#### FORECLOSURE

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 ordi 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. Bankrupted under the U.S. Balikrupi-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 9-13-172.1, which allows for 13-172.1, Which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the 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 Piedmont Center, 3578 Piedmont

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2462A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2462A 950-74424 7/6 13 20 27

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

Pursuant to the power of sale contained in the Securi-ty Deed executed by AGHE-DO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMPROMORTGAGE 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 Security Deed being last ferred to MTGLQ last transty beed 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

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 AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, GEORGIA RECORDS, GEORGÍA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said pros

Said property being known as: 545 GRAN HERITAGE WAY DACULA, GA 30019 To the best of the undersigneds knowledge, the party 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 in the Nets and grid Sewrith. 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 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 prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out Said sale will be conducted subject to the following: (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security 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-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 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 –

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are OSCAR 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 950-74177 7/6 13 20 27 STATE OF GEORGIA

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

Pursuant to the power of sale contained in the Security Deed executed by THOMAS CHRISTOPHEA 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 \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186 , Page 126, Gwinnett County records, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LINITED RESEARCH CENTER, LLC
D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY in Deed Book 55964,
Page 610, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash,

#### **FORECLOSURE**

Said property being known as: 1675 RIVERPARK DR DACULA, GA 30019

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 the persity delegated due and

is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for

in the Note and said Security

Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

penses of sale, including at-torneys fees (notice of intent

to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1)

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 displaced by an accurate versus.

closed by an accurate survey

and inspection of the property; and (4) any assessments, liens, encumbrances,

zoning ordinances, restric-

ters of record superior to the

Security Deed first set out

sabove.
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-

Cenlar Federal Savings

Phone: (609) 883-3900 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.

MORTGAGE RESEARCH CENTER, LLC D/B/A VETER-ANS UNITED HOME LOANS, A MISSOURI LIMITED LIA-BILITY COMPANY,

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

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,

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

Gwinnett 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 DESCRIBED REAL ESTATE LOCATED IN GWINNETT
COUNTY, GEORGIA, TOMIT.

ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN THE LAND LOT 41, 7TH DISTRICT, GWIN-NETT COLINTY OF

41, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 22, BLOCK
A,THE WILDINGS SUBDIVISION, UNIT ONE, AS PER
PLAT RECORDED AT PLAT
BOOK 22, PAGE 25, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF, BEING THAT
SAME PROPERTY CONVEYED IN THAT CERTAIN
WARRANTY DEED RECORDED AT DEED BOOK 2757,
PAGE 89; QUIT CLAIM DEED
RECORDED AT DEED BOOK

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

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 color the paying the same and sale of the paying the sale of the paying the sale of the paying the payi

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 dis-

closed by an accurate survey

and inspection of the prop-

erty; and (4) any assess-ments, liens, encumbrances,

County

STATE OF GEORGIA

as Attorney-in-Fact for THOMAS CHRISTOI

RESEARCH

CHRISTOPHER

MORTGAGE

PLLC

2022

Bank 425 Phillips Boulevard Ewing, NJ 08618

covenants, and mat-

tions.

Deed.

zoning ordinances, restric in said County, or at such other place as lawfully destions, covenants, and mat-ters of record superior to the Security Deed first set out ignated, within the hours of sale, on August 02, 2022, the property in said Security Deed and described

above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is as follows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINstatus of the loan with holder of the Security NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-SION, UNIT 1, PHASE 1, Deed.
The name, address, and RIVERSPRINGS' SUBDIVI-SION, 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 BE-RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE PARCEL ID# R5249 091 Said property being known telephone number of the in-

**FORECLOSURE** 

dividual 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: 855-

Avenue, Suite 3 mount and rel, NJ 08054 Phone: 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 AS A DEBT GOLLECTOR 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-Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

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 sale contained in the Security Deed executed by ANTHO-NY JEAN-LOUIS to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DIRECT MORTGAGE 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 records, said Security Deed Pursuant to the power of obss, Gwilliett 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-

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 HOLLOW, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 180-181, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF

AND MADE A PART HEREOF AND MADE A PART HEREOF BY REFERENCE. \*\*FOR INFORMATIONAL PURPOSES ONLY\*\* THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 4086 PRESERVE TRAIL, SNELLVILLE, GA 30039. BEING THE SAME PROP-ERTY, WHICH BY WARRAN-TY DEED DATED 1/26/06 IN BOOK 46093. PAGE 80. AS

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 CONTROL OF THE OFFICE OFFIC VEYED BY NORTHPOINTE COMMUNITIES, L.L.C UNTO ANTHONY JEAN-LOUIS PARCEL ID NO. R4337 502

Said property being known s: 4086 PRESERVE TRL, COUNTY OF GWINNETT NOTICE OF SALE UNDER SNELLVILLE, GA 30039

To the best of the under-POWER
Pursuant to the power of sale contained in the Security Deed executed by OSCAR D PEREZ MARTINEZ to CMG signeds 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 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 sale, including attorneys fees (notice of intent to call of the paying the same and sale). to collect attorneys fees hav-

to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey closed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters 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) final confirmation and audit of the status of the loan with the holder of the Security 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-

Freedom Mortgage Corporreeoom wortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 1-855-690-5900 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is part required by law to per-

above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED.

DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION,
as Attorney-in-Fact for ANTHONY JEAN-LOUIS
Robertson, Anschutz,
Schneid, Crane & Partners,
PLLC PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-035840 – 950-74242 7/6 13 20 27

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

sale contained in the Securi-

ty Deed executed by JONATHAN QUENTIN LO-

FORECLOSURE

Said property being known as: 671 SIMMONS MINE CIR

SUGAR HILL, GA 30518
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are

of said property is/are JONATHAN QUENTIN LO-

The debt secured by said Security Deed has been and is hereby declared due and

payable because of, among

payable because of, allioning other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

paving the same and all ex-

penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold

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 dis-

closed by an accurate survey and inspection of the prop-erty; and (4) any assess-

ments, liens, encumbrances,

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted

subject to the following: (1)

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of

the status of the loan with

the holder of the Security

The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms

of the mortgage is as fol-

USAN CARRELLC 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 terms of the mortgage.

THIS I AW 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-

Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road

Firm File No. 22-043902 -

TiT 950-74742 7/6 13 20 27

NOTICE OF SALE UNDER

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:

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 because of, among other possible events of default, fail-

sible events of detailt, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpose of paying the same

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant 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), 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, encum-

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 ""scie" begie without any

said property will be solid our representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA §

**HEREOF** 

Suite 170 Duluth, GA 30097

Anschutz.

GWINNETT

GAN

2022

POWER GEORGIA,

COUNTY

Robertson.

GAN or tenant(s)

GAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORKING 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the FUNDING, L.P. in the original principal amount of \$290,000.00 dated February mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-10, 2021 and recorded Deed Book 58379, Pa Gwinnett County records, said Security Deed being last transferred to Note, however, that such records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 59709, Page 628, 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 entity is now required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned.

**FORECLOSURE** 

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 designated within the legal more commonly known as hours of sale, on August 02, 2022, the property in said Security Deed and described 3033 Glynn Mill Dr, Snel-lville, Georgia 30039. Should a conflict arise beas follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND tween the property address and the legal description the legal description will control. The sale will be conducted BEING IN LAND LOT 290 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA AND BEING LOT 9, BLOCK "E", PARK VIEW TOTH SUBDIVISION, UNIT subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing LLC TWO, AS PER PLAT RECORDED IN PLAT BOOK HECOMDED IN PLAT BOUR 44, PAGE 237, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. PAR-CEL ID: 87290 257

as Attorney in Fact for Thomas K Vance, Jr and Pamela J Shelfer Vance McCalla Raymer 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, THE 61H DISTRICT, GWINMETT COUNTY, GEORGIA,
BEING LOT 17, BLOCK B,
GLYNN MILL SUBDIVISION,
UNIT ONE, ACCORDING TO
PLAT OF SURVEY RECORDED IN PLAT BOOK 41, PAGE
109, GWINNETT COUNTY,
GEORGIA BECORDS GEORGIA RECORDS,
WHICH PLAT AND THE
RECORD THEREOF ARE INCORPORATED HEREIN BY
REFERENCE THERETO.
NOTE: The Property addition

dress and tax parcel identifi-cation number for instead are provided solely for instance tional purposes, warranty as to accuracy or completeness and are not hereby insured

hereby insured.

Tax Id: R6034 167

Being that parcel of land conveyed to Thomas K. Vance, Jr and Pamela J. Shelfer-Vance, as joint tenants with right of survivorship from Thomas K. Vance, Jr by that deed dated 10/15/1999 and recorded 10/15/1990 in deed book 5/3/2000 in deed book 20459, at page 0083 of the Gwinnett County, GA public

registry.

Being that parcel of land conveyed to Thomas K. Vance, Jr from Brent L Robinson and Penny E. Robinson by that deed dated 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.

GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Adri-an Rodolfo Barrantes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors Ameris Balik, its successor's and assigns, dated April 25, 2019, recorded in Deed Book 56567, Page 461, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60031 Page 707 Gwinnett 60031, Page 707, Gwinnett County, Georgia Records, conveying the after-de-Note in the original principal amount of THREE HUNDRED NINETY-TWO THOU-SAND THIRTY-EIGHT AND 0/100 DOLLARS 0/100 DOLLARS (\$392,038.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2022, the following described property:

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 scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated December 22, 2017, recorded in Deed Book 55629, Page 323, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60021, Page Mortgage Electronic Regis-The deht 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 assignment recorded in Deed Book 60021, Page Deed Book 60021, Page 448, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-THEE 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 courtpurpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given) 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 Securito be superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Ameris Bank is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to possible amond thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, Drive, Suite Zurich, I 8006694268. Note, however, that such

note, nowever, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Adrian the property is Adrian Rodolfo Barrantes and Stephanie Perdomo or a tenant or tenants and said property is more commonly known as 3478 Crayton Glen Way, Buford, Georgia 30519. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control. The sale will be conducted Ine sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

### **FORECLOSURE**

Ameris Bank as Attorney in Fact for Adrian Rodolfo Barrantes McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract of parcer of land lying and being In Land Lot 182 of the 7th District, Gwinnett County, Georgia, being Lot 7, Block D of The Preserve at Reed Mill Subdivision, Phase 2, as per plat thereof recorded in Plat Book 140, Pages 67-71, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Our file no. 22-07350GA -FT18 950-74844 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 Artemio Aguilar and Ricardo Aguilar to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Encore Credit Corp, its successors and assigns, dated May 5, 2005, recorded in Deed Book 42711, Page 0001, Gwinnett County, Georgia Records, as last transferred to HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortagne-Backed Notes Series successors and assigns, datgage-Backed Notes, Series 2005-2 by assignment recorded in Deed Book 60011, Page 662, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED AND 0/100 DOL LARS (\$115,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in Au-

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 sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given) 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

brances, zoning ordinances, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Seture Trustee, for the FBR Securitization Trust 2005-2
Callable Mortgage-Backed
Notes, Series 2005-2 is the holder of the Security Deed to the property in accor-dance 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:
Specialized Loan Servicing
LC, 6200 S. Quebec St.,
Suite 300, Greenwood Village, CO 80111, 800-3066059. 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 Artemio Aguilar and Ricardo Aguilar or a tenant or tenants and said property is more com-monly known as 745 Jacksons Mill Way, Lilbum, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the courtie dead. Holder of the security deed.
HSBC BANK USA, NATION-AL ASSOCIATION, as Indenture Trustee, for the FBR Securitization.

Callable Mortgage-Backed
Notes, Series 2005-2
as Attorney in Fact for
Artemio Aguilar and Ricardo Aguilar McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 159 of the 6th District of
Gwinnett County, Georgia,
being Lot 5, Block C, Unit 4,
Jackson's Mill Subdivision,
so per left recorded in Plot as per plat recorded in Plat Book 19, Page 168, Gwinnett County, Georgia, real estate records, which plat is incor-porated herein by reference and made a part of this de-scription scription.

scription.

Being improved property known as 745 Jackson's Mill Way, according to the present system of numbering houses in the City of Lilburn, Gwinnett County, Coordin Georgia. MR/meh 8/2/22

Our file no. 22-07561GA -950-74724 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

Power of Sale contained in a Security Deed given by Cassandra Gay and Wesley Gay to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mot/Da Fidelity Bank Mot/Da, Fidelity Bank Motrgage, its successors and assigns, dated May 29, 2019, recorded in Deed Book 56640, Page 74, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60037, Page 585, Gwinnett 60037, Page 585, Gwinnett

### **FORECLOSURE**

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED THREE HUNDRED FIFTY AND 0/100 DOLLARS (\$484,350.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2022, the following described property

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 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

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 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 which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Those superior to the security beed 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.

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Ameris Bank , 1 Corporate
Drive, Suite 360, Lake
Zurich, LL 60047,

8006694268 Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Cassandra Gay and Wesley Gay or a tenant or tenants and said property is more commonly known as 6414 Blue Water Drive, Buford, Georgia 30518. Should a conflict arise between the property

address and the legal description the legal descripscription the legal description will control.

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

Ameris Bank as Attorney in Fact for

Cassandra Gay and Wesley

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 364 of the 7th District, Gwinnett County, Georgia, being Lot 25, Block C, Lanier Springs, Unit 2, Phase I, as per plat recorded in Plat Book 110, Pages 149-151, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 8/2/22

Our file no. 22-07667GA –

950-74841 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 Onter and by white of the Power of Sale contained in a Security Deed given by Pearl A Shaw to National City Mortgage Co dba Accubanc Mortgage, dated February 26, 2004, recorded in Deed Book 37227, Page 173, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND AND 0/100 DOLLARS (\$54,000.00), 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

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-scribed property: scribed property: HERETO AND MADE A
PART HEREOF
The debt secured by said
Security Deed has been and

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

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record inany matters of record in-cluding, 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 or recourse against the above-named or the undersigned.
PNC Bank, National Associ-ation, successor in interest to National City Real Estate

to National City Heal Estate
Services, LLC, successor by
merger to National City
Mortgage, Inc., formerly
known as National City
Mortgage Co., doing business as Accubanc Mortgage
is the holder of the Security
Pend to the property in ac-Deed to the property in ac-cordance 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: PNC Bank, N.A., 3232 New-

# **FORECLOSURE**

mark Drive, Miamisburg, OH 45342, 800-523-8654. Note, however, that such entity is not 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 Pearl A Shaw or a tenant or tenants and said property is more com-monly known as 3520 Golfe Links Dr, Snellville, Geor-gia 30039. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) the confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed PNC Bank, National Associ rivo Barik, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City

known as National City
Mortgage Co., doing business as Accubanc Mortgage
as Attorney in Fact for
Pearl A Shaw
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 17 OF

CEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK D, UNIT 5, COUNTRY CLUB OF GWINNETT SUBDIVISION, PHASE I, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 69, PAGE 3, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE IN-

WHICH PLAI AND INE RECORD THEREOF ARE IN-CORPORATED HEREIN BY REFERENCE THERETO. MR/meh 8/2/22 Our file no. 22-07807GA – FTI

950-75011 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 Thomila Smith to Mortgage Electronic Registration Systems Language Systems Language Systems Language Systems Language Systems Language Systems tems, Inc., as grantee, as nominee for The Federal Savings Bank, its successors and assigns, dated December 11, 2018, recorded in Deed Book 56312, Page 701, Gwinnett County, Geor gia Records, as last trans-ferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60040, Page 696, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUN-DRED FIVE THOUSAND TWO HUNDRED FIFTY AND

DOLLARS (\$305,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Au-

SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and

gust, 2022, the following de-

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

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

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and prances, zoning ordinances, 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 proceedables. representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

Note, however, that such entity is not required by law

entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the party in possession of the property is Thomila Smith or a tenant or tenants and said property is more commonly known as 2626 Harman Park Court, Duluth, Georgia 30097. Should conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

as Attorney in Fact for
Thomila Smith
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 120 of the 7th District of Lot 120 of the 7th District of Gwinnett County, Georgia, being Lot 72, Block A, Sugarloaf Park, Unit Two, as per plat recorded at Plat Book 84, Page 67, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. part hereof. MR/meh 8/2/22 Our file no. 22-07926GA – FT17

950-74956 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by

Roland Lyles a/k/a Roland M. Lyles to Wells Fargo Bank, N.A., dated December 14, 2011, recorded in Deed Book 51062, Page 512, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56667, Page 633, Deed BOOK 30007, Page 803, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of FORTY-SIX THOUSAND SEVEN

**FORECLOSURE** 

SIX THOUSAND SEVEN
HUNDRED EIGHTY-THREE
AND 0/100 DOLLARS
(\$46,783.00), 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 September, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice 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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in acbrances, zoning ordinances,

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law entity is not required by law

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Roland Lyles and Roland M. Lyles and Estate of Roland Lyles are Estate of Roland Lyles or a tenant or tenants and said property is more commonly known as 3256 Sarah Lou Dr, Snellville, Georgia 30078. 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 prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the

holder of the security deed.
Wells Fargo Bank, N.A. as Attorney in Fact for Roland Lyles a/k/a Roland M. Lyles

McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net \*Auction services provided

by Auction.com (www.auction.com) TION.COM)
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 51 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEOR-

GWINNETT COUNTY, GEOR-GIA, BEING LOT 10, BLOCK A, UNIT TWO, MURELL ES-TATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 31, PAGE 34, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE A PART HEREOF BY THIS REFERENCE, AND BE-ING KNOWN AS 3254-3256 IHIS REFERENCE, AND BEING KNOWN AS 3254-3256
SARAH LOU DRIVE, SNELLVILLE, GA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING.

TEM OF NUMBERING.
THIS IS THE SAME PROPERTY THAT WAS CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANTY DEED DATED APRIL
2019 EUED APRIL 27 RANIY DEED DATED APRIL
6. 2010, FILED APRIL 27,
2010, AND RECORDED AT
DEED BOOK 50043, PAGE
039, GWINNETT COUNTY
RECORDS.
THE CURRENT TAX PARCEL I.D. NUMBER IS: R6051

MR/ca 9/6/22 Our file no. 22-08211GA -FT5 950-74355 6/29 7/6 13 20 27 8/ 10 17 24 31 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 Nkoli

Onvedumekwu to Mortgage

Electronic Registration Sys tems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 24, 2003, recorded in tober 24, 2003, recorded in Deed Book 35774, Page 135, Gwinnett County, Geor-gia Records and as modified by that certain Loan Modifi-cation Agreement recorded in Deed Book 53567, Page 187, Gwinnett County, Geor-ia Pac gia Records, as last trans-ferred to Wells Fargo Bank N.A. by assignment recorded in Deed Book 50827, Page 153, Gwinnett County, Geor-153, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND TWO HUNDRED IFITY-NINE AND 0/100 DOLLARS (\$177,259.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully 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