cluding 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 erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens,

records; as last fransferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$309.424.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holddersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desiger 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 State of Georgia, the Deed Under Power and other foreclosure documents may no be provided until final confir mation and audit of the sta Federal Holiday, in which case being the first Wednesday of said month), the following described property: tus of the loan as provided

immediately above. Wilmington Savings Fund Society, FSB, not in its indi-vidual capacity but solely as Trustee of Angel Oak Mort-gage Trust 2021-3, Mortgage Frust 2021-3, Mort-gage-Backed Certificates, Series 2021-3 as agent and Attorney in Fact for Julie L Faria and Rich Faria Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-latts Georgia 3035, (AdV)

lanta, Georgia 30305, (404)

1012-14579A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14579A 950-71705 6/8 15 22 29

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Latunya Har-ris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns, dated 9/28/2012 and recorded in Deed Book 51705 Page 0059 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., pank of Awierica, N.A. conveying the afterdescribed property to secure a Note in the original principal amount of \$250,000.00, with interest at the rate specified therein, there will be sold by the understand the subtle account of the subtle and the standard security of the subtle and the s dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 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 PARCEL OF LAND LYING AND nated by Order of the Supe

ALL HAI HAG! OR PATE CEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3rd DISTRICT, GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK 127 PAGES 50.61 GMIN.

RECORDED IN PLAT BOOK 127, PAGES 59-61, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE. 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 hear given)

having been given). Said property is commonly known as 4443 Well Spring Ct, Buford, GA 30519-6274 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Latunya Harris or tenant or

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

modify all terms of the mort-

gage.
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.

994-7637.
1263-2411A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2411A 950-71709 6/8 15 22 29 cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-2022 tute a lien against the prop-erty whether due and NOTICE OF SALE UNDER POWER, GWINNETT COUNpayable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-Sale contained in a Security Deed given by Keith Alleyne and Dave A. Alleyne to Navy Federal Credit Union dated 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 coveniants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the D.S. Balikrupi-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not

mation and audit of the sta-tus of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Latunya Harris Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-least, Cassin 30365 (404) lanta, Georgia 30305, (404)

be provided until final confir-

994-7037.
1016-5202A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LICENCE FOR THAT WILL BE USED FOR THAT PURPOSE. 1016-5202A 950-71875 6/8 15 22 29 2022 **FORECLOSURE**

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Steve Ajayi to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Pine State Mort-

gage Corporation, its suc-

gage Corporation, its suc-cessors and assigns, dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; as last transferred

nated by Order of the Supe

rior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a

ALL THAT TRACT OR PAR

CEL OF LAND LYING AND BEING IN LAND LOT 4 OF

AND MADE A PART OF THIS DESCRIPTION. 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-

sible events of default, fall-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

Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

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-

record superior to the Secu-rity Deed first set out above. The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta-

tus of the loan with the hold-

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

vidual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust as agent

Pursuant to the Power of

6/20/2019 and recorded in

Deed Book 56759 Page 00047 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union,

conveying the after-de-scribed property to secure a Note in the original principal amount of \$30,000.00, with interest at the rate specified therein, there will be sold by

the undersigned at public

outcry to the highest bidder

outcry to the highest bloder for 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 July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Halidau in which soe being

said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3 BLOCK ASI-

BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT

BOOK 106, PAGE 204, GWINNETT COUNTY, GEOR-

GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PPN: R5204 272

This foreclosure is subject

to the Security Deed from

994-7637

of the loan.

Keith H. Alleyne, an unmar-ried man and Dave A. Al-leyne, an unmarried man to Mortgage Electronic Regis-Notigage Electrolic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, builded County County Gwinnett County, Georgia

FORECLOSURE

records.
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failsible events of detault, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpress of position the same 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 hear given). having been given).
Said property is commonly known as 825 Simonton Rd

Se, Lawrenceville, GA 30045 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dave A. Alleyne or tenant or tenants. Navy Federal Credit Union is the entity or individual designated who shall have BEING IN LAND LOT 4 OF THE 3RD DISTRICT, DUN-CANS GMD 1749, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, TRILOGY PARK, UNIT 5, FKA HWY 124 TRACT, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 127-128, GWINNETT COUN-TY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS

designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 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 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

attorneys fees (notice of intent to collect attorneys fees tent to collect attorneys fees having been given). Said property is commonly known as 5056 Trilogy Lane, Hoschton, GA 30548 together with all fixtures and 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 standard that has been subject to the sale of the 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 tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for Shellpoint Mortgage Serviccertain procedures regarding ing is the entity or individual designated who shall have the rescission of judicial and non-iudicial salés in the full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Services State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confiring PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 mation and audit of the status of the loan as provided

Navy Federal Credit Union as agent and Attorney in Fact for Keith Alleyne and Dave A. Alleyne Aldridge Pite, LLP, 15 Piedof the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

immediately above

2049-067A THIS LAW FIRM MAY BE INIS LAW FIRM WAY BE ACTING AS A DEBT COL LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INI-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-067A 050-71604 608 15 22 20

950-71604 6/8 15 22 29 STATE OF GEORGIA COUNTY OF GWINNETT

an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of NOTICE OF SALE UNDER Pursuant to the power of ruisualii to tile power of sale contained in the Securi-ty Deed executed by CHUCK BRODEUR to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. BRODEUR to MÖRTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS") AS NOMINEE FOR
SHELTER MORTGAGE COMPANY in the original principal amount of \$152,192.00
dated May 31, 2017 and
recorded in Deed Book
55161, Page 742, Gwinnett
County records, said Security Deed being last transer of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 58379, Page 788, 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 immediately above.
Wilmington Savings Fund
Society, FSB, not in its indiwithin the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-2018-HPL6 Trust as agent and Attorney in Fact for Steve Ajayl Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 65 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 69, BLOCK A,
MILLSTONE SUBDIVISION,
PHASE III, AS PER PLAT
THEREOF RECORDED IN
PLAT BROOK 82 PAGES 282-PLAT BOOK 82, PAGES 282-283, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE

PARCEL R5065 227 Said property being known s: 1545 JULIANNA DR LO-GANVILLE, GA 30052 To the best of the under-signeds knowledge, the par-ty or parties in possession

of said property is/are CHUCK BRODEUR or tenant (s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among athar possible security of declared the security of declared the security of declared by said the security of other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

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

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

FORECLOSURE

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601

866-825-2174 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 INIS LAW HRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
NEWREZ 11 C D/R/A

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney in T as Attorney-in-Fact for CHUCK BRODEUR Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-010028 -

950-71864 6/8 15 22 29 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

sale contained in the Security Deed executed by DAVID M. WATSON to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC AS NOMINEE FOR UNITED WHOLESALE MORTGAGE IN the original principal amount of \$217.846.00 dated June 24, 2019 and recorded in Deed Book 56698, Page 262, Gwinnett County records, Gwindett County records, Gwinnett County Road, Gwinnett Cou Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-Book 58256, Page 765, Gwinnett Courtry 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 July 05, 2022, the

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 263 OF BEING IN LAND LOT 263 UP THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK Q OF THE CARDINAL LAKE ESTATES SUBDIVI-SION, UNIT 11 AS PER PLAT RECORDED IN PLAT BOOK I PAGE 152 GWINL BOOK I, PAGE 152, GWIN-NETT COUNTY RECORDS, TO WHICH PLAT REFER-ENCE IS MADE FOR A MORE DETAILED DESCRIP-

property in said Security

Deed and described as fol-

TAX ID: R6263 153 TAX ID: R6263 153
Said property being known
as: 3188 RÖBIN LN DU-LUTH, GA 30096
To the best of the under-signeds knowledge, the par-ty or parties in possession
of said property is/are
DAVID M. WATSON or ten-ant(s)

ant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedees on provided for debtedness as provided for in the Note and said Security
Deed. The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all ex-

penses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes without are a lien, whether or not yet due and payable); (2) the taxes (including taxes which due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances,

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

zoning ordinances, restric-

tions,

covenants, and mat-

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-NEWREZ LLC D/B/A Shell-

point Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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

trate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. SHELLPUIN I MUNIGAGE
SERVICING,
as Attorney-in-Fact for
DAVID M. WATSON
Robertson, Anschutz,
Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 21-071484 –

950-71715 6/8 15 22 29 2022 NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Wal-lis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in

June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), with interest thereon as set forth therein, there will be sold at public there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREFOF

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

FORECLOSURE

owner trustee for RCF 2 Ac-

The entity that has full au-

arise between the property

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

U.S. Bank Trust National

Association, not in its indi-

vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust c/o U.S. Bank Trust National Association

as Attorney in Fact for Frank A Mazza and Judith A

Mazza McCalla Raymer Leibert

www.foreclosurehotline.net

EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 91, 7th District, Gwinnett

County, Georgia, being Lot 28, Block B, Unit One-Phase

Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat

is hereby referred to and made a part of this description, being property known as 3139 Brookgreen Trail according to the present system of numbering houses in add countly as more particular.

ts successors and dated February 19, recorded in Deed nee for QUICKEN LOANS, INC., its successors and as-

signs, dated February 19, 2020, recorded in Deed Book 57293, Page 877, Gwinnett County, Georgia Records, as last transferred

to Quicken Loans, LLO I, assignment recorded in Deed Book 58847, Page 287, County, Georgia

Gwinnett County, Georgia Records, conveying the af-

ter-described property to se-cure a Note in the original

principal amount of FOUR HUNDRED SEVENTY-SEVEN

IHOUSAND IHREE HUNDED AND 0/100 DOLLARS (\$477,300.00), 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

County, Georgia, or at such

HERFOF

POWER

GEORGIA, COUNTY

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

holder of the security deed.

7136252034.

manner provided in the Note and Security Deed. The debt brances, zoning ordinances, restrictions, covenants, and remaining in default, this sale will be made for the any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. 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 hear given). ty Deed IIIs, so, co. Said property will be sold on basis without any an "as-is" basis without any representation, warranty of recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-

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 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, these surveys to the Scori those superior to the Securithose 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. named or the undersigned. Wells Fargo Bank, N.A. successor by merger to Wachovia 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 authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-147, IA

FORECLOSURE

50306, 1-800-416-1472 Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the hest knowledge and belief of the undersigned, the party in possession of the property is Wallis Allen or a tenant or tenants and said property is more commonly known as 5789 Pine Road, Doraville, Georgia 30340. Should a conflict arise between the property address and the legal description the legal descrip-

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. Bankruptcy 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. successor by merger to Wa-chovia Bank, NA

as Attorney in Fact for
Wallis Allen
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 27 IN BLOCK H OF OAKHURST SUBDIVISION AS PER PLAT BY WATTS AND BROWNING BY WATTS AND BROWNING ENGINEERS, 1949 MARCH

MARCH 1949 AND RECORDED IN PLAT BOOK E, PAGE 017, GWINNETT COUNTY RECORDS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PINE ROAD TWO HUNDRED (200) FEET SOUTHWESTERLY FROM THE CORNER FORMED BY
THE INTERSECTION OF THE
SOUTHEASTERLY SIDE OF
PINE ROAD AND THE
SOUTHWESTERLY SIDE OF
ASH STREET; RUNNING
THENCE SOUTHEASTERLY
HADNE THE COLUMNET ASH STREET; RUNNING
THENCE SOUTHEASTERLY
ALONG THE SOUTHWESTERLY SIDE OF LOT 28 OF
SAID BLOCK ONE HUNDRED EIGHTY-EIGHT (188)
EFFT TO AN IPPAN INA TO AN IRON THENCE SOUTHWESTERLY ALONG THE NORTHWEST-ERLY SIDE OF LOT 39 OF SAID BLOCK EIGHTY (80) FEET TO TO

LOCK EIGHTY (80) O AN IRON PIN; NORTHWESTERLY ALONG THE NORTHEAST-ERLY SIDE OF LOT 26 OF SAID BLOCK TWO HUN-DRED TWO AND FIVE-TENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-EASTERLY SIDE OF PINE ROAD: THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF PINE ROAD FORTY (40) FEET TO THE POINT OF BE GINNING, BEING IM-ALONG THE NORTHEAST-GINNING, BEING IM-PROVED PROPERTY KNOWN AS 5789 PINE

KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119

MR/meh 7/5/22 Our file no. 22-06141GA – FT5 950-71626 6/8 15 22 29

2022 NOTICE OF SALE UNDER POWER Georgia, GWINNETT

fore the courthouse door of Gwinnett County, Georgia, or

dwinnert 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 July, 2022, the following described reporter.

manner provided in the Note

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

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 COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Frank A Mazza and Judith A 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 Mazza to Phoenix Financial Group Inc., dated April 10, 1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica that certain Loan Modifica-tion Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Geor-gia Records, as last trans-ferred to U.S. Bank Trust Nataxes 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 tional Association, not in its an accurate survey and in an accurate survey and misspection 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 Securiindividual capacity but solely as owner trustee for RCF 2
Acquisition Trust by assignment recorded in Deed Book
59482, Page 398, Gwinnett
County, Georgia Records,
conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND ONE HUNDRED AND 0/100 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. DOLLARS (\$139,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to penditate amend or modi-

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 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 Louis Hunter, Ingrid Hunter and Estate of 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. Indrid Jeannine Hunter or a tenant or tenants and said renant or tenants and said property is more commonly known as 4255 Laurel Grove Tree, Suwanee, Georgia 30024. Should a conflict arise between the property Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

FORECLOSURE

as Attorney in Fact for Louis Hunter and Ingrid Hunter McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A

Land situated in the County of Gwinnett in the State of vidual capacity but solely as ALL THAT TRACT OR PARquisition Trust c/o U.S. Bank CEL OF LAND LYING AND BEING IN LAND LOT 250 OF quisition Prust C/O U.S. Bank Trust National Association is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. BEING IN LAND LOT 250 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A, RIVER LAUREL, UNIT 1, AS PER PLAT RECORDED AT PEAT HEOUTHELD AS GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE PART OF THIS DESCRIP-TION thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olym-

Tax Id Number(s): R7250

pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, TION Commonly known as: 4255
Laurel Grove Trce, Suwanee, GA 30024-6928
THE PROPERTY ADDRESS
AND TAX PARCEL IDENTIFI-Note, however, that such entity is not required by law to negotiate, amend or modito regulate, ainfall of information from the first the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Frank A Mazza and Judith A Mazza or a tenant or toparty and said ON NUMBER LISTED PROVIDED SOLELY

INFORMATIONAL PURtenant or tenants and said property is more commonly known as 3139 Brookgreen Trail, Lawrenceville, Geor-gia 30043. Should a conflict

MR/ca 7/5/22 Our file no. 22-06885GA – FT1 950-71595 6/8 15 22 29 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 Mark
A Pidhorodecky and Jane E Pidhorodecky and safe E Pidhorodecky to Mortgage Electronic Registration Sys-tems, Inc, as grantee, as nominee for Quicken Loans, Inc., its successors and as-Inc., its successors and assigns, dated February 23, 2017, recorded in Deed Book 54972, Page 1, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC by assignment recorded in FKA Quicken Loans, Leasing assignment recorded in Deed Book 59100, Page 32, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE cure a Note in the original principal amount of ONE HUNDRED FIFTY THOU-SAND AND 0/100 DOLLARS (\$150,000.00), 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 Jawfully 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 July, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

said county, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.
MR/meh 7/5/22 HFRF0F Our file no. 22-06855GA -

The debt secured by said Security Deed has been and is hereby declared due be-950-71753 6/8 15 22 29 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 NOTICE OF SALE UNDER GWINNETT and Security Deed. The debt remaining in default, this sale will be made for the Under and by virtue of the Power of Sale contained in a purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including Security Deed given by Louis Hunter and Ingrid Hunter to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as a nomi-nee for QUICKEN LOANS,

attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 suant 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 which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record 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. named of the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The antity that has full au-

County, Georgia, or at succinity designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. 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 HERETO AND MADE A PART The debt secured by said

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark A Pid-horodecky and Jane E Pidnorodecky and Jane E Mid-horodecky or a tenant or tenants and said property is more commonly known as 1475 Gabriel Dr, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the lengt de-

arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans, Inc. as Attorney in Fact for Mark A Pidhorodecky and Jane E Pidhorodecky McCalla Raymer Leibert Pierce, LLC

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING SHOWN AND DESIGNATED AS LOT 45, BLOCK A, CHANDLER CREEK SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 51, PAGE 46, GWINNETT

51, PAGE 46, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. MR/ca 7/5/22 Our file no. 22-06957GA -

950-71596 6/8 15 22 29 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 Vy T Vu and Tructien C Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Coldwell Banker Home Loans, its successors and assigns dated March 4. COUNTY assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764,

FORECLOSURE

Gwinnett County, Georgia Records, as last transferred to NewRez LLC d/b/a Shell-point Mortgage Servicing by point Mortgage Servicing 5, assignment recorded in Deed Book 58827, Page 414, 2 insett County, Georgia Gwinnett County, Georgia Records, conveying the af ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETY-NINE HUNDRED NINETY-NINE
THOUSAND NINE HUNDRED
TWENTY AND 0/100 DOLLARS (\$199,920.00), 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 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 July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART LEDERG County, Georgia, or at such

HFRF0F 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 pu

attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan 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 guargies to the Securithose 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. NewRez LLC d/b/a Shell

NewRez LLC 0/0/a Snell-point Mortgage Servicing is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to neootiate, amend or modificate.

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 Vy T Vu and Tructien C Nguyen or a tenant or tenants and said prop erty is more commonly known as 915 Newcastle Drive, Lilburn, Georgia 30047. Should a conflict

arise between the property arise between the property address and the legal description the legal description will control.

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

point Mortgage Servicing as Attorney in Fact for Vy T Vu and Tructien C Nguyen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 OID AIADAINA NOB Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 6TH DISTRICT GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, NEWCASTLE SUBDIVISION, UNIT TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 287, GWIN-NETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE

MR/ca 7/5/22 Our file no. 22-07356GA -FT18 950-72478 6/8 15 22 29 2022

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by James J Loupe, Jr and Irma D Loupe to Argent Mortgage Company, LLC, dated October 14, 2003, recorded in Deed Book 35618, Page 262, Gwinnett County, Georgia Records, as last transferred to JPMC Specialty Mortgage LLC by assignment recorded COUNTY LLC by assignment recorded in Deed Book 52025, Page 307, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED TWENTY-ONE THOUSAND AND 0/100 DOLLARS (\$121,000.00), 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 lawfully designated as an alter-native, within the legal hours

of sale on the first Tuesday in July, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 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 baying bean given)

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 die and payable), the not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, activities accurate 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 "sesie" beste without any. an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty

Mortgage LLC is the holder of the Security Deed to the

FORECLOSURE

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: JPMorgan Chase Bank, Na-tional Association, 3415 Vi-Juliase Bank, Na-Juliase Bank, Na-Juliase Association, 3415 Vi-sion Drive, Columbus, OH 43219, 800-446-8939. Note, however the entity is page. 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 house interesting the service of the loan.

belief of the undersigned the party in possession of the property is Irma D Loupe or a tenant or tenants and said property is proce commonly known as 5969 Mark
Trl, Norcross, Georgia
30093. Should a conflict
arise between the property
address and the legal description the legal description will control. tion 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 holder of the security deed.
Chase Mortgage Holdings,
Inc. s/b/m to JPMC Specialty
Mortgage LLC
as Attorney in Fact for
James J Loupe, Jr and

Irma D Loupe

McCalla Raymer Leibert McCalla Raymer Leib 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 170 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 9, BLOCK A UNIT TWO OF CLEARWA-TER ESTATES, AS PER TWO OF CLEARWA-ESTATES, AS PER RECORDED IN PLAN BOOK K, PAGE 123, GWIN-NETT COUNTY RECORDS WHICH PLAT IS INCORPO RATED HEREIN AND MADI A PART HEREOF BY REFER

A PART HEREOF ENCE. MR/meh 7/5/22 Our file no. 22-07358GA -950-71827 6/8 15 22 29

NOTICE OF SALE LINDER POWER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Marie F Roger to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for AHM Mortgage, its successors and assigns, dated September 13, 2006, recorded in Deed Book 47121, Page 336, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Compa ny, as trustee for the certifi-cateholders of Impac Se-cured Assets Corp., Mort-gage Pass-Through Certifi-cates, Series 2006-4 by assignment recorded in Deed

Book 51677, Page 654, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED NINETEEN HUNDRED NINETEEN
THOUSAND TWO HUNDRED
AND 0/100 DOLLARS
(\$119,200.00), 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.

designated as an alternative designated as an alternative, within the legal hours of sale on the first Tuesday in July, 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 possible events of default failure to pay the indebtedness as and when due and in the 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).

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, restrictions, covenants, and any matters of record in-cluding, but not limited to, cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

Deutsche Bank National Trust Company, as trustee, on behalf of the holders of the Impac Secured Assets Corp., Mortgage Pass-Through Certificates Series 2006-4 is the holder of the

Security Deed to the proper-ty 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Marie F Roger and Estate of Marie F Roger or a tenant or tenants and said property is more commonly known as 991
Park Creek Circle,
Lawrenceville, Georgia
30044. Should a conflict
arise between the property

address and the legal 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. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Deutsche Bank National

Trust Company, as trustee, on behalf of the holders of the Impac Secured Assets Corp., Mortgage Pass-Through Certificates Series 2006-4 2006-4
as Attorney in Fact for
Marie F Roger
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.forcelosurebattine.net

www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 39, 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 10, BLOCK A, PARK
CREEK SUBDIVISION,
PHASE II, AS PER PLAT