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. Bankrunt cy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 13-172.1, Which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the stamation and audit of the sta-tus of the loan as provided

immediately above. U.S. Bank Trust National Association, as trustee for Mill City Mortgage Loan Trust 2019GS1 as agent and Attorney in Fact for Monica

Pryce Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE

HIS LAW FIRM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2352A 950-72044 6/8 15 22 29 2022

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Quang P.
Huynh to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for United Wholesale Mortgage, its successors and assigns, dated 6/26/2018 and signs. dated 6/26/2018 and recorded in Deed Book 56002 Page 546 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Mote in the original principal amount of \$300,000.00, with interest at the rate specified, therein, there will be with interest at the rate spec-ified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett 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:

scribed property: ALL THAT TRACT OR PAR-ALL HAH HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 90 AND 91 OF THE 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 47, BLOCK A OF AMBERLEAF SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BROOK 132 PAGE 173. PLAT BOOK 134, PAGE 173 178, GWINNETT COUNTY GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE OF THIS DESCRIP-

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 4348 Amberleaf Walk, Lilburn, GA 30047 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Quang P. Huynh or tenant or

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-

ig PO Box 10826 reenville, SC 29603-0826 -800-365-7107

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

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-

rity Deed first set out above The sale will be conducte The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptical and (2) final particular and (2) final particular and (2) final particular and (3) final particular and (3 cy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shell-

point Mortgage Servicing as agent and Attorney in Fact agent and Autoriey in Fact for Quang P. Huynh Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1263-2412A

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. 1263-2412A 950-71873 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 Nahida Akhter and Mahmud Abbas to Bank and Manmud Aboas to Bank of America, N.A. dated 2/28/2003 and recorded in Deed Book 31387 Page 104 and modified at Deed Book 52932 Page 460 Gwinnett County, Georgia records; alsat transferred to or acquired by NewRez LLC d/b/a Phollopiat Mantages Songia. Shellpoint Mortgage Servic-

#### **FORECLOSURE**

Said property is commonly known as 3321 Eastwood Trl, Snellville, GA 30078-4150 together with all fixscribed property to secure a Note in the original principal amount of \$269,925.00, with tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the underinterest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such signed, the party (or parties) in possession of the subject 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: property is (are): Luxon Tu-nis or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicial Sileipoint wortgage serving P0 Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the lag.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valore which said

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

redemption of any taxing au-thority, (d) any matters which might be disclosed by

an accurate survey and in-

spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-

tus of the loan with the hold-

tus of the loan with the holds 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

State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

immediately above.

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF CWABS INC.

ASSET-BACKED CERTIFI-CATES, SERIES 2006-7 as agent and Attorney in Fact for Luxon Tunis Aldridge Pite, LLP, 15 Pied-ment Coates, 2575 Piedmont

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. 1263-2425A

1263-2425A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1263-2425A
960-71680 6/8 15 22 20

950-71694 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 John D Quar-les and Karen L Quarles to National City Mortgage Co. dated 4/28/2003 and record-

ed in Deed Book 32459 Page 0242 Gwinnett County,

0242 Gwinnett County, Georgia records; as last

transferred to or acquired by PNC Bank, National Associa-

tion, successor in interest to tion, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mort-

gage Co., conveying the after-described property to secure a Note in the original

principal amount of \$254,000.00, with interest at

the rate specified therein, there will be sold by the un-

before the Courthouse door

of Gwinnett County, Georgia

(or such other area as desig-

(or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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 FING IN JAND 10T 37 OF

CEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK G, UNIT 1, TROTTERS RIDGE, AS RECORDED IN PLAT BOOK 67, PAGE 102, GWINT NETT COUNTY RECORDS, WHICH PLAT IS 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, fail-

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

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly

known as 4332 Trotters Way

Dr, Snellville, GA 30039 together with all fixtures and

personal property attached

to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are).

the subject property is (are):

John D Quarles and Karen L

PNC Bank N A is the entity

or individual designated who shall have full authority to negotiate, amend and modify

all terms of the mortgage.
PNC Bank, N.A. Loss Mitigation Mail Locator: B6-YM10-01-1 3232 Newmark
Drive Miamisburg, OH
45342 1-888-224-4702

Note, however, that such

entity or individual is not re-

quired by law to negotiate, amend or modify the terms

Said property will be sold

satu property will be solved as subject for: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lies against the page.

tute a lien against the prop-

erry whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters

which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, servicitions

covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

due

restrictions.

whether

nances.

of the loan.

Quarles or tenant or tenants

having been given).

2022

scribed property: ALL THAT TRACT OR PAR-ALL HAI I HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 34, BLOCK F, BRIGHT WATER, PHASE VI. BRIGHT WATER, PHASE VI, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 110-111, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-EDENCE HERETO

ERENCE HERETO
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 intent to collect attorneys fees having been given).
Said property is commonly known as 2405 Mossy Branch Drive, Snellville, GA 30078 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-cined the party (or notice)

signed, the party (or parties) in possession of the subject property is (are): Nahida Akhter and Mahmud Abbas or tenant or tenants. Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-ing PO Box 10826

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan

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

record superior to the Secu-rity Deed first set out above. 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 stand the local with the bald. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as
agent and Attorney in Fact for Nahida Akhter and Mahmud Abbas

mation and audit of the sta-

tus of the loan as provided

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

1263-2421A 1263-2421A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPONS 1263-2421. PURPOSE. 1263-2421A

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security

Sale contained in a Security
Deed given by Luxon Tunis
to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
AMERICA'S WHOLESALE
LENDER, its successors and
assigns, dated 6/8/2006 and
energyled in Deed Book recorded in Deed Book 46641 Page 0427 and modi-fied at Deed Book 57095-Page 691Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006-7, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of \$103,120.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Courth (Courth County, Georgia (or such other area as designated by 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:

month), the following described property:
ALL THAT TRÂCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52, 6TH DISTRICT. GWINNETT COUNTY. GA. BEING LOT 95. BLOCK A, UNIT ONE, PLANTATION FORST SUBDIVISION. AS PER PLAT RECORDED IN PLAT BOOK 36. PAGE 143. GWINNETT 36. PAGE 143, GWINNETT COUNTY. GA RECORDS. WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

FNCF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible 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 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

#### **FORECLOSURE**

mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-pation and sudit of the other mation and audit of the status of the loan as provided

immediately above. PNC Bank National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly Mortgage, Inc., formerly known as National City Mort-gage Co. as agent and Attor-ney in Fact for John D Quar-les and Karen L Quarles Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

**FORECLOSURE** 

Indau, IN.E., Suite 500, Atlanta, Georgia 30305, (404) THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1434-2144A

#### 950-72070 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by James W Hutson and Freddie M Hutson to James B. Nutter & Company dated 7/12/2007 and recorded in Deed Book 48105 Page 0400 Gwinnett County, Georgia records; as last transferred to or ac-quired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original amount \$228 000 00 with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as 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 Wednes-day of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 81 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA. BEING LOT 4. BLOCK B. BEN STEPHENS SUBDIVI

B, BEN STEPHENS SUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED RM PLAT BOOK K, PAGE 101, GWIN-NETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-TION.

The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note 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

as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1236 Hickory Drive Sw, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Freddie M Hutson and Estate/Heirs of James W Hutson or tenant

or tenants.

CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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

be provided until final confirmation and audit of the status of the loan as provided immediately above.

Reverse Mortgage Funding LLC as agent and Attorney in Fact for James W Hutson and Freddie M Hutson Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, A41 lanta, Georgia 30305, (404) 994-7637.

994-7637.
1823-372A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-372A 950-71835 6/8 15 22 29 2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEOR-THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE WILL BE USED FOR THAT PUR-

POSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Anupama M. Patel. Smart Venture Capital LLC, dated August 25, 2017, recorded in Deed Book 55364, Page 0772, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal

### **FORECLOSURE**

amount of ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 DOLLARS (\$156,000.00), with interest (\$156,000.00), With Interest thereon as set forth therein. There will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July,

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE LAND LOT 54 OF THE 5TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING KNOWN
AS LOT 2, BLOCK B OF AS LOT 2, BLOCK B OF KENSINGTON SUBDIVISION, AS SHOWN IN PLAT RECORDED AT PLAT BOOK 52, PAGE 174, GWINNETT COUNTY RECORDS. SAID PROPERTY IS KNOWN AS 1865 Millfield Cir. Snellville, Georgia AND AS PARCEL ID R5054 299.

The debt secured by said Security Deed has been and

Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in Security Deed. and all expenses of this said, as provided in Security Deed and by law. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, Lawsuits, Les restrictions, cawsuits, securi-by deeds and matters of record superior to the Secur-rity Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and 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 terms of the mortgage with terms of the mortgage with the debtor is: Smart Venture Capital, LLC. 1508 Ridge-wood Dr., Lilburn, GA 30047 . The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. 950-71349 6/8 15 22 29

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216. Page 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, Cuitanett County, Control of the State of the Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOU-SAND NINE HUNDRED TWENTY-FOUR AND 0/100 IWENTY-FOUR AND 0/100 DOLLARS (\$220,924,00), 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 law-fully designated as an elter fully designated as an alter-native, within the legal hours of sale on the first Tuesday

2022, the following in July. described property: HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, 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

Said to U.C.G.A. § 15-1-11 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 taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty of recourse against the above-named or the undersigned. MidFirst Bank is the holder of the Security Deed to the 2022

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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

Note, however, that such entity is not required by law to négotiate, amend or modito 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 Byung Taek Jun, Anne Yoon Jun and Estate of Purpa Taek tate of Byung Taek Jun or a tenant or tenants and said property is more commonly known as 3035 Heather Stone Way, Lawrenceville, Georgia 30043. Should a 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 prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

holder of the security deed.
MidFirst Bank
as Attorney in Fact for
Byung Taek Jun
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia, being Lot 14, Block A, Wil-low Bend Subdivision, Unit Two, as per plat recorded in Plat Book 47, Page 232, Gwinnett County, Georgia

### **FORECLOSURE**

porated herein by reference and made a part hereof. MR/ca 7/5/22

Our file no. 21-05349GA - FT17

950-71782 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 Ja-son Scott Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as Systems, Inic., as graftee, as nominee for Heritagebank of the South, its successors and assigns, dated January 3, 2013, recorded in Deed Book 51940, Page 249, Gwinnett County, Georgia Penerde, as lost transferred. Book 51940, Page 249, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servic-ing LLC by assignment recorded in Deed Book 59754, Page 139, Gwinnett County, Georgia Records, Conyeving the afterde-

conveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUN-DRED THIRTEEN THOU-SAND TWO HUNDRED AND 0/100 DOLLARS (\$313,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in July, 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 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 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any engresentation, warranty or representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to the content of the co 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 Village, CO 80111, 800-306-6059.

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 Jason Scott Stewart or a tenant or ten-ants and said property is commonly known as 6304 Broomsedge Trl, Nor cross, Georgia 30092. Should a conflict arise be-tween the property address and the legal description the

al 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 Specialized Loan Servicing LLC holder of the security deed

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

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 313 and 314 of the 6th District, Gwinnett County, Georgia, being Lot 3, Block E, Chattahoochee Station Subdivision, as per plat recorded in Plat Book 19, Page 129, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this descrip tion. Said property being known as 6304 Broomsedge Trail according to the present system of number-

ing property in Gwinnett County, Georgia. MR/ca 7/5/22 Our file no. 21-05890GA -950-72475 6/8 15 22 29

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

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARK P. HOWARD to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., ACT-ING SOLELY AS NOMINEE FOR 360 MORTGAGE GROUP, LLC in the original principal amount o \$173.656.00 dated Septem \$173,656.00 dated September 26, 2016 and recorded in Deed Book 54734, Page 793, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-ING in Deed Book 56912, Page 520, Gwinnett County records, the undersigned will sell at public outcry to 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 property in said Security Deed and described as follows: as follows: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 9, BLOCK A, TIMBER LAKE COVE, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 213, PLAT BOOK 62, PAGE 213, GWINNETT COUNTY, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, COMMONLY KNOWN AS 1225 WATERWOOD DRIVE, LOGANVILLE, GA 30052 PARCEL R5227 090
Said property being known as: 1225 WATERWOOD DR LOGANVILLE, GA 30052
To the best of the under-

### **FORECLOSURE**

signeds knowledge, the party or parties in possession of said property of said property is/are MARK P. HOWARD or ten-

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 de officer possible events of use 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 expaying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) 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 tables. ing been given). taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property; 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 salid safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

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

lows: 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 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 COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for

as Attorney-in-Fact for MARK P. HOWARD Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071337 – SeV 950-72223 6/8 15 22 29 2022

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

PURSUANT TO THE POWER OF SAIR CONTAINED TO THE PURSUANT TO THE PURSUANT THE PURSUAN TION SYSTEMS, INC. AS NOMINEE FOR CHOICE CAPITAL FUNDING, INC. IN the original principal amount of \$189,000.00 dated De-cember 21, 2006 and cember 21, 2006 and recorded in Deed Book recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Securi-ty Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION, AS TIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN ASSETS ACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 57667, Page 00101, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 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 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN AND MADE A PART HEREOF.

Said property being known as: 2585 FALCON CREEK CT SUWANEE, GA 30024

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are ELIE G. NEJEM or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and pavable because of, among other possible events of de

other possible events of 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 events. paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold

said property will be solved as 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 values and taxes the value and payable); (2) the right of redemption of any values and taxes the value and payable); (2) any values and taxes the value and payable); (2) any values and taxes the value and payable); (3) any values and taxes the value and taxes the 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, 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 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-

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 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 OBTAINED MAY BE USED FOR THAT PURPOSE.

ILS RANK MATIONAL AS-

U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST ure to pay the indebtedness as and when due and in the MORTGAGE LOAN ASSETmanner provided in the Note

**FORECLOSURE** BACKED CERTIFICATES, SE-RIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM

Robertson Anschutz. Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-031184 -950-72226 6/8 15 22 29

#### 2022 NOTICE OF SALE UNDER **POWER**

GWINNETT

GEORGIA.

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jes-sica Stankus to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Mortgage Group, its successions. sors and assigns, dated September 10, 2018, record dated september 10, 2018, record-ed in Deed Book 56165, Page 659, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assign-ment recorded in Deed Book ment recorded in Deed Book 59652, Page 788, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED FORTY-THREE AND 0/100 DOLLARS HUNDRED FORTY-THREE AND 0/100 DOLLARS (\$230,743.00), 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

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, failas 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 points 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 beging hear given).

Sualit 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, encumassessments, 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 an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Lakeview Loan Servicing,

Lakeview Loan Servicing, LLC is the holder of the Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-thority to reception amount The entity tina last full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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 Jessica Stankus and Peter Joseph Stankus, III or a tenant or tenants and said property is more commonly known as 2160 Brandon Acres Drive, Buford, Georgia 30519. 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Lakeview Loan Servicing,

LLC as Attorney in Fact for

Jessica Stánkus McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or narcel of

land lying and being in Land Lot 7 of the 3rd District, Duncan's GMD 1749, Gwin-Dulical's Girlo 1749, Gwillinett County, Georgia, being Lot 7, Block A, Brandon Acres as per plat recorded In Plat Book 53, Page 263, Gwinnett County, Georgia Records, which plat is incorrected. porated herein by reference for a more complete description.

Subject Property Address: 2160 Brandon Acres Drive, Buford, GA 30519 Parcel ID: R3007A 049 MR/meh 7/5/22 Our file no. 22-06372GA -

FT2 950-72387 6/8 15 22 29 2022

#### NOTICE OF SALE UNDER POWER GWINNETT GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Aisha F Rollins to Mortgage

Electronic Registration Systems, Inc., as grantee, as nominee for LOANDEPOT.-COM, LLC, its successors and assigns, dated January 9, 2019, recorded in Deed Book 56370, Page 524, Gwinnett County, Georgia Records, as last transferred to Fifth Third Bank, National Association by assignment recorded in Deed Book 59756, Page 74, Gwinnett S9736, Page 74, Gwillieti County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND AND DOLLARS

(\$156,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett nouse 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 July, 2022, the following de-scribed property:

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 is hereby declared due be-cause of, among other pos-sible events of default, failFORECLOSURE

and Security Deed. The debt remaining in default, this sale will be made for the sale will be induct for induction by purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given)

said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any proposed the programment of the superior ordinary programment of the programment of the superior ordinary programment of the superior ordinary programment. representation, warranty or recourse against the above-named or the undersigned. Fifth Third Bank, National Association is the holder of

Association 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: Fifth Third Bank, National Accordition, 5001 (including 5001).

Association, 5001 Kingsley Drive, MD 1MOB-BW, Cincinnati, OH 45227, 800-375-1745opt3. 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 in the control of the control o

belief of the undersigned

the party in possession of the property is Aisha F Rollins or a tenant or tenants and said property is more commonly known as 2430 Skylars Mill Way, Snel-Iville, Georgia 30078. place as may be lawfully designated as an alternative. within the legal hours of sale on the first Tuesday in July, 2022, the following de-Skylars will way, Snel-lville, Georgia 30078. 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 prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-tirmation and cultive of the

> Fifth Third Bank, National Association as Attorney in Fact for Aisha F Rollins

firmation and audit of the status of the loan with the

holder of the security deed

Aisha F Rollins
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 6 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 28, BLOCK B,
SKYLARS MILL SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK SION, AS PER PLAT RECORDED IN PLAT BOOK 94, PAGE 29, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY THIS PORAIED HEREIN BY IHIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2430 SKYLARS MILL WAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
DEPORED IN COMMISTI TEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. MR/ca 7/5/22

Our file no. 22-07014GA -950-72529 6/8 15 22 29

### NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Karkeis Artis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage Theorems and security as the security of th gage, its successors and assigns, dated September 11, Book 55433, Page 0706, Gwinnett County, Georgia Records, as last transferred to LAKEVIEW LOAN SER-

VICING, LLC by assignment recorded in Deed Book 59616, Page 256, Gwinnett County, Georgia Records, conveying the after-de-Note in the original principal amount of TWO HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED TEN AND TEN AND DOLLARS 0/100 DOLLARS (\$272,910.00), 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 Gwinnet 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: 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 security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold ablied the service of the s

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 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 representation, warranty or recourse against the abovenamed or the undersigned.
Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 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: Flagstar Bank, F.S.B., 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. 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 helief of the undersigned the party in possession of the property is Karkeis Artis and Adreauna L Artis or a tenant or tenants and said

property is more commonly known as 1363 Wilson Manor Circle, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-