereby declared due and
payable because of, among
other possible events of deault, failure to pay the indebtedness as provided for be provided until final confirmation and audit of the status of the loan as provided immediately above. NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Joseph Bray aka Joseph Frederick Bray Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

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

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

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

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

Centar Federal Savings Bank 425 Phillips Boulevard Ewing, NJ 08618 Phone: (609) 883-3900 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negonot required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

MORTGAGE RESEARCH
CENTER, LLC D/B/A VETERANS UNITED HOME LOANS,
A MISSOURI LIMITED LIABILITY COMPANY, as Attorney-in-Fact for THOMAS CHRISTO CHRISTOPHER JOHNSON

Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798 – 950-74263 7/6 13 20 27 2022

### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by OSCAR D PEREZ MARTINEZ to CMG MORTGAGE, INC DBA CMG FINANCIAL, #1820 in the original principal amount of \$127,645.00 dated June 30, 2016 and recorded in Deed Book 54427, Page 384, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59722. Page 875 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 des-

ignated, within the legal hours of sale, on August 02, 2022, the property in said Security Deed and described as follows:
THE FOLLOWING SCRIBED REAL ESTATE LO-CATED IN GWINNETT COUNTY, GEORGIA, TO-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND EBING IN THE LAND LOT 41, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A.THE WILDINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLATE RECORD PLAT RECORDED AT PLAT BOOK 22, PAGE 25, GWINN NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, BEING THAT SAME PROPERTY CON-VEYED IN THAT CERTAIN WARRANTY DEED RECORD-ED AT DEED RECORD-

ED AT DEED BOOK 2757, PAGE 89; QUIT CLAIM DEED RECORDED AT DEED BOOK
35307, PAGE 176; ALL IN
GWINNETT COUNTY, GEORGIA RECORDS.
Said property being known
as: 2457 SWEET SHRUB

CIRCLE LAWRENCEVILLE, GA 30044

GA 30044

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are OS-CAR D PEREZ MARTINEZ or

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

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

above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of Deed.
The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Lau-

## FORECLOSURE

rel, NJ 08054 Phone: 855-690-5900
Note that pursuant to 0.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. terms of the mortgage.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for OSCAR D PEREZ MAR-TNEZ

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-034274 –

950-71289 6/1 7/6 13 20 STATE OF GEORGIA

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

Pursuant to the power or sale contained in the Securi-ty Deed executed by ANTHO-NY JEAN-LOUIS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. AS NOMINEE FOR DIRECT MORTGAGE LOANS, LLC, in the original principal propulation MORIGAGE LOANS, LLC, in the original principal amount of \$158,760.00 dated August 23, 2013 and recorded in Deed Book 52514, Page 0833, Gwinnett County obss, Gwillier County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59998, Page 716, 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-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4th DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 31, BLOCK A OF PRESERVE AT OAK A OF PRESERVE AT OAK
HOLLOW, AS PER PLAT
RECORDED IN PLAT BOOK
108, PAGE 180-181, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN AND MADE A PART HEREOF

AND MADE A PART HEREOF BY REFERENCE. \*\*FOR INFORMATIONAL PURPOSES ONLY\*\* THE IMPROVEMENTS THERON BEING KNOWN AS NO. 4086 PRESERVE TRAIL, SNELLVILLE, GA 30039. BEING THE SAME PROP

BEING THE SAME PROP-ERTY, WHICH BY WARRAN-TY DEED DATED 12/29/05 AND RECORDED 1/26/06 IN AND RECORDED 1/26/06 IN BOOK 46093, PAGE 80, AS INSTRUMENT NO. 0014607 IN THE OFFICE OF THE REG. ISTER OF DEEDS OF GWINNETT COUNTY, GEORGIA, WAS GRANTED AND CONVEYED BY MORTHOUNTE. VEYED BY NORTHPOINTE COMMUNITIES, L.L.C UNTO ANTHONY JEAN-LOUIS PARCEL ID NO. R4337 502

Said property being known s: 4086 PRESERVE TRL. SNELLVILLE, GA 30039

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are AN-THONY JEAN-LOUIS or tenant(s).
The debt secured by said

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

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

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

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

ration 907 Pleasant Valley Avenue, Suite 3 Mount Lau-rel, NJ 08054 Phone: 1-855-

rel, NJ 08054 Phone: 1-855-690-5900

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 ORTAINED MAY BE UISED. OBTAINED MAY BE USED FOR THAT PURPOSE.
FREEDOM MORTGAGE CORPORATION,

AS Attorney-in-Fact for AN-THONY JEAN-LOUIS Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-035840

950-74242 7/6 13 20 27 2022 STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by JONATHAN QUENTIN LO-

JONATHAN QUENTIN LOGAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORKING FUNDING, L.P. in the original principal amount of \$290,000.00 dated February 10, 2021 and recorded in Deed Book 58379, Page 00681, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59709, Page 628, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59709, Page 628, Gwinnett County records, the under-County records, the under county records, the under-signed will sell at public out-cry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 02, 2022, the property in said

## FORECLOSURE

as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 290 OF BEING IN LAND LUI 290 UP THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA AND BEING LOT 9, BLOCK "E", PARK VIEW NORTH SUBDIVISION, UNIT NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 237, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. PAR-CEL ID: R7290 257 Said property being known

Said property being known as: 671 SIMMONS MINE CIR

as: 071 SIMMUNS MINE CIN SUGAR HILL, GA 30518 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are JONATHAN QUENTIN LO-GAN or tenant(s).

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

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

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

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: LoanCare, LLC 3637 Sentara Way

Virginia Beach, VA 23452 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact for JONATHAN QUENTIN LO-

Robertson. Anschutz. Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-043902 -

TiT 950-74742 7/6 13 20 27 2022

#### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Securisale contained in the security
Deed executed by MUN
SON CHOE to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS GRANTEE, AS
NOMINEE FOR IMSI, INC in 2019 and recorded in Deed Book 56562, Page 709, Book 56562, Page 709, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 57988, Page 520, 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 follows:

as follows: ALL THAT TRACT OR PAR ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 39 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA AS PARTICULARLY SHOWN ON A PLAT OF SURVEY FOR JAMES THOMAS PORTER AND FULTABETH OF THE PROCTOR

SURVEY FOR JAMES
THOMAS PORTER AND
ELIZABETH PROCTOR
PORTER BY PERRY E. MCCLUNG, SURVEYOR, DATED
NOVEMBER 20, 1984, AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT
ON THE SOUTHEAST RIGHT
OF WAY LINE OF PINE
ROAD (HAVING A 60-FOOT
RIGHT OF WAY) LOCATED
388.9 FEET SOUTHWEST AS
MEASURED ALONG SAID 

250.00 FEET TO AN IRON PIN; RUN THENDE NORTH 59 DEGREES 45 MINUTES EAST 230.00 FEET TO AN IRON PIN; RUN THENCE NORTH 31 DEGREES 26 MINUTES WEST 250.00 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY LINE OF PINE ROAD; RUN THENCE ALONG SAID RIGHT OF WAY LINE NORTH 59 DEGREES, 45 MINUTES EAST 100 FEET TO AN IRON PIN AT THE PLACE OR POINT OF BEGINNING.

NING.
Said property being known as: 2160 PINE ROAD SNEL-LVILLE, GA 30078

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are MUN SON CHOE or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for

## FORECLOSURE

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

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

above. Said sale will be conducted sali sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has

full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Freedom Mortgage Corpo-

ration 907 Pleasant Valley Av-

907 Pleasant Valley AV-enue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for

as Attorney-in-Fact for MUN SON CHOE Anschutz Robertson Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-046239 – 950-73935 6/29 7/6 13 20

#### NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY

27 2022

Under and by virtue of the Power of Sale contained in a Security Deed given by Larry Ezell, II and Jennifer Ezell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Home Loans LLC, its successors and assigns, dated November 15, 2017, recorded in Deed Book recorded in Deeu Duon 55550, Page 273, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed Page 671, ntv. Georgia Book 59044. Gwinnett County, Georgia Records, as last transferred to U.S. BANK NATIONAL ASSOCIATION by assign-ment recorded in Deed Book 57869, Page 644, Gwinnett County, Georgia Records, conveying the scribed property to secure a County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-FIVE THOU-

SAND SEVENTY-NINE AND SAND SEVENTY-NINE AND 0/100 DOLLARS (\$365,079.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder Note, however, that such 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 de-

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, failsubject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final conure 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 sualit to U.G.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 right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securitrose 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.
U.S. BANK NATIONAL ASSOCIATION is the holder of
the Security Dead to the dress and tax parcel identifi the Security 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: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301-0005, 855-698-7627. 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 belief of the undersigned, the party in possession of the property is Larry Ezell, II and Jennifer Ezell or a tenant

is more commonly known as 1485 Mill Place Dr, Dacula, Georgia 30019. Should a conflict arise between the property address and the le-gal 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 confirmation and audit of the status of the loan with the holder of the security deed U.S. BANK NATIONAL AS-

SOCIATION
as Attorney in Fact for
Larry Ezell, II and Jennifer 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 GMD 1749 of Gwinnett County, Georgia, being Lot 55, Block V, Stonewood (a.k.a. Phase V, Stonewood (a.k.a. Phase 14) for Hamilton Mill - A Home Town Subdivision, as per plat thereof recorded in

FORECLOSURE

Plat Book 79, Page 133, Gwinnett County, Georgia Records which plat and legal description thereon are in corporated herein by refer

Parcel ID: R3001 564 MR/ca 8/2/22 Our file no. 22-06974GA – 950-74246 6/29 7/6 13 20

27 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Thomas K Vance, Jr and Pamela J Shelfer Vance to Mortgage Electronic Registration tration Systems, as nor

grantee, as noming SunTrust Mortgage, grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dat-ed December 22, 2017, recorded in Deed Book 55629, Page 323, Gwinnett County, Georgia Records, as last transferred to Special-ized Loan Servicing LLC by assignment recorded in Deed Book 60021, Page 448. Gwinnett County, Geor 446, GWIIIIIEL COUNTY, GEORGIA gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$133,600.00), 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 Au aust, 2022, the following de

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 pur-suant to O.C.G.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, activities economic and restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the above-named 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

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 Vil-lage, CO 80111, 800-306lage, 6059.

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned the party in possession of the property is Thomas K Vance, Jr and Pamela J Shelfer Vance or a tenant or tenants and said property is 3033 Glynn Mill Dr, Snel-lville, Georgia 30039. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted

firmation and audit of the status of the loan with the as Attorney in Fact for

Thomas K Vance, Jr and Pamela J Shelfer Vance McCalla Raymer Leibert

priccalla Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA,
BEING LOT 17, BLOCK B,
GLYNN MILL SUBDIVISION,
UNIT ONE, ACCORDING TO
PLAT OF SURVEY RECORDED IN PLAT BOOK 41, PAGE
100 COUNTY. 109, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT AND THE RECORD THEREOF ARE IN-CORPORATED HEREIN BY REFERENCE THERETO. NOTE: The Property ad

listed are tional purposes, without warranty as to accuracy or completeness and are not hereby insured Tax Id: R6034 167 Being that parcel of land conveyed to Thomas K. Vance, Jr and Pamela J. Shelfer-Vance, as joint ten-

Sneiter-Vance, as joint ten-ants with right of survivor-ship from Thomas K. Vance, Jr by that deed dated 10/15/1999 and recorded 5/3/2000 in deed book 20459, at page 0083 of the Gwinnett County, GA public registry. registry.

Being that parcel of land conveyed to Thomas K. Vance, Jr from Brent L. Robinson and Penny Robinson by that deed dated 10/15/1999 and recorded

10/15/1999 and recorded 10/20/1999 in deed book 19418, at page 0114 of the Gwinnett County, GA public registry. PARCEL NUMBER(S)

R6034 167 MR/meh 8/2/22 Our file no. 22-07149GA -950-75079 7/6 13 20 27

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the

2022

Power of Sale contained in a Security Deed given by Adrian Rodolfo Barrantes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and persent detail. and assigns, dated April 25, 2019, recorded in Deed Book 56567, Page 461, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assign-ment recorded in Deed Book 60031, Page 707, Gwinnet