FORECLOSURE

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 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 subject property is (are): Estate/Heirs of Linda J. Stockton or tenant or ten-

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 re-quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold saliproperty 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 sewage bills that constitute 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 which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, èncumbrances, zoning ordi-

nances, restrictions covenants, and matters o 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 stationary of the st 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 rescission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation 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 Lindard Land Charleton da J. Stockton Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. THIS LAW FIRM MAY BE HIS LAW FIRM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-2672A 950-74174 7/6 13 20 27

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUANT to the power of sale contained in the Security Deed executed by VARRIE L. SPARK to MORTGAGE **ELECTRONIC** REGISTRA TION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY IN-DEPENDENT MORTGAGE CORPORATION in the original 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 the undersigned will sell at public outcry to the highest bidder for cash, before the 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 74 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 40, BLOCK C, FAIRFIELD FARMS SUBDIVISION, UNIT IV, AS PER PLAT RECORD-ED IN PLAT BOOK 26, PAGE GWINNETT 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 COUNTY, GA. NETT CÓUNTY WHICH SAID HOUSES IN COUNTY, GA.

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

To the best of the undersigneds knowledge, the parsigneds knowledge, the party 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 is backly dealered to a security of the secur is hereby declared due and pavable 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 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 yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assess ments, liens, encumbrances zoning ordinances, restrictions, covenants, and mat ters of record superior to the Security Deed first set out

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

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

LoanCare, LLC 3637 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 negotiate, amend, or modify the

FORECLOSURE

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 SERVICING, LLC, as Attorney-in-Fact for

VARRIE L. SPARK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-044742 –

950-74759 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 Naz-mur Aktar to Branch Banking and Trust Company, dated March 27, 2013, recorded in Deed Book 52117, Page 120, Gwinnett County, Georgia Gwinnett County, Ğeorgia Records, conveying the afrecords, conveying the and 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

DOLLARS 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 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 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, and cateficiations occurated 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 representation, warranty of recourse against the above-named or the undersigned. Truist Bank, formerly known as Branch Banking and Trust Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Truist Bank, 111 Millpor Circle, Greenville, SC 29607, 800-827-3722.

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 Nazmur Aktar and Mohammad Ali or a ten-ant or tenants and said property is more commonly Run Trail, Tucker, Georgia 30084. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
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-ia Records which plat is gia Records, which plat is hereby referred to and made a part hereof by description.

Our file no. 22-08177GA – FT17 950-75020 7/6 13 20 27

MR/meh 8/2/22

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 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, Book 34641, Page 0018, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS for Morgan Stanley ABS
Capital I Inc. Trust 2004HE1, Mortgage PassThrough Certificates, Series
2004-HE1 by assignment
recorded in Deed Book recorded in Deed Book
49754, Page 134, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
NINETEEN THOUSAND AND
OWNED 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 designated as an alternative, within the legal hours of sale on the first Tuesday in Au-gust, 2022, the following de-

gust, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

FORECLOSURE

remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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).

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, encum-

brances, zoning ordinances,

restrictions, covenants, and any matters of record in-cluding, but not limited to, 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.

Deutsche Bank National

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-HE1, Mortgage Pass-Through Certificates, Series 2004-HE1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Note, however, that such values for required by law

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 Shelia L Brown and Herman L Solone

Brown and Herman L Solone or a tenant or tenants and said property is more commonly known as 3351 Border Drive, Stone Mountain, Georgia 30087. Should a conflict arise between the property address and the legal description 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 confirmation and audit of the status of the loan with the bedge of the populity deed.

holder of the security deed.
Deutsche Bank National
Trust Company, as Trustee
for Morgan Stanley ABS
Capital I Inc. Trust 2004-

HE1, Mortgage Pass-Through Certificates, Series

as Attorney in Fact for Shelia L Brown and Her-man L Solone

incorporated herein by this reference and made a part of this description being im-proved property known as 3351 Border Drive

Our file no. 5123018 – FT1

950-74337 7/6 13 20 27

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-

TY
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 Corporation dated 12/26/1996 and

recorded in Deed Book 13629 Page 0089 Gwinnett

County Georgia records: as

quired by Wells Fargo Bank,

scribed property to secure a Note in the original principal amount of \$106,350.00, with

amount of \$106,350.00, 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

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 described property:

described property: ALL THAT TRACT or parcel

ALL IHACI or parcel of land lying and being in Land Lot 25 of the 5th Dis-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, which plat is made a part hereof by reference and be-

ing improved property known as 2026 Tanglewood Drive, Snellville, Georgia 30278 according to the present system of number-

ing 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, fail-

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

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having hear given)

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, the party

(or parties) in possession of

Sharon

the subject property is (are): Sharon Pierce and Paul E

Pierce III or tenant or ten-

ants.

Wells Fargo Bank, NA is the entity or individual designat-

ed who shall have full au-

thority to negotiate, amend and modify all terms of the

mortgage.
Wells Fargo Bank, NA Loss
Mitigation 3476 Stateview
Boulevard Fort Mill, SC

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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and subble) (b) training taxes which are a lien, but not yet due and subble) (b) training taxes which are a lien, but not yet due and subble) (b) training taxes are lien, but not yet due and subble) (b) training taxes are lien, but not yet due and subble) (b) training taxes are lien, but not yet due and subble) (b) training taxes are lien, but not yet due and subble) (b) training taxes are lien, but not yet due and subble) (c) (c) training taxes are lien, but not yet due and lien, but not yet due are lien, but not yet du

payable), (b) unpaid water or sewage bills that constitute a lien against the property whether 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

29715 1-800-678-7986

of the loan.

last transferred to or

MR/ca 8/2/22

2004-HF1

scription will control.

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 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 non-judicial sales in the 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.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Sharon Pierce and Paul E

FORECLOSURE

an accurate survey and in-spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordi-

Pierce III Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1000-16802A 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, 1000-16802A 950-74122 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 John G An-drews to BANK OF AMERI-CA, N.A. dated 5/1/2007 and CA, N.A. dated 3/1/2007 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 seque a Note in the original cure a Note in the original principal amount of \$168,800.00, 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 desig-nated 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:

Michael Brown and Field Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 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 TY:
THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT(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
EVENIMETE COUNTY GEOR. GWINNETT COUNTY, GEOR-GIA RECORDS AT PLAT BOOK 77, PAGE 267, GWIN-NETT COUNTY, GEORGIA.

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-**

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

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having 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 property, if any. To the best knowlty, if 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

tenants. Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. Rank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-

6650 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 for (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 proper 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 which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, nounbrages required to the control of the property and the control of the property and the control of the property and the control of the co encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of 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 holder of the Security Deed Jurtus of the load with the holds re 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 fore-losure documents may not closure documents may not be provided until final confir-mation and audit of the sta-tus 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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 404 lanta, Georgia 30305, (404) 994-7637

994-7637.
1016-5211A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5211A
950-74599 7/6 13 20 27
2022

FORECLOSURE FORECLOSURE

RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE. NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Commonly known as: 420 lunters Glen Court, 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. Hunters Lawrenceville, GA 30044
Parcel: R5052 213 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 as and when due and in the manner provided in the Note Roebuck and James Barry Maney to Bank One, NA dat-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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. principal amount of \$135,000.00, with interest at as provided in the Security Deed and by law, including 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 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 desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on August 2, 2022 (being the 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 tenunless 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 PARant or tenants.
Village Capital & Investment is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortrage. ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 144, BLOCK B, THE WILDINGS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 28 PAGE 214, REVISED AND RE-RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK BY AGE 255, GWINNETT COUNTY, GEORGIA terms of the mortgage. Village Capital & Invest-ment Loss Mitigation Department 2863 St Rose Park-way 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 subject to: (a) any outstand-

first Tuesday of said month

38, PAGE 255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HERE-IN AND BY THIS REFER-ENCE MADE A PART HERE-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the and all expenses 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 leaving hong cliving).

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 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): Joy D. Maney and Philip A. Roebuck or tenant or tenants

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.

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 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 inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation 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 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 s/b/m to Bank One, NA as agent and Attorney in Fact for Joy D.

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, A/L
Philos Careira 3005 (A/L) lanta, 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 UNDER POWER, GWINNETT COUN-

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, fail-Pursuant to the Power of Sale contained in a Security Deed given by Harold R. Brown, III to Mortgage Elecure 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 tronic Registration Systems tronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Investment, LLC, its successors 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-depurpose 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 conveying the after-de-scribed property to secure a conveying Drive, Lilburn, GA 30047 to-gether with all fixtures and Note in the original principal amount of \$245,910.00, with personal property attached to and constituting a part of said property, if any. To the therein, there will be sold by the undersigned at public outcry to the highest bidder said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court the subject property is (are):
Roberta D Dejean-Williams
and Aaron Pershone
Williams or tenant or tenof 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 ants. PennyMac Loan Services. LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services. said month), the following LC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 52 OF

BEING IN LAND LOT 52 UP THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK E, HUNTER'S COVE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 31, CHUNNETT

COUNTY

GWINNETT

FORECLOSURE

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 payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing 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 covered survivors to the Source of the Sou

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 prohibitthat the sale is not pronibited 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 earthin procedures regarding 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

tus of the loan as provided immediately above. PENNYMAC LOAN SER-VICES, LLC as agent and Attorney in Fact for Roberta D DejeanWilliams Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, AMADIANT lanta, Georgia 30305, (404)

994-7637.

1120-23523A

THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
ECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1120-23523A
950-74123, 7/6 13, 20, 27 950-74123 7/6 13 20 27 2022

subject to: (a) any outstand-ing ad valorem taxes (in-

ing ad valorem taxes (including taxes which are 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

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 Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the LLS Rankrunt-

ed under the U.S. Bankrupt

cv Code: and (2) final confir

closure documents may not

be provided until final confir-

be provided until final confirmation and audit of the status of the loan as provided 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, Ad-

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

1072-445A 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. 1072-445A 950-74245 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 Roberta D De-jean-Williams to Mortgage Electronic Registration Sys-

tems, 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, Geor-gia 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 original

principal amount of \$460,878.00, with interest at

\$460,878.00, 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 design

nated by Order of the Superior 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 Wednes-day of said month), the fol-lowing described property: ALL THAT TRACT OR PAC

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 PLAT IS INCORPORATED HEREIN BY THIS REFER-ENCE AND MADE A PART

HEREIN BY THIS REFER-ENCE AND MADE A PART

Note, however, that such

entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan.

subject to: (a) any outstanding ad valorem taxes (including taxes which are a

Said property will be sold

1072-445A

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 Sys-

Electronic Registration Systems, Inc., as grantee, as nominee for Certainty Home 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, conveying the after-described property to secure a Note in cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not property to secure a Note in 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 desig-(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:

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 66, 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 17, BLOCK A, CANTERBURY COVE, AS PER PLAT
RECORDED IN PLAT BOOK
68, PAGE 256, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART OF THIS DESCRIP-

PART OF THIS DESCRIP-TION MAP REF R7 066-291 The debt secured by said Security Deed has been and

is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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-

attorneys feés (notice of intent 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) signed, the party (or parties) in possession of the subject property is (are): Hien Le and Rachel Park or tenant or

tenants. 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 Sentara Way Virginia Beach, VA 23452 800-909-9525

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 (in-

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute 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. thority, (d) any matters which might be disclosed by which highly be usually and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-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. 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. Pur-suant to O.C.G.A. Section 9-12-1701, which allows for 13-172.1, which allows for retain 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.

Lakeview Loan Servicing,

LLC. as agent and Attorney in Fact for Hien Le and **Bachel Park** Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Ad-

lanta, Georgia 30305, (404)

1154-1929A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-1929A 950-74183 7/6 13 20 27 2022

FORECLOSURE

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 acquired 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, 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 rederal 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 EVA MARTINS GROVE SUBDIVISION, UNITONE
ONE F.K.A. MARTINS
CHAPEL ESTATES, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT BOOK
86, PAGE 47, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
MICCORDOR ATTER LEGEN BY

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 PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

GIA 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 in-tent to collect attorneys fees having heen given)

having been given).
Said property is commonly known as 1265 Martins
Chapel Ln, Lawrenceville,
GA 30045 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 undergrand to the party (or parties) signed, 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 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.

Said property will be sold salu property will be solved as subject for: (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 lies against the page. 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 which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordirestrictions nances. 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 holder of the Sequity Deed Purer 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 State of Georgia, the Deed Under Power and other fore closure documents may not be provided until final confir-mation and audit of the status 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)

1207-1467A
1207-1467A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR 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. Ansley to Norwest Mortgage, Inc. dated 4/9/1998 and Roorded in Poed Book 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 Ings Fund Society, FSB, IIII
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 dwinner 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 first Tready, of said month off 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 peoper. lowing described property All that tract or parcel of land lying and being in Land Lot 230 of the 6th District of Gwinnett County, Georgia, being Lot 106, Block B, Phase One Stattes Court

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

FORECLOSURE

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 2312 Oak Glenn Circle, Duluth, GA 3006 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 o the subject property is (are): Steven E. Ansley and Bar-bara L. Ansley or tenant or

Rushmore Loan Manage-ment Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.
Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not re-

quired 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 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 pavable 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 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 confirmation 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-iudicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not

be provided until final confir mation and audit of the status of the loan as provided immediately above.
Wilmington Savings Fund
Society, FSB, not in its individual 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 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637 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 2022

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 Joseph Bray aka Joseph Frederick Bray to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Jeferson Mortgage Services, Incorporated, its successors and assigns dated 6/26/2002 and recorded in Deed Book 27940 Page 0114 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the affect described proposed. ing the after-described prop erty to secure a Note in the original principal amount of \$131,250.00, 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 desig nated 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). day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYNG AND
BEING IN LAND LOT 156 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA BEING LOT 36 BLOCK GIA, 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 second 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 Mote 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 Dr, Du luth, GA 30097 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): 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 mooth an 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 Jaw to negotiate. quired by law to negotiate, amend or modify the terms

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 propertv whether payable or not vet due and