**FORECLOSURE** 

edemption 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

#### **FORECLOSURE**

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: scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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). Said property will be sold subject to any outstanding

subject to any outstanding ad valorem taxes (includino taxes which are a lien, bu 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, zontrictions, encumbrances, zontrictions, encountrictions, encountrictions, encountrictions, encountrictions, encountrictions, encountric restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Deed first set out above aid property will be sold or an "as-is" basis without any an 'as-is' basis without any or recourse against the above-named or the undersigned. NewRez LLC d/b/a Shell-point Mortgage Servicing is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162? 14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law

to negotiate, amend or modify the terms of the loan the party in possession of the property is Vy T Vu and Tructien C Nguyen or a ten-ant or tenants and said property is more commonly known as 915 Newcastle Drive, Lilburn, Georgia 30047. 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 prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and culit of the cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Vy T Vu and Tructien C

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 100 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 12, BLOCK B,
NEWCASTLE SUBDIVISION,
NEWCASTLE SUBDIVISION,
ACCORDING TO UNIT TWO, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 287, GWIN-NETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY MR/ca 7/5/22 Our file no. 22-07356GA -

950-72478 6/8 15 22 29

# UE SVIE HNDED

POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security
Deed given by Henry A. Deed given by Henry A. Farmer, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Indymac Bank. F.S.B., its successors and assigns dated 11/23/2005 and recorded in Deed Book 45469 Page 0210 Gwinnett County, Georgia records; as last transferred to or acraise transferred to of ac-quired by Wilmington Sav-ings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR1 Trust, conveving the after-described property to secure a Note in the original principal amount of \$30,400.00, 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 Supe rior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 36, 5TH DISTRICT, GWINNET COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 204A, GWIN-BOUR 4, PAGE 204A, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION
OF SAID PROPERTY.
This foresteres is publicated.

This foreclosure is subject to the Security Deed from Henry A Farmer, JR to MERS as nominee for Profi-MEHS as nominee for Profi-cio Mortgage Ventures, LLC, dated 5/15/2013, recorded 5/24/2013 in the original principal amount of \$118,100.00, recorded in Deed Book 52247, Page 780, Gwinnett County, Georgia records, records

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, 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 3052 Skyland Drive, Snellville, GA 30078 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): Henry Á. Farmer, Jr. or ten ant or tenants.

#### **FORECLOSURE**

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing,

Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by the property, and inspection of the property, and 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 prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the state of the loga with the held. tus of the loan with the holdtus 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 use in this load on the security of the security o 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 sta-

mation and audit of the status of the loan as provided immediately above. Wilmington Savings Fundamental Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JRI Trust as agent and Attorney in Fact for Henry A. Farmer, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgiai 30305. (404)

lanta, Georgia 30305, (404)

994-7637.
1012-14597A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TOCOLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14597A 950-71713 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 Bretasha D. Parker to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for SOUTHSTAR FUNDING, recorded in Deed Book 46256 Page 336 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mort-gage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4, conveying the af-

ter-described property to secure a Note in the original principal amount of \$152,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe rior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month first Tuesday of said month unless said date falls on a

unless said date falls on 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 BEING IN LAND LOT 196 OF THE 6TH DISTRICT, GWINTY CEOPEIN

NETT COUNTY, GEORGIA, BEING UNIT 42, BROOK-SIDE GREEN TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 156-160, GWINNETT COUN-156-160, GWINNETT COUN-TY RECORDS, SAID PLAT BEING INCORPORATED BEING INCORPORATED HEREIN BY REFERENCE THERETO.
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 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 **5929 Brookside** Oak Circle, Norcross, GA 30093 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-signed, the party (or parties) in possession of the subject property is (are): Bretasha D. Parker or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Select Portfolio Servicing,

Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

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

satu property will be solved as 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 lies against the proper tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, 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 confir-mation and audit of the sta-tus of the loan with the hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-

13-172.1, which allows for

### **FORECLOSURE**

the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore mation and audit of the status of the loan as provided immediately above

The Bank of New York Mel-Ine Bank of New York Mel-lon, fka, The Bank of New York, as successor in inter-est to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-Mortgage Pass-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4 as agent and At-torney in Fact for Bretasha

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1012-14661A 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

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

PURPOSE. 1012-14661A

950-72046 6/8 15 22 29

Pursuant to the Power of Sale contained in a Security Deed given by Willie C. White and Laversie White to HomeBanc Mortgage Corpo-ration dated 4/2/2003 and recorded in Deed Book 31867 Page 00220 Gwinnett County, Georgia records; as last transferred to or ac-quired by BANK OF AMERI-CA, N.A., conveying the afoA, in.A., conveying the average and principal amount of \$172,250.00, with interest at the rate specified therein, there will be sold by the undersigned at bubble outlent to dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Enderal Holiday in which

unless said date fails on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: All that tract of parcel of land lying and being in Land Lot 184 of the 6th District, County County Gwinnett County, Georgia, being Lot 4, Block B, V. W. Freeman Subdivision, Unit Two, according to plat of survey recorded in Plat Book S, Page 51, Gwinnett County Georgia, Peocycle, which Georgia Records, which

plat and the record thereof are incorporated herein by reference thereon.

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 individual Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **4478 Plantation** Lane, Norcross, GA 30093 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): Willie C. White and Laversie White or tenant or tenants. Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. Bank America Home Loan Assistance Dept 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan.

Said property will be sold subject to: (a) any 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 or not yet due and payable and which may not payable and which may have 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and the results of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation. mation and audit of the status of the loan as provided

immediately above.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Willie C. White and Laversie White Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1016-5256A 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. 1016-5256A 950-72048 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 Juan R Merced to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Cen-ter, LLC dba Veterans United Home Loans, its successors and assigns. dated 6/30/2017 and recorded in Deed Book 55237 Page
00127 Gwinnett County,
Georgia records; as last
transferred to or acquired by
PennyMac Loan Services,
LLC, conveying the after-described property to secure a
Mote in the original principal Note in the original principal amount of \$185,300.00, 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 Court-house door of Gwinnett

#### **FORECLOSURE FORECLOSURE**

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 ant or tenants. PennyMac Loan Services.

month), the following described property:
All that tract or parcel of land lying and being in Land Lots 299 and 310 of the 5th Lots 299 and 310 to the 300 billed billion. Bistrict, Gwinnett County, Georgia, being Lot 56, Block A. Brookton Place Subdivision, Unit 2, as per plat recorded in Plat Book 84, Pages 138-139, Gwinnett County, Georgia Records, which plat is bereby incorwhich plat is hereby incorporated by reference thereto and made a part of this description.

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 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 2701 Winky Blf, Dacula, GA 30019 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): Es-tate/Heirs of Juan R Merced or tenant or tenants. PennyMac Loan Services.

LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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

said properly will be solved as 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 proptute a lien against the propertv whether 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 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation audit of the status of the loan as provided

immediately above PennyMac Loan Services. LLC as agent and Attorney in Fact for Juan R Merced Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1120-23454A 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. 1120-23454A 950-71755 6/8 15 22 29 2022

# NOTICE OF SALE LINDER

POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Andre King-Holland to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Atlantic Union Bank, its successors and assigns, dated 3/31/2021 and recorded in Deed Book 58568 Page 00768 Gwinnett County, Georgia records; as last PENNYMAC LOAN SER-VICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$535,482.00, with interest at

the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as 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 EBING IN LAND LOT 234 (or such other area as desig-DEING IN LAND LYTING AND BEING IN LAND LOT 234 AND 235, 5TH DISTRICT, GWINNET COUNTY, GEOR-GIA, BEING TRACT NO. 3, CONTAINING 1.7504 ACRES, MORE OR LESS, AND DECORPED IN A DIAST having been given).

ACRES, MURE OR LESS, AND DESCRIBED IN A PLAT OF SURVEY ENTITLED SUB-DIVISION EXEMPTION PLAT FOR W.G. BUMGARNER, DATED MAY 14, 1999 PRE-DATED WAY 14, 1999 PRE-PARED BY HARMON, MEEKS AND BAGWELL, CERTIFIED BY MACK L. MEEKS, RLS NO. 2487, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 164, GWINNETT COUNTY BECORDS WHICH BLATTS RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PROPERTY ADDRESS: 1466 BROOKS ROAD, 1466 BROOKS ROAD, LAWRENCEVILLE, GEORGIA 30045 PARCEL ID: R5234 025 The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1466 Brooks Rd, Lawrenceville, GA 30045 to eather with all figture and

gether with all fixtures and

### **FORECLOSURE**

nances.

an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-ref the Sequition Dead Burner of the Sequition De

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and

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

mation and audit of the sta-tus of the loan as provided

immediately above.

U.S. Bank National Associa-

U.S. Balik National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Barbara Adams and Sheila Coffey

Addridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637

1208-3651A

non-judicial sales in

restrictions

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): Andre D. King-Holland and Tequasha Carpenter or ten-

LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services,

LC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 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 said properly will be solved as 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 prop tute 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 conducted subject to (1) confirmation that the sale is not prohibited 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.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. PENNYMAC LOAN SER-

VICES, LLC as agent and Attorney in Fact for Andre King-Holland
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

VICES, LLC as agent and At-

994-7637.
1120-23521A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23521A 950-72227 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 Barbara
Adams and Sheila Coffey to American General Financial Services. Inc. (DE) dated 10/27/2008 and recorded in Deed Book 49144 Page 114 and modified at Deed Book 51938 Page 475 Gwinnett County, Georgia records; as last transferred to or acast transfered to of ac-quired by U.S. Bank National Association, not in its indi-vidual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property to secure a Note in the original nal principal amount of \$138,418.56, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as 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 fol-lowing described property:

All that certain property sit uated in the County of GWINNETT, and State of GEORGIA, being described

GEORGIA, Deing described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIAN COUNTY, GWINNETT COUNTY, GEOR-GIA, BEING LOT 6, BLOCK R, THE BRANCHES, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. THE PROPE DESCRIBED.

entity or individual is not required by law to negotiate, amend or modify the terms Tax Parcel Identification Number: R7093-199
This sale will be made subject to any right of the United States of America to redeem of the loan. the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including nances. Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

Said property is commonly known as 1910 Shady Creek known as 1910 Shady Creek
Lane, Lawrenceville, GA
30043 together with all fixtures and personal property
attached to and constituting
a part of said property, if
any. To the best knowledge
and belief of the undersigned, the party (or parties)
in possession of the subject
property is (are): Barbara
Adams and Sheila Coffey or
tenant or tenants. tenant or tenants Rushmore Loan Management Services, LLC is the entity or individual designat-

ed who shall have full authority to negotiate, amend and modify all terms of the and modify all terms of the mortgage. Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

Note, however, that such

tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

thority, (d) any matters which might be disclosed by

entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED salu property will be solved as 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 lier agricust the prop FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2352A

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

be of record, (c) the right of redemption of any taxing au-Pursuant to the Power of Sale contained in a Security Deed given by Quang P.

#### **FORECLOSURE**

Huynh to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns. 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 Servic-ing, conveying the after-de-scribed property to secure a Note in the original principal amount of \$300,000.00, with interest at the rate specfifed therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as 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: Courthouse door of Gwinnett

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. 1208-3651A 950-72116 6/8 15 22 29 2022

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power or Sale contained in a Security Deed given by Monica Pryce to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Pursuant to the Power of istration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns dated 2/26/2009 and recorded in Deed Book 49329 Page 495 and modified at Deed Book 57493 Page 317 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, as trustee for Mill Sociation, as trustee for microgram to the community Mortgage Loan Trust 2019-GS1, conveying the after-described property to secure a Note in the original principal amount of \$178,011.00, with interest at 178,011.00, with interest at 188,011.00, wi the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design

for 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 Tedated Hulder. 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 being in Land Lot 3 of the 2ND District Rocky Creek GMD 1587, of GWINNETT County, Georgia, being Lot 37, BLOCK A, of LEGACY RIVER, as per plat recorded in

ER, as per plat recorded in Plat Book 107, Page 258-259, GWINNETT County, Georgia records, which plat is incorporated herein and made a part hereof by refer-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made 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). having been given).
Said property is commonly known as 215 Roland Manor Drive, Dacula, GA 30019 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): Monica Pryce 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 Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107 Note, however, that such

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

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

The sale will be conducted subject to (1) confirmation subject to (1) confirmation that the sale is not prohibitred 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.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 confir-mation 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 Pied-Aldridge File, LLP, 19 Fleedmont mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1263-2352A THIS LAW FIRM MAY BE

950-72044 6/8 15 22 29

Security Deed has been and is hereby declared due be-

scribed property: ALL THAT TRACT OR PAR-

ALL THAT TRÂCT 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 BOOK 134, PAGE 173-178, GWINNETT COUNTY, GEORGIA RECORDS. GEORGIA RECORDS WHICH RECORDED PLAT IS

INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION 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 a provided in the Convitiv 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 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): Quang P. Huynh or tenant or tenants 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. of the mortgage. Shellpoint Mortgage Servic-

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 lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prontute a lien against the propertv whether 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 conducted subject to (1) confirmation that the sale is not prohibited under the ILS Bankruntcy Code: and (2) final confir cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Quang P. Huynh Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637

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 2022

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Luxon Tunis to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for AMERICA'S WHOLESALE LENDER, its successors and assigns. dated 6/8/2006 and recorded in Deed Book 46641 Page 0427 and modified at Deed Book 57005 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-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 Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: scribed property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 52, 6TH
DISTRICT. GWINNETT

COUNTY. GA. BEING 95. BLOCK A, UNIT ONE PLANTATION FORST SUB-DIVISION. AS PER PLAT RECORDED IN PLAT BOOK 36. PAGE 143, GWINNETT COUNTY. GA RECORDS. WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

ing ad valorem laxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not The debt secured by said payable and which may not be of record, (c) the right of

**FORECLOSURE** 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 attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 3321 Eastwood Trl, Snellville, GA 30078-4150 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 under-signed, the party (or parties) in possession of the subject 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

amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107
Note, however, that such entity or individual is not resulted by Jaw to negotiate. quired by law to negotiate, amend or modify the terms of the loan.

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

encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. 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.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 closure documents may not be provided until final confir mation and audit of the sta-tus of the loan as provided

in the loair as provided immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7 as agent and Attorney in Fact

GAILES, SERIES 2000-7 agent and Attorney in Fact for Luxon Tunis Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1263-2425A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A FORMATION A DEBT. ANY FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2425A 950-71694 6/8 15 22 29 2022

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

RATED HEREIN BY REFER

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-

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

or individual designated who shall have full authority to

Drive Miamisburg, 45342 1-888-224-4702

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

of the loan.

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by John D Quarles and Karen L Quarles to National City Mortgage Co. dated 4/28/2003 and recorded in Deed Book 32459 Page Gwinnett County Georgia records; as last transferred to or acquired by tion, successor in interest to National City Real Estate Services, LLC, successor by Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., conveying the after-described property to secure a Note in the original amount of principal amount of \$254,000.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale country 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 procepts: day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 37 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING LOT 6, BLOCK G,
UNIT I, TROTTERS RIDGE,
AS RECORDED IN PLAT
BOOK 67, PAGE 102, GWINNETT COUNTY RECORDS,
WHICH PLAT IS INCORPO
MATCH TEREIN BY REFERed 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. 950-71349 6/8 15 22 29 2022

#### POWER GEORGIA. GWINNETT

Security Deed given by Byung Taek Jun to Mortgage

Byung laek Jun to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Home Point Fi-nancial Corporation, its suc-cessors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Swingett Courty, Geor-

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrugher Code and (2) final confirmation cv Code; and (2) final confir ration and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the 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.

PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co. as agent and Attor-ney in Fact for John D Quarles and Karen L Quarles Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.

1434-2144A

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. 1434-2144A 950-72070 6/8 15 22 29 2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEOR-

GIA.
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED 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. given by Anupama Wi. Patel. to Smart Venture Capital, LLC, dated August 25, 2017, recorded in Deed Book 55364, Page 0772, Gwinnett 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 FIFTY SIX THOUSAND AND 00/100 DOLLARS (\$156,000.00), with interest (\$150,000.00), with interest thereon as set forth therein. There will be sold at public outcry to the highest bidder for cash before the court-house 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 54 OF THE 5TH DISTRICT.

OF THE 5TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING KNOWN
AS LOT 2, BLOCK B OF
KENSINGTON SUBDIVI-KENSINGTON SUBDIVI-SION, AS SHOWN IN PLAT RECORDED AT PLAT BOOK 52, PAGE 174, GWINNETT COUNTY RECORDS. SAID PROPERTY IS KNOWN AS 1865 Millfield Cir. Shel-

1865 Millfield Cir. Snel-ville, Georgia AND AS PAR-CEL ID R5054 299.

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 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, Lawsuits, Les Pendens, covenants, securi-Pendens, covenants, security deeds and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and Countil Deed to the present Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that ate, amend, and modify all 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 prohibited under the U.S. Bankrupt-

# NOTICE OF SALE UNDER Under and by virtue of the Power of Sale contained in a

ure to pay the indebtedness as and when due and in the manner provided in the Note 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, attorneys fees (notice of intent to collect attorneys fees Deed Book 3880/, Page 37/ Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED TWENTY THOUtent to collect attorneys fees having been given). Said property is commonly known as 4332 Trotters Way Dr, Snellville, GA 30039 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of SAND NINE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$220,924.00), with interest thereon as set the undersigned, the party (or parties) in possession of the subject property is (are): John D Quarles and Karen L Quarles or tenant or tenants. PNC Bank, N.A. is the entity or individual designated who 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 lawfully designated as an alter-native, within the legal hours angotiate, amend and modify all terms of the mortgage. PNC Bank, N.A. Loss Miti-gation Mail Locator: B6-YM10-01-1 3232 Newmark of sale on the first Tuesday in July, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The deht secured by said Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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 pur-suant to 0.0.G.A. § 13-1-11 having been given Said property will be sold