### FORECLOSURE

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 in-spection of the property, any assessments, liens, encumassessments, liens, encombrances, 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, 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-The entity tinal rias full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cy-press 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 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. 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 parcel of land lying and being in Land Lot 7 of the 3rd District, Duncan's GMD 1749, Gwinnett 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 incorporated herein by reference for a more complete de-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

#### NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT 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.nominee for LOANDEPOI.-COM, LLC, its successors and assigns, dated January 9, 2019, recorded in Deed Book 56370, Page 524, Gwinnett County, Georgia Records as last transferred Association by assignment recorded in Deed Book 59756, Page 74, Gwinnett County, Georgia Records, the after-described property to secure a
Note in the original principal amount of ONE HUNDRED
FIFTY-SIX THOUSAND AND
0/100 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 courthouse door of Gwipnett

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, the following described property: TO AND MADE A HEREOF

The debt secured by said Security Deed has been and is hereby declared due because 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning organizations, professional confidences, and confidences, control of the confidence o 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 or recourse against the above-named or the undersigned. Fifth Third Bank, National named or the undersigned.
Fifth Third Bank, National
Association is the holder of
the Security Deed to the
property in accordance with
OCGA § 44-14-162.2.

UNDA § 44-14-102.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Fifth Third Bank, National Association, 5001 Kingsley Drive MD 1MMR-RW ΜD 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.

the party in possession of the property is Aisha Rollins or a tenant or tenants and said property is more commonly known as 2430 Skylars Mill Way, Snelville, 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 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. Fifth Third Bank, National

Association as Attorney in Fact for

### **FORECLOSURE**

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

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
94, PAGE 29, GWINNETT PAGE 29, GWINNETT GEORGIA

RECORDS. WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION, SAID PROPERTY BE-ING KNOWN AS 2430 SKY-LARS MILL WAY ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN GWINNETT OUNTY, GEORGIA. MR/ca 7/5/22 Our file no. 22-07014GA –

950-72529 6/8 15 22 29 2022

### NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Justin Massey to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for America's Wholesale Lender, its sucwholesale Leffler, its Successors and assigns, dated February 7, 2005, recorded in Deed Book 41695, Page 138, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW THE TOTICE TO THE BANK UP NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES SERIES GAGE PASS-THRUUGH CERTIFICATES, SERIES 2005-7CB by assignment recorded in Deed Book 55185, Page 561, Gwinnett County, Georgia Records, conveying the after-decountry, deorgia necords, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FIVE THOUSAND AND 0/100 DOLLARS

(\$135,00.00), 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, 2022, the following de-

2022, tile 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, fail-ure 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 attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

having been given). Said property will be sold Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-

HOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST
2005-7CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-7CB is
the holder of the Security
Dead to the recorder in or Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-

The entity trait has truit are the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such

entity is not required by law negotiate, amend or modi-the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Justin Massey or a tenant or ten-ants and said property is more commonly known as

1440 Worthy Court, Grayson, Georgia 30017. 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 confirmation and audit of the status of the loan with the STATUS OF THE IOAN WITH THE HOIDER OF THE SEANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005 7.09 MONTEAGE 2005-7CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-7CB
as Attorney in Fact for
Justin Massey

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclasuschau

www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 99, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK B OF PINECREST, AS PER PLAT RECORDED IN PLAT BOOK 100 CM 100 31, PAGE 198, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-

MR/ca 7/5/22 Our file no. 22-07210GA FT18

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

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Richard L Winstead and
Cheryl C Felder to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Cardinal Financial Company, Limited Partcial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020. recorded in Deed

### **FORECLOSURE**

Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Compato Cardinal Financial Company, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the afrecords, conveying the an-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY-SEVEN AND 0/100 DOLLARS (2984/74700) with interest IHOUSAND SEVEN HUNDOPTO DRED FORTY-SEVEN AND 0/100 DOLLARS (\$284,747.00), 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

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 described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A
PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a 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, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the undersigned. Cardinal Financial Compa-ny, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 1 Cor-Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047,

Zurich, 8006694268. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and

belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as 1714 commonly known as 1714
Lake Heights Circle, Dacula, Georgia 30019. Should a
conflict arise between the
property address and the legal description the legal description will control.

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the Status of the loan with the holder of the security deed. Cardinal Financial Compa-ny, Limited Partnership as Attorney in Fact for Richard L Winstead and

Cheryl C Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019 COMMONIA TAX PARCEL ID/AP: R3001

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64. Block J. High Point Lot 64, Block J, High Point Phase Two, Hamilton Mill -A Home Town (Phase 4), ac-cording to plat of survey recorded in Plat Rook 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are

incorporated herein by reference thereto.

Parcel ID: R3001-304 Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/meh 7/5/22 Our file no. 22-07226GA –

950-72394 6/8 15 22 29 2022

#### NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Andrew S West to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and assigns, dated May 13, 2019, recorded in Deed Book 56617, Page 161, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 59814, Page 764, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$168,650.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, 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

sale will be made flot in 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). Sualit to U.C.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 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road not yet due and payable), the Roswell, GA 30076 right of redemption of any EXHIBIT A

taxing authority, any matters

# **FORECLOSURE**

which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securitv 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. 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-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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Andrew S West or a tenant or tenants and said property is more commonly known as 3336
Rae PI, Lawrenceville,

Rae PI, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be co 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans Inc. Andrew S West
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

**FXHIBIT A** ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 105 AND 108 OF THE 6TH DIS-TRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 24, BLOCK A, RAE WOODS SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 199, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERFNCF GWINNETT

Commonly known as: 3336 Rae Place, Lawrenceville, GA 30044-5646
THE PROPERTY ADDRESS
AND TAX PARCEL IDENTIRCATION NUMBER LISTED
ARE PROVIDED SOLELY

INFORMATIONAL. FOR PURPOSES MR/ca 7/5/22 Our file no. 22-07254GA -

950-72288 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 Craig K Briley and Heidi Briley to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, dated July 27, 2006, recorded in Deed 2006, recorded in Deed Book 46830, Page 644, Gwinnett County, Georgia Records, as last transferred to NS193, LLC by assign-ment recorded in Deed Book The trecorded in Deed Book 57308, Page 610, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00) (\$100,000,00) **DOLLARS** 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 PARI HEREOF

The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failture to any the indebtodness

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 the law individual. Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. NS193, LLC is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. 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 statebridge Company, LLC, 4600 S. Syracuse Street, Suite 700, Denver, CO 20037, 20050, 650, 675.

Denver, CO 80237, 303-962-6753 Note, however, tha 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 Craig K Briley and Heidi Briley or a tenant or tenants and said property is more commonly known as 195 Lake Drive, Dorav-ille, Georgia 30340. Should a conflict arise between the property address and the legal 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. NS193, LLC as Attorney in Fact for Craig K Briley and Heidi

ww.foreclosurehotline.net

## **FORECLOSURE**

All that certain parcel of land situate In Land Lot 247, 6th District of the County of Gwinnett and State of Geor gia, bounded and described

Beginning at a point located on the Southwesterly right of on the Southwesterly right of way of Lake Drive (50 foot right of way) 573.23 feet Northwesterly, as measured along the Southwesterly right of way of Lake Drive from its intersection with North Woodland Drive, and the control of the CSS. running thence South 62§ 30' 00§ West, 105.00 feet to an Iron pin placed; running thence North 29§ 05' 00" West, 63.64 feet to a point; vaning thence North 51.64 feet to a point; west, 63.64 feet to a point; running thence North 61\$ 53'00" East, 104.92 feet to an iron pin found on the Southwesterly right of way of Lake Drive; running thence South 29\$ 07' 55" East along the Southwesterly right of way of Lake Drive; rest of ways of Lake Drive; right of way of Lake Drive, 64.77 feet to the point of be-ginning, being improved property known as No. 199 Lake Drive, according to the present system of number ina houses in Gwinnett Gounty, Georgia, and being more particularly shown on survey prepared by J.A. Evans Surveying Company, Inc., dated 09/20/1996.
The above described property in the property of the property of

Ine above described property is conveyed together with the right of ingress and egress over and across gravel drive, as created in Driveway Easement dated 04/08/1975, as recorded in Deed Book 943 at Page 63 events fountly Records Deed Book 943 at Page 65, Gwinnett County Records. Tax ID: R6247-245 MR/meh 7/5/22 Our file no. 22-07305GA – FT17

950-72473 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 Souleymane Diarra to Mortgage Electronic Registration Systems, Inc., as grantee, as semined free United Whele nominee for United Whole nominee for United wholesale Mortgage, its successors and assigns, dated October 15, 2015, recorded in Deed Book 53886, Page 259, Gwinnett County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 69661, Page 737, Gwinnett County, Georgia Records, conveying the after-deconveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED NINETY-FOUR AND 0/100 DOLLARS (\$130,494,00), with interest thereon a cet forth therein

(\$130,494.00), 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, 2022, the following described reporter.

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, 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 Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and 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 "as-ic" basis without any an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. M&T Bank is the holder of the Security Deed to the

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

OUGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 Souleymane Diarra and Yarie Fataoumata Toure or a tenant or tenants and said property is more commonly known as 147
Caldwell Rd, Lawrenceville,
Georgia 30046. Should a
conflict arise between the
property address and the legal description the legal de-

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

M&T Bank

as Atterney in East for

as Attorney in Fact for as Attorney III ract for Souleymane Diarra McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 179 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block F, Village Cotto. Subdivision. Gate Subdivision, Unit Three, as per plat recorded In Plat Book 13, Page 247 and revised plat recorded in Plat Book 16, Page 208, Gwinnett County, Georgia Records, which plat is Incor-porated herein by reference and made a part of this de-scription. Said property being known as 147 Caldwell Road according to the Road according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number: R5179-

Subject to any Easements or Restrictions of Record. MR/meh 7/5/22 Our file no. 22-07396GA -950-72365 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 Amalu Kassa to Mortgage Electronic Registration Systems, Inc., as grantee, as

POWER

## **FORECLOSURE**

nominee for Co-Owner, 2004-000094, LLC, its successors and assigns , dated January 9, 2019, , dated January 9, 2019, recorded in Deed Book 56392, Page 00882, Gwinnett County, Georgia Records, as last transferred to GUIDANCE RESIDENTIAL, LLC by assignment recorded in Deed Book 58458, Page The entity that has full au-

in Deed Book 38438, Page 835, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTEEN HUNDRED EIGHTEEN
THOUSAND SEVEN HUNDRED FIFTY AND 0/100
DOLLARS (\$318,750.00),
with interest thereon as set
forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as may be law-fully 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 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 having hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, bu not vet due and pavable), 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, encumassessments, liens, encombrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Inose 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.
GUIDANCE RESIDENTIAL,
LC is the bulder of the Se. LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to the property of the state of the security of the state of the security of

The entity trust has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guidance Residential, LLC, 4801 Frederica Street, Owensboro, KY 42301-0005, 855-698-7627. 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 Amalu Kassa or a tenant or tenants and said property is more com-monly known as 728 Baron-

gate Drive, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the le-gal description the legal description will control. The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. GUIDANCE RESIDENTIAL,

as Attorney in Fact for Amalu Kassa MCGalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 76TH
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEOR-GIA. BEING LOT 227, BLOCK GIA, BEING LOT 227, BLOCK
B, OF FLOWERS CROSSING
AT THE MILL, UNIT TEN, AS
PER PLAT RECORDED IN
PLAT BOOK 69, PAGE 18,
GWINNETT COUNTY
RECORDS; SAID PLAT IS
INCORPORATED HEREIN AND MADE A PART HEREOF

MR/ca 7/5/22 Our file no. 22-07622GA – 950-72540 6/8 15 22 29

### 2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna E Williams and Lenson K Loadholt to Mortgage Electronic Registration Systems, local or angine as promise as promise as promise as promise. Inc., as grantee, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns, datacessors and assigns, data September 10, 2020, recorded in Deed Book 59617, Page 897, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 59954, Page 00149, Gwinnett County, Georgia Records, conveying the after-described property to se-D/B/A Mr. Cooper, it's suc-Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND TWO HUNDRED SEVEN AND 0/100 DOLLARS (\$220,207.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett 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, 2022, the following described property:
SEE EXHIBIT A ATTACHED

HERETO AND MADE A
PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security as provided in the Security
Deed and by law, including
attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11
having been given).
Said property will be sold
subject to any outstanding
ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

## **FORECLOSURE**

ty Deed first set out asset Said property will be sold on an "as-is" basis without any warranty or representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that last full adherithority 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 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 Edna E Williams or a tenant or tenants and said property is more commonly known as 411 Maple Wood Dr, Lawrenceville, Georgia 30046. Should a conflict arise between the property entity is not required by law arise between the property address and the legal de-scription the legal descrip-

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

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Edna E Williams and Lenson K Loadholt 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 Lots 116 and 141 of the 5th Land District, Gwinnett County, Georgia, being Lot 12, Block J, Unit Six, Forest 12, Block J, Unit Six, Forest Hills Subdivision, as shown on a plat recorded in Plat Book O, Page 387, Gwinnett County Records, which plat is incorporated herein and made a part of this descrip-

MR/meh 7/5/22 Our file no. 22-07642GA -950-72471

### NOTICE OF SALE UNDER POWER Georgia, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ali-son H Woodward to Mortgage Electronic Registration Systems, Inc., as grantee, as Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated September 26, 2017, recorded in Deed Book 55457, Page 830, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC bassianment recorded in f/k/a Quicken Loans, \_\_ assignment recorded in Deed Book 59658, Page 425, ---- County. Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-TWO THOUSAND FIVE HUNDRED NINETY-TWO AND 0/100 DOLLARS (\$92,592.00), 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 described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other 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 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 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 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 Pierce IIC representation warranty representation, warranty or recourse against the abovenamed or the undersigned.
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the

holder of the Security Deed

the property in accor-ance with OCGA § 44-14-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. MI 48/25, 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 belief of the undersigned, the northy in prospection of REFERENCE AND MADE A PART OF THIS DESCRIP-TION the party in possession of the property is Alison H Woodward or a tenant or tenants and said property is

more commonly known as 679 Fernstone Trl, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal description will control. MR/ca 7/5/22 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 confirmation and audit of the status of the loan with the belder of the coewith deed. holder of the security deed.
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Alison H Woodward

679

Raymer Leibert McCalla Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R5117

McCalla

Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PAR-

ALL HALL HART OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, RIVERMILL STATION SUB-DIVISION. UNIT TWO. AS

## **FORECLOSURE**

PER PLAT OF RECORD IN PLAT BOOK 56, PAGE 251, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Commonly known as 679 Fernstone Lawrenceville, GA 30046-THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFI-CATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PUR-

POSES MR/meh 7/5/22 Our file no. 22-07715GA -950-70953 6/1 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 Dawn L Nielson and Robert D Nielson to Mortgage Elec-tronic Registration Systems Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and as inic., is successors and assigns, dated October 19, 2017, recorded in Deed Book 55498, Page 237, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed signment recorded in Deed Book 56352, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$155,500.00), with interest thereon as set forth therein, there will be cold of the beautiful to the cold of the beautiful the b 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, 2022, the following described property:

SEE EXHIBIT A ATTACHED

TERETO AND MACHED

TO THE TO THE TO THE TERETO AND THE TO T HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failsible 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

County, Georgia, or at such

purpose of paying the same and all expenses of this sale, as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but out yet due 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 an actuate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these guarages to the Securi-

those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty of recourse against the above-named or 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 accor-dance with OCGA § 44-14-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 prodi-The entity that has full au-

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 traction possession of the traction possession of the traction possession of the traction possession of the party in possession of the traction possession of the traction possession of the traction possession of the party in party in possession of the party in possession of the party in party in possession of the party in party in possession of the party in party in party in party in party in the property is Dawn L Nielson and Robert D Nielson or a tenant or tenants and said property is more commonly known as 1444 Hada Ln, Lawrenceville, Georgia 30043. Should a conflict

30043. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibitated under the LLS Rapkrupt. 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans Inc.
as Attorney in Fact for
Dawn L Nielson and Robert D Nielson McCalla Raymer Leibert 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R7025 210

210 Land situated In the County of Gwinnett in the State of GA ALL THAT TRACT OR PAR-ALL THAT THACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 25, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 317, BLOCK C THE HADAWAY SUBDIVISION UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 74, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

Commonly known as: 1444 Hada In, Lawrenceville, GA 30043-7218 THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFI CATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PUR-

Our file no. 22-07788GA 950-72535 6/8 15 22 29 2022

# NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Susan Joy Pattee to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and assigns, dated June 22, 2015, recorded in Deed Book 53675, Page 475, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 536260, Page 611, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the af-Georgia records, conveying the an eter-described property to secure a Note in the original principal amount of ONE HUNDRED NINETEEN THOUSAND THREE HUNDRED FIFTY-TWO AND 0/100 O/100 OIL ARS DOLLARS

(\$119,352.00), 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, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

**FORECLOSURE** 

**HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpose of paying the same purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11 having been given)

naving been given).
Said property will be sold
subject to any outstanding
ad valorem taxes (including
taxes which are a lien, but
not yet due and payable), the
right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or 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 accor-dance 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: 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 belief of the house into interest the second of the loan.

the party in possession of the property is Susan Joy Pattee and Estate of Susan Joy Pattee or a tenant or tenant and each property is Susan Joy Pattee or a tenant or tenant or tenant such and each property is Susan Joy Pattee or a tenant or tenant or tenant such as the susant su ants and said property is more commonly known as 2160 Tropicana Dr, Suwa-nee, Georgia 30024. Should a conflict arise between the property address and the legal description the legal de-scription will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final 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 Quicken Loans, Quicken Loans Inc as Attorney in Fact for Susan Joy Pattee McCalla Raymer Leibert Pierce, LLC

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** Tax Id Number(s) R7111 029

Land Situated in the City of Suwanee in the County of Gwinnett in the State of GA ALL THAT TRACT OR PAR-ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWIN-NETT COUNTY GEORGIA, BEING LOT 4, BLOCK "C" OF ROSEDOWN SUBDIVISION. ROSEDOWN SUBDIVISION.
UNIT ONE, AS PER PLAT
RECORDED IN PLAT BOOK
2 PAGE 294, REVISED IN
PLAT BOOK 16, PAGE 74,
GWINNETT COUNTY, GEOR-GIA RECORDS TO WHICH

SCRIPTION Commonly known as 2160 Tropicana Drive, Suwanee GA 30024

MR/ca 7/5/22 Our file no. 22-07791GA – 950-72496 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 An-

dra Lynn Petro and Richard Petro to National City Mortgage, a division of Na-tional City Bank of Indiana, dated May 26, 2005, record-ed in Deed Book 43013, Page 139, Gwinnett County, ed in Day Page 139, Gwinnett Co. Georgia Records, as last transferred to Specialized Loan Servicing LLC by assument recorded in Deed 635, Page 635 signment recorded in Deed Book 58107, Page 635, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100 DOLLARS (\$80,000.00), DOLLARS (\$80,000.00), 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 fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law at such place as may be law-fully 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 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 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 Deed and by law, including attorney's fees (notice pursuant to fees), \$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 in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. ty Deed make Said property will hasis v an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Security

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