# FORECLOSURE

mation and audit of the status of the loan with the

holder of the Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judi cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the

loan as provided immediate-U.S. Bank National Associa tion as Trustee for Angel Oak Mortgage Trust I 2019-2, Mortgage-Backed Cocates, Series 2019-2 Certifi-

agent and Attorney in Fact for Trina Braxton Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1012-14635A
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. 1012-14635A 950-74594 7/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Sale contained in a Security Deed given by Linda J Stockton to Washington Mu-Stockton to Washington Mutual Bank, FA dated 12/30/2004 and recorded in Deed Book 41303 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-described property to secure a Note in the erty to secure a Note in the original principal amount of \$229,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig nated by Order of the Superior Court of said county), within the legal hours of sale on August 2, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property: LYING AND BEING LOCAT

ED IN THE CITY OF LAWRENCEVILLE, COUNTY OF GWINNETT, STATE OF GEORGIA; ALL THAT CER-TAIN PARCEL OR TRACT OF LAND KNOWN AS: ALL THAT TRACT OR PAR-ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT LOT 35, BLOCK A, HANARY ES-TATES, NORTH SUBDIVI-SION LINET TUPEE & BED

TATES, NORTH SUBDIVI-SION, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 63, OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH SAID PLAT IS INCORPORATED BY REFERENCE AND MADE A PART HEREOF The debt sequired by said

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 been given). Said property is commonly known as 906 John Court

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 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

subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and pavable). (b) unpaid water payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments. èncumbrances, zoning ordinances, 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. Bankrupt-cy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other 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 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-110au, 14.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

1031-26/2A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1031-2672A
950-74174 7/6 13 20 27
2022

# STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER 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-MORTGAGE CORPORATION in the origi

## FORECLOSURE

nal principal amount of \$179,000.00 dated August 31, 2018 and recorded in Deed Book 56119, Page 748, Gwinnett County said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59798, Page 754, Gwinnett County records, the undersigned will sell at bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on August 02, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-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 14, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED PLAT IS INCORPORATED HEREIN BY THIS REFER-

HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION; BE-ING IDENTIFIED AS 1827 LITCHFIELD ROAD, AC-CORDING TO THE PRESENT

SYSTEM OF NUMBERING HOUSES IN GWINNETT HOUSES COUNTY, GA.
Said property being known
as: 1827 LITCHFIELD RD

SNELLVILLE, GA 30078
To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are VAR-RIE L. SPARK or tenant(s). The debt secured by said The debt secured by said 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 at-

torneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey

zoning ordinances, restric tions covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is

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

Deed. The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms

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

of the mortgage is as fol-

terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact for VARRIE L. SPARK Robertson, Anschutz, Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road

Suite 170 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, COUNTY GWINNETT 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 Deed Book 52117, Page 120, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETY-FOUR THOUSAND SEVEN HUN-DRED SEVENTY-FIVE AND

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 Au-gust, 2022, the following de-scribed property: scribed property:
SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

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 "saic" begin without any. an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned Truist Bank,

known as Branch Banking and Trust Company is the holder of the Security Deed to the property in accor-dance 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 Millport Circle, Greenville, SC Circle, Greenville 29607, 800-827-3722. Note however that such

entity is not required by law

## FORECLOSURE

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 tenant or tenants and said property is more commonly known as 5885 Princeton RINOWI as 5865 Princeton 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 rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash tion will control the highest blidder 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), 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 conwithin the legal hours of sale on August 2, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month). The folfirmation 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-is Reported, which plat is gia Records, which plat is hereby referred to and made a part hereof by description. MR/meh 8/2/22 Our file no. 22-08177GA – FT17

# 950-75020 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 Sharon Pierce and Paul E Pierce III to FT 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
last transferred to or acquired by Wells Fargo Bank,
N.A., conveying the after-described property to secure a
Note in the original principal Note in the original principal amount of \$106,350.00, with house door of Gwinnett

having been given).
Said property is commonly
known as 1698 Mulberry
Lake Drive, Dacula, GA
30019-0000 together with all 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 Courtfixtures and personal prop-erty attached to and consti-tuting a part of said proper-ty, if any. To the best knowlhouse 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

ALL IHAI TRACT 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-

sible events of detault, allowed and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the autrope of powier the company.

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-

having been given).
Said property is commonly
known as 2026 Tanglewood
Drive, Snellville, GA 30278
together with all fixtures and

personal property attached

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): 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-

ed Wno Snall nave 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 29715 1-800-678-7986

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 stable). (b) verid weather the loans of th

payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

be of record, (c) the right of redemption of any taxing 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 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 prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

certain procedures regarding

the rescission of judicial and

non-judicial sales in the

State of Georgia, the Deed Under Power and other fore-closure documents may not

be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

immediately above.

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

Aldridge Pite, LLP, 15 Pied-

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

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-

PURPOSE, 1000-16802A

Pierce III

1000-16802A

of the loan.

tent to collect attorneys fees

signed, 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 entidescribed property:
ALL THAT TRACT or parcel of land lying and

RY LAKE DRIVE

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

edge and belief of the under-

ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-Bank 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 to: (a) any outstand-

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. 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 ordinances, restrictions, covenants, and matters of

record superior to the Secu-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.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 ed under the U.S. Bankruptclosure documents may not be provided until final confirmation 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 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 1016-5211A

950-74599 7/6 13 20 27 2022

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Sale contained in a Security Deed given by Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck and James Barry Maney to Bank One, NA dated 8/15/2001 and recorded in Deed Book 24544 Page 120 Gwingott Courb. Core. 120 Gwinnett County, Geor-gia records; as last trans-ferred 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 \$135,000.00, 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 desigrior 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

nated by Order of the Supe rederal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARwhich 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 38, PAGE 255, GWINNETT 38, PAGI 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-

# FORECLOSURE

FORECLOSURE

drews to BANK OF AMERI-CA, N.A. dated 5/1/2007 and recorded in Deed Book 47891 Page 0049 Gwinnett

County, Georgia records; as last transferred to or ac-quired by BANK OF AMERI-CA, N.A., conveying the af-

terdescribed property to se-

cure a Note in the original

principal amount of \$168,800.00, with interest at

amount

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 attorneys fees (notice of in-tent to collect attorneys fees

having been given). Said property is commonly known as **2700 Daylilly Ln**, **Lawrenceville**, **GA 30044** together with all fixtures and personal property attached to and constituting a part of 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 tenant

day of said month), the following described property: THE FOLLOWING PROPERants.

JPMorgan Chase Bank, NA is the entity or individual designated who shall have THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 2 OF DIS-TRICT 3, GWINNETT COUNfull 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 THICL 3, GWINNET LOUNG TY, 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

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms AS PER PLAT RECORDED IN
GWINNETT COUNTY, GEORGIA RECORDS AT PLAT
BOOK 77, PAGE 267, GWINNETT COUNTY, GEORGIA.
BEING AND INTENDING TO of the loan. Said property will be sold Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-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 because of, among other possible events of default, fail-

tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, conting order.

encombrances, Zolling Ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the local with the hold. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 913-172.1, which allows for certain procedures regarding the rescission of judicial and annutificial sales in the non-judicial sales in

State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the 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. Maney f/k/a Joy D. Roebuck,

Maney 7k/a Joy D. Hoebuck, Philip A. Roebuck and James Barry Maney Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 994-7637

994-/63/.
1031-2676A
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. 1031-2676A 950-74111 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 Harold R. Brown, III to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Invest-ment, LLC, its successors assigns dated Deed Book 59446 Page 853 Gwinnett County, Georgia records; as last transferred to or acquired by Village Capital & Investment, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$245,910.00, with therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courtror cash before the Court-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 under call deta falls on a Endless said date falls on a Fed-

eral Holiday, in which case being the first Wednesday of said month), the following said month), the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK E, HUNTER'S COVE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 31, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED

INCORPORATED BY REFERENCE.

Commonly known as: 420

Hunters Glen Court,
Lawrenceville, GA 30044
Parcel: R5052 '213
The debt secured by said
Security Deed has been and
shereby declared due because of, among other possible events of default, failtree to pay the indebtdeace. ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be indee 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 hear given).

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

Village Capital & Investment is the entity or individ-

ual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Village Capital & Invest-ment Loss Mitigation De-partment 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-ing ad valorem taxes (in-cluding taxes which are a

lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-

# FORECLOSURE

tute a lien against the prop-erty whether due and payable or not yet due and Leek, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by LLC, its successors and as signs dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as 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. Bankrupt-cy Code; and (2) final confirmation and audit of the staspection of the property, and last transferred to or aclast transferred to or ac-quired by Truist Bank, con-veying the after-described property to secure a Note in the original principal amount of \$259,000.00, with interest at the rate specified therein, there will be sold by the un-designed at public outers to dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desigmation and audit of the stamation and addit 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 certain procedures regarding

(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 Federal Holiday, in which case being the first Wednesday of said month), the following described property: the rescission of judicial and non-iudicial salés in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirlowing described property: ALL THAT TRACT OR PAR ALL HALL HACL OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL GETATES mation and audit of the status of the loan as provided

GHOVE 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
MICCORDOS DATED LEGEIN BY

tus 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, At-lanta, Georgia 30305, (404)

1072-445A THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-445A 950-74245 7/6 13 20 27 2022

RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265
MARTINS CHAPEL LANE,
ACCORDING TO THE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-NOTICE OF SALE UNDER POWER, GWINNETT COUN-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, fail-Pursuant to the Power of Sale contained in a Security Deed given by Hien Le and Rachel Park to Mortgage Electronic Registration Sysas 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 tems, 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., con-veying the after-described 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 Gwinest County Gogria 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

on August 2, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PACEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 66, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK A, CANTER-BURY COVE, AS PER PLAT RECORDED IN PLAT BOOK

68, PAGE 256, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION. MAP REF R7 066-291

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this cale will be made for the thority. 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 atternate fore (notice of in attornevs fees (notice of in-

tent to collect attorneys fees having been given).
Said property is commonly known as 1720 Montrachet Drive, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Hien Le and Rachel Park or tenant or

tenants. LoanCare, LLC is the entity or individual designated who shall have full authority to shain have full adultority in negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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

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

rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above.

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

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

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, Stanton Court,
(f/k/a Gwinnet Place Oaks),
so nor alta recorded at Plate 154-1929A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE JISED FOR THAT (17/42 Gwinnet Place Cars), as per plat recorded at Plat Book 72, Page 53, revised as Plat Book 75, Page 183, Gwinnett County, Georgia Records FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-1929A 950-74183 7/6 13 20 27 Records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Charleston

### **FORECLOSURE** FORECLOSURE

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given) having been given).
Said property is commonly known as 2312 Dak Glenn Circle, Dulluth, GA 3096 together with all fixtures and personal property attached to and constituting a next of 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): Steven E. Ansley and Barbara L. Ansley or tenant or

Rushmore Loan Management 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 Manage-

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

an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning or-dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the 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

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3451A 950-74241 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 AGHEDO PIUS IYAMU to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

AS NOMINEE FOR AMPRO MORTGAGE CORPORATION in the original principal amount of \$236,450.00 dat-

RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF.

Said property being known as: **545 GRAN HERITAGE** 

To the best of the undersigneds knowledge, the party or parties in possession of said property information.

of said property is/are AGHEDO PIUS IYAMU or

tenant(s).
The debt secured by said

2022

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 1265 Martins
Chapel Ln, Lawrenceville,
GA 30045 together with all non-iudicial salés State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirfixtures and personal prop-erty attached to and constimation and audit of the status of the loan as provided tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-

tus 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 Parkey signed, the party (or parties) in possession of the subject property is (are): Charleston Leek, Jr. or tenant or ten and Barbara L. Ansley
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, At-Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify lanta, Georgia 30305, (404) 994-7637. 994-7637. 1208-3451A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

all terms of the mortgage.
Truist Bank Mortgage Loan
Servicing P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan. Said property will be sold satu 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 prop 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 matters an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, nances, restrictions, covenants, and matters of

ed April 12, 2005 and recorded in Deed Book 42408, Page 165, Gwinnett County records, said Security Deed being last transferred to MTGLQ IN-VESTORS, LP in Deed Book 57278, Page 178, Gwinnett record superior to the Security Deed first set out above.

The sale will be conducted County records, the undersigned will sell at public out-cry to the highest bidder for cash, before the Courthouse 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 holddoor in said County, or at such other place as lawfully 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 tus or the loan with the noise er of the Security Deed. Pur-suant 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 foreas follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK 'B', APALACHEE HERITAGE closure documents may not be provided until final confir-mation and audit of the staimmediately above.

Truist Bank as agent and
immediately above. APALACHEE HEHITIAGE
SUBDIVISION, UNIT THREE,
AS PER PLAT RECORDED
AT PLAT BOOK 92, PAGE
40, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPO-

Attorney in Fact for Charleston Leek, Jr.
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1207-1467A
11207-1467A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1467A 950-74244 7/6 13 20 27 2022

lowing described property:

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

manner provided in the Note

Security Deed has been and is hereby declared due and payable because of, among NOTICE OF SALE UNDER POWER, GWINNETT COUNpayable 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-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 Inc. oated 4/9/1998 and recorded in Deed Book 15927 Page 186 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not the included carety, but paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees havto collect attorneys rees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any ings Fulld Society, FSB, lot 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

taxing authority; (3) any matters which might be disthe rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash and inspection of the prop erty; and (4) any assess before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 2, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: before the Courthouse door 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) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has

full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Rushmore Loan Management Services, LLC 15480 Laguna Canyon Rd., Suite 100 Irvine, CA 92618 1-888-

504-7300 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the

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. Schneid, Crane & Partners

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

## 950-74177 7/6 13 20 27 2022 STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Securi ty Deed executed by THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRA-JUHNSUN TO MURITAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR MORTGAGE
RESEARCH CENTER, LLC,
DBA VETERANS UNITED HOME LOANS in the original 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, GWINNET COUNTY FECOTORS, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPA-NY in Deed Book 55964, Page 610, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash,

before the Courthouse doo in said County, or at such other place as lawfully des-ignated, within the legal hours of sale, on August 02, 2022, the property Security Deed and described ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF HEING IN LAND LOT THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-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 RE-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 as: **1675 RIVERPARK DR** DACULA, GA 30019

To the best of the undersigneds knowledge, the party or parties in possession of said property of said property is/are THOMAS CHRISTOPHER

JOHNSON or tenant(s).
The debt secured by said
Security Deed has been and
is hereby declared due and payable because of, among other possible events of 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 at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys tees 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 pairs of the statement of the said of t 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 Security Deed first set out ahove

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 individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Cenlar Federal Savings Bank

Bank 425 Phillips Boulevard Ewing, NJ 08618 Phone: (609) 883-3900 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is

not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING INIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
MORTGAGE RESEARCH
CENTER, LLC D/B/A VETERANS UNITED HOME LOANS,
AMSSOLUBILIMITED IA. A MISSOURI LIMITED LIA

BILITY COMPANY, as Attorney-in-Fact for THOMAS CHRISTOPHER JOHNSON Robertson. Anschutz. Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798 –

950-74263 7/6 13 20 27 2022

# STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by OSCAR D PEREZ MARTINEZ to CMG MORTGAGE, INC DBA CMG FINANCIAL, #1820 in the original principal amount of \$127,645.00 dated June 30, 2016 and recorded in Deed Book 54427, Page 384 Gwinnett County records said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59722. 875, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated within the legal 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.

COUNTY, GEORGIA, 10-WIT:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE LAND LOT
41, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A,THE WILDINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 22 PAGE 25 GWIN-BOOK 22. PAGE 25. GWIN

# FORECLOSURE