FORECLOSURE

NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND PART HEREOF, BEING THAT SAME PROPERTY CON-VEYED IN THAT CERTAIN WARRANTY DEED RECORD-ED AT DEED BOOK 2757, PAGE 89; QUIT CLAIM DEED RECORDED AT DEED BOOK 35307, PAGE 176; ALL IN GWINNETT COUNTY, GEOR-GIA RECORDS. Said property being known as: 2457 SWEET SHRUB

CIRCLE LAWRENCEVILLE, GA 30044

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

CAR D PEREZ MARTINEZ or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of deother 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 expenses of sale, including attorneys fees (notice of intent to called the paying the same and sale was a sale to the sale to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the propand 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 individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Freedom Mortgage Corpo-

ration 907 Pleăsănt Vaİley Avenue, Suite 3 Mount Lau-Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

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.
FREEDOM MORTGAGE

CORPORATION, as Attorney-in-Fact for OSCAR D PEREZ MAR-TINEZ
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

NOTICE OF SALE UNDER POWER
PUrsuant to the power of sale contained in the Securi-ty Deed executed by ANTHO-NY JEAN-LOUIS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. TRATION 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 being last transferred FREEDOM MORTG ansferred to MORTGAGE FREEDOM MORTGAGE
CORPORATION in Deed
Book 59998, Page 716,
Gwinnett County records,
the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 02, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 337 OF 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 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 12/29/05 AND RECORDED 1/26/06 IN BOOK 46093, PAGE 80, AS INSTRUMENT NO. 0014607 IN THE OFFICE OF THE REG-IN THE OFFICE OF THE REGISTER OF DEEDS OF GWIN-NETT COUNTY, GEORGIA, WAS GRANTED AND CON-VEYED BY NORTHPOINTE COMMUNITIES, L.L.C UNTO ANTHONY JEAN-LOUIS PARCEL ID NO. R4337 502

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

To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are AN-THONY JEAN-LOUIS or ten-The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among atther possible protections. other possible events of default, 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 expenses 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) 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 assessments, liens, encumbrances, zoning ordinances, restricters of record superior to the covenants, and matcurity 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

FORECLOSURE

Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed The name, address,

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 Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel. NJ 08054 Phone: 1-855-690-5900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FUK IHAI PURPUSE.
FREEDOM MORTGAGE
CORPORATION,
as Attorney-in-Fact for ANTHONY JEAN-LOUIS
Population Appellity

Anschutz. Robertson. Schneid, Crane & Partners, 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 22-035840 -950-74242 7/6 13 20 27

STATE OF GEORGIA COUNTY OF GWINNETT

2022

NOTICE OF SALE UNDER Pursuant to the power of sale contained in the Securi-

ty Deed executed by JONATHAN QUENTIN LO-GAN to MORTGAGE ELEC-TRONIC REGISTRATION TRONIC HEGISTRATION SYSTEMS, INC. AS NOMI-NEE FOR NETWORKING FUNDING, L.P. in the origi-nal principal amount of FUNDING, L.P. in the original principal amount of \$290,000.00 dated February 10, 2021 and recorded in Deed Book 58379, Page 00681, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59709, Page 628, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse cash, before the Courthouse cash, belide in econtinuous door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 02, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 290 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA AND BEING LOT 9,
BLOCK "E", PARK VIEW
NORTH SUBDIVISION, UNIT
TWO, AS PER PLAT
RECORDED IN PLAT BOOK
44, PAGE 237, GWINNETT
COUNTY COUNTY. GEORGIA

COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY THIS REFERENCE. PARCEL ID: R7290 257 Said property being known as: 671 SIMMONS MINE CIR

SUGAR HILL, GA 30518

To the best of the undersigneds knowledge, the paror parties in possession said property is/are

of said property is/are JONATHAN QUENTIN LO-GAN or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and 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 expenses 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) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters. ters of record superior to the Security Deed first set out

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

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

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

lows:

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is 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 NORTAINED MAY BE LISED

OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact for

JONATHAN QUENTIN LO-GAN
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC

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

950-74742 7/6 13 20 27

2022

NOTICE OF SALE UNDER GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Thomas K Vance, Jr and Pamela J Shelfer Vance to Mortgage Electronic Registration Systems Inc. tration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., is 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 448, Gwinnett County, Geor-448, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$133,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

for cash before the court-

County, Georgia, or at such

door of Gwinnett

FORECLOSURE

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been 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 taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, activiting expressive and restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162 2

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-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 Thomas K Vance, Jr and Pamela J Shelfer Vance or a tenant or tenants and said property is more commonly known as 3033 Glynn Mill Dr, Snel-Iville, Georgia 30039. Should a conflict arise be-tween the property address and the legal description the

legal description will control. The sale will be conducted 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 balder of the powerful dead holder of the security deed.
Specialized Loan Servicing
LLC

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, BEING LOT 17, BLOCK B, GLYNN MILL SUBDIVISION, UNIT ONE, ACCORDING TO PLAT OF SURVEY RECORD-ED IN PLAT BOOK 41, PAGE 109, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE HIN-CORPORATED HEREIN BY REFERENCE THERETO. NOTE: The Property ad-ALL THAT TRACT OR PAR-

NOTE: The Property address and tax parcel identification number listed are provided solely for informa-tional purposes, without warranty as to accuracy or

completeness and are not hereby insured. Tax [d: R6034 167 lax 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,

Snip from Inomas K. Vance, Jr by that deed dated 10/15/1999 and recorded 5/3/2000 in deed book 20459, at page 0083 of the Gwinnett County, GA public registry. 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

2022 NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Adrian Rodolfo Barrantes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated April 22 019. recorded in Deed 2019, recorded in Deed Book 56567, Page 461, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assign-ment recorded in Deed Book 60031, Page 707, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of THREE HUNDRED NINETY-TWO THOU-SAND THIRTY-EIGHT AND O/100 DOLLARS (\$392,038.00), 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: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO **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, 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

as Attorney in Fact for Artemio Aguilar and Ricarright of redemption of any taxing authority, any matters which might be disclosed by

FORECLOSURE

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

The entity that has full auscription.

Being improved property known as 745 Jackson's Mill

950-74724 7/6 13 20 27 NOTICE OF SALE UNDER

Stephanie Perdomo or a tenant or tenants and said prop erty 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 description will control The sale will be conducted 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

is Adrian

Barrantes

holder of the security deed. Ameris Bank as Attorney in Fact for Adrian Rodolfo Barrantes McCalla Raymer Leibert Pierce, LLC

FORECLOSURE

an accurate survey and inspection of the property, any assessments, liens, encum-

brances zoning ordinances

those superior to the Securi-

ty Deed first set out above. Said property will be sold on

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Ameris Bank is the holder of the Security Deed to the

thority to negotiate, amend,

Drive, Suite Zurich, 8006694268.

the property Rodolfo Bar

restrictions, covenants, any matters of record cluding, but not limited

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 Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 8/2/22 .win/півії б/2/22 Our file no. 22-07350GA — T18 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 Electronic Registration Systems, Itoliic 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, Control Population Systems, and County Georgia Records, as last transferred to HSBC BANK USA, NATIONAL ASSOCIA-TION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2 by assignment gage-backed Notes, Series 2005-2 by assignment recorded in Deed Book 60011, Page 662, Gwinnett County, Georgia Records, conveying the after-decountry, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$115,200.00), with highest thereon as est forth 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, on the first Tuesday in August, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and security beet mas been all sis hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security 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 liep 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 an accurate survey and inan accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these surveices to the Securi those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. HSBC BANK USA, NATION-AL ASSOCIATION, as Inden-ture 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-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Villers CO, 80111 800 206 lage, CO 80111, 800-306-6059.

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 Artemio Aguilar and Ricardo Aguilar or a tenant or tenants and said property is more commonly known as **745 Jacksons Mill Way, Lilburn, Georgia 30047.** Should a conflict arise between the property address and the le-

property address and 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. HSBC BANK USA, NATION-AL ASSOCIATION, as Indenture Trustee, for the FBR Se-curitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2

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 159 of the 6th District of Lot 159 of the 6th District of Gwinnett County, Georgia, being Lot 5, Block C, Unit 4, Jackson's Mill Subdivision, as per plat recorded in Plat Book 19, Page 168, Gwinnett County, Georgia, real estate records, which plat is incorporated herein by reference and made a part of this description.

and modify all terms of the mortgage with the debtor is: Way, according to the present system of numbering houses in the City of Lilburn, Gwinnett County, Georgia.

MR/meh 8/2/22
Our file no. 22-07561GA – Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 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 Adrian.

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Cassandra Gay and Wesley Gay to Mortgage Electronic Registration Systems, Inc., as greater a reasonate for Electronic Registration Systems, Inc., as greater as expensed for Electronic Registration Systems, Inc., as Isrration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated May 29, 2019, recorded in Deed Book 56640, Page 74, Gwinnett County, Georgia

Book 56640, Page 74, GWIn-nett County, Georgia Records, as last transferred to Ameris Bank by assign-ment recorded in Deed Book 60037, Page 585, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a conveying time after-described property to secure a Note in the original principal amount of FOUR HUNDRED EIGHTY-FOUR THOUSAND THREE HUNDRED FIFTY AND 0/100 DOLLARS 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 Auaust, 2022, the following de-

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note 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 a statistical in the Courting

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 Said to U.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 corporated herein and made a part of this description. MR/meh 9/6/22 Our file no. 22-07703GA –

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 Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty of recourse against the above named or the undersigned. 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 negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank , 1 Corporate Drive, Suite 360, Lake Zurich, IL 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 knowledg 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 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. Bankrupted 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.

Ameris Rank as Attorney in Fact for Cassandra Gay and Wesley

Gay 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 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. 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

lowing described property:

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Sarah Nwani to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Acopia, LLC, its
successors and assigns, dat-Deed to the property in accordance with OCGA § 44-14-162.2. nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC by assignment recorded in Deed Book 60063, Page 46, Gwinnett County, Georgia Records, conveying the convevina the after-de scribed property to secure a Note in the original principal amount of THREE HUN-DRED FORTY-FIVE THOU-SAND SIX HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$345,624.00), 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 address and the legal de address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-

FORECLOSURE

SEE EXHIBIT A ATTACHED 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, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been 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 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 Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above named or the undersigned. Acopia LLC

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

The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Acopia LLC, 1 Co Drive, Suite 360, Zurich, IL 8006694268. Corporate 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 Sarah Nwani or a tenant or tenants and or a tenant or tenants and said property is more commonly known as 4225 Sharpton Park Drive, Auburn, Georgia 30011. 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 holder of the security deed

holder of the security deed. Acopia LLC Accipia LLC
as Attorney in Fact for
Sarah Nwani
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 2 of the 2nd District, GMD 1587 of Gwinnett GMID 1367 O GWINIDAGE
County, Georgia, being Lot
54, Block A, Parkside at
Mulberry, as per plat recorded in Plat Book 138, Page
167, et. seq., Gwinnett County Records, which plat is in-

950-75931 7/20 27 8/3 10

17 24 31 2022 NOTICE OF SALE UNDER **POWER** GEORGIA, GWINNETT

GEORGIA,
COUNTY
Under and by virtue 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 Mortgage Co doa Accumant 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

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 courthouse door of Gwinnett County, Georgia, or at such place as may be layfully 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 expectives. 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 HERETO AND MADE 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 not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or

recourse against the above-named or the undersigned. named or the undersigned.
PNC Bank, 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 Mortgage, Co. doi:no. https://doi.org/10.1006 Mortgage Co., doing business as Accubanc Mortgage is the holder of the Security

The entity that has full au-The entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 Newmark 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 modito legislate, amend of modify 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 or a teriant of teriants and said property is more com-monly known as 3520 Golfe Links Dr. Snellville, Geor-gia 30039. Should a conflict arise between the property

ed under the U.S. Bankruntcv Code and (2) to final con

FORECLOSURE

firmation and audit of the status of the loan with the holder of the security deed. PNC Bank, National Associsuccessor in interest ation, 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 Lity
Mortgage Co., doing business as Accubanc Mortgage
as Attorney in Fact for
Pearl A Shaw
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Peopuell CA 20076

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 17 OF BEING IN LAND LOT 17 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 20, BLOCK D, UNIT 5, COUNTRY CLUB OF GWINNETT SUBDIVISION, PHASE I, ACCORDING TO PLAT OF SURVEY RECORD-IN UNIT ARROLL OF DATE ED IN PLAT BOOK 69, PAGE 3, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE WHICH PLAI AND THE RECORD THEREOF ARE IN-CORPORATED HEREIN BY REFERENCE THERETO. MR/meh 8/2/22 Our file no. 22-07807GA —

950-75011 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Thomila Smith to Mortgage Electronic Registration Systems, 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, Georgia Paged as lack traps. gia Records as last transgla necoros, 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-described property to secure a Note in the original principal amount of THREE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (2016 760 00), with interest 0/100 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 August, 2022, the following de-

gust, 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 be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as an when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 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 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, encumsers, restrictions, covenants, and restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA 8 44-14-162 2 44-14-162 2

§ 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

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 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 le-

gal description the legal de-scription 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 -

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, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE 14, 2011, recorded in Deed NAME OF THE STATE for cash before the courthouse door of Gwinnett

FORECLOSURE

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale within the legal nours of sale on the first Tuesday in September, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF

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, 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 to 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, 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 au the entity title and last full ad-thority 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 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 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 holder of the security deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for

Roland Lýles 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.auc-tion.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, GEORLA BEING LOT 10 BOOK GWINNETI COUNTY, GEORA-GIA, BEING LOT 10, BLOCK A, UNIT TWO, MURELL ES-TATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 31, PAGE 34, GWINNETT COUNTY PECCORDE SAID BLAT PE WINNETT COUNTY
ECORDS, SAID PLAT BENG INCORPORATED HEREN AND MADE A PART

HEREOF BY THIS REFERENCE, AND BE-ING KNOWN AS 3254-3256 SARAH LOU DRIVE, SNEL-LVILLE, GA 30078 ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING THIS IS THE SAME PROP-ERTY THAT WAS CON-FRTY VEYED TIONAL VEYED TO FEDERAL NA-TIONAL MORTGAGE ASSO-CIATION BY SPECIAL WAR-RANTY DEED DATED APRIL б. 2010, FILED APRIL 27, 2010, AND RECORDED AT

2010, AND RECORDED AT DEED BOOK 50043, PAGE 039, GWINNETT COUNTY RECORDS. THE CURRENT TAX PAR-CEL 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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including 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 Deed Book 35774, Page 135, Gwinnett County, Geor-gia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53567. Page 187. Gwinnett County, Geor gia Records, as last trans-ferred to Wells Fargo Bank N.A. by assignment recorded in Deed Book 50827, Page 153. Gwinnett County, Geor 14-162.2

gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY-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 beto negotiate, amend or modifore the courthouse door of fy the terms of the loan.
To the best knowledge and Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours

of sale on the first Tuesday in August, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the address and the legal de-scription the legal descrip-tion will control. The sale will be conducted purpose of paying the same and all expenses of this sale,

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable) the ng as Attorney in Fact for not yet due and payable), the right of redemption of any Earnest Thomas and Leona taxing authority, any matters which might be disclosed by

FORECLOSURE

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

Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity trial last bill ad-thority 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 to negotiate amend or modito negotiate, amend or modito legislate, amend of indufy fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Nkoli Onye-

dumekwu or a tenant or tenants and said property is more commonly known as 1267 Misty Valley Court, Lawrenceville, Georgia 30045. 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 confunction

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 bidder of the security deed holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Nkoli Onyedumekwu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net
*Auction services provided
by Auction.com (www.auc-

tion.com) EXHIBIT A All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block B, Creekside Estates Subdivision, Unit Three as per plat recorded in Plat Book 97, Page 82, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part

MR/meh 8/2/22 Our file no. 22-08230GA -FT5 950-73903 6/22 29 7/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, **GWINNETT** COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Earnest Thomas and Leona F Thomas to Mortgage Elec-tronic Registration Systems,

tronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc, its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED TWO AND 0/100 DOLLARS (\$308,302.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder Shellpoint Mortgage Servicoutcry 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, 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

HFRF0F The debt secured by said Security Deed has been and is hereby declared due because 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 sale will be induct 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 baying bean given).

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 in-spection of the property, any assessments, liens, encumassessments, inents, encountries, coning 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 representation, warranty or recourse against the abovenamed or the undersigned.

NewPez LLC, F/K/A New Pers Figuralist LLC, B/R/A Penn Financial LLC D/B/A Shellpoint Mortgage Servicing 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 mortagae with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law entity is not required by law

belief of the undersigned the party in possession of the property is Earnest
Thomas, Leona F Thomas,
Donegal Way Trust, LLC, Nu
Alliance Company, Earnest
Thomas and Leona Thomas,
Trustees, Earnest Thomas
and Leona Thomas Living
Trust and, Jason Morton or a Trust and Jason Morton or a tenant or tenants and said property is more commonly known as 3410 Donegal Way, Snellville, Georgia 30039. Should a conflict arise between the property

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted 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. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic

F Thomas

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances,

restrictions, covenants, and any matters of record in-cluding, but not limited to, land lying and being in Land