FORECLOSURE

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 assessinents, lens, encom-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securito be 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. MidFirst Bank is the holder

of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100,

Oklahoma City, OK 6116, 800-654-4566. OK 73118-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 undergrand. belief of the undersigned. the party in possession of the property is Byung Taek Jun, Anne Yoon Jun and Es-tate of Byung Taek Jun or a tenant or tenants and said property is more commonly as 3035 Heathei Stone Way, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the le-

gal 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 audit of the status of the loan with the holder of the security deed. MidFirst Bank as Attorney in Fact for Byung Taek Jun McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net ed under the U.S. Bankrupt-

www.foreclosurehotline.net EXHIBIT A

that tract or parcel of All that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia, being Lot 14, Block A, Wil-low Bend Subdivision, Unit Two, as per plat recorded in Plat Book 47, Page 232, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Our file no. 21-05349GA - FT17 950-71782 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 Ja-son Scott Stewart to Mortgage Electronic Registration Švstems. Inc., as grantee, as systems, flic., as grantee, as nominee for Heritagebank of the South, its successors and assigns, dated January 3, 2013, recorded in Deed Book 51940, Page 249, Gwinnett County Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignmen recorded in Deed Bool 59754, Page 139, Gwinnett County, Georgia Records, county, Georgia Hecords, conveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUNDRED THIRTEEN THOUSAND TWO HUNDRED AND

DOLLARS 0/100 DOLLARS (\$313,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, or at such designated as an alternative, within the legal hours of sale on the first Tuesday in July. the following de-

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 be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorney's fees (notice 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) 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, brances, zoning ordinances restrictions, covenants, and any matters of record cluding, but not limited those superior to the Seci 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. Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA §

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

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

belief of the undersigned the party in possession of the property is Jason Scott Stewart or a tenant or ten-ants and said property is commonly known as 6304 Broomsedge Trl, Nor-

cross, Georgia 30092. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing
LLC

Jason Scott Stewart McCalla Raymer Leibert 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 313 and 314 of the 6th

FORECLOSURE

District, Gwinnett County, Georgia, being Lot 3, Block E, Chattahoochee Station Subdivision, as per plat recorded in Plat Book 19. Page 129, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 6304 Broomsedge Trail according to the present system of numbering property in Gwinnett County, Georgia.

Our file no. 21-05890GA -950-72475 6/8 15 22 29

2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARK P. HOWARD to MORTGAGE ELECTRONIC REGISTRA TION SYSTEMS, INC., ING SOLELY AS NOMINEE FOR 360 MORTGAGE GROUP, LLC in the original principal amount of \$173,656.00 dated September 26, 2016 and recorded in Deed Book 54734, Page 793, Gwinnett County records, said Security Deed

being last transferred to NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-ING in Deed Book 56912, Page 520, Gwinnett County records, the undersigned will sell at public outcry to will sell at public outcry to the highest bidder for cash, before the Courthouse dor in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as follows:

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

To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are MARK P. HOWARD or ten-

ant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, allioning other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of payable the same and all events. paving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). ng been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable). (2) the due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, regime ordinances, rectrices. zoning ordinances, restric covenants and matters of record superior to the Security Deed first set out

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

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

lows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 866-825-2174

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED

OBTAINED WAT DEFOR THAT PURPOSE. VREZ LLC D/B/A LPOINT MORTGAGE as Attorney-in-Fact for MARK P. HOWARD

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

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

STATE OF GEORGIA COUNTY OF GWINNETT

2022

NOTICE OF SALE UNDER
POWER

PUrsuant to the power of sale contained in the Security Deed executed by ELIE G.
NEJEM to MORTGAGE
ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR CHOICE CAPITAL FUNDING, INC. in the original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Security Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION, AS
TRUSTEE FOR SPECIALTY
UNDERWRITING AND RESIDENTIALFINANCE TRUST
MORTGAGE LOAN ASSETBACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed Book 57667, Page 00101, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-

Deed and described as isolows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND EDING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-A, BEING LOT 46, BLOCK UNIT 11, FALCON CREEK A, UNIT 11, FALCOIN CITY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN AND MADE

as Attorney in Fact for A PART HEREOF. Jessica Stankus McCalla Raymer Leibert Pierce, LLC Said property being known as: 2585 FAI CON CREEK CT

FORECLOSURE

To the best of the under-signeds knowledge, the par-

due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-

closed by an accurate survey

and inspection of the prop

erty; and (4) any assess-ments, liens, encumbrances.

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted

subject to the following: (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) fi-

nal confirmation and audit of

the status of the loan with

Deed.
The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows: Nationstar Mortgage LLC

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

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

above individual of eithig and required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT AND INFORMATION.

DERT ANY INFORMATION

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEF FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as Attorney-in-fact for

as Attorney-in-Fact for ELIE G. NEJEM

Suite 170

2022

POWER

GEORGIA.

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-031184 –

950-72226 6/8 15 22 29

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Jessica Stankus to Mortgage

Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Bay Valley Mortgage Group, its success

sors and assigns, dated September 10, 2018, record-ed in Deed Book 56165,

ed in Deed Book 56165, Page 659, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59652, Page 768, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal

Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED FORTY-THREE

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

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 avents of default fail.

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 hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable).

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, 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 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-

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 modi-fy the terms of the loan.

belief of the undersigned.

the party in possession of the property is Jessica Stankus and Peter Joseph Stankus, III or a tenant or tenants and said property is

more commonly known as 2160 Brandon Acres Drive,

Buford, Georgia 30519. Should a conflict arise be-tween the property address and the legal description the

legal description 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.

Lakeview Loan Servicing,

To the best knowledge and

DOLLARS with interest

0/100

GWINNETT

holder of the Security

www.foreclosurehotline.net EXHIBIT A signeds knowledge, the passession of said property is/are ELIE G. NEJEM or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and 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 payable because of, among 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 description. other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing being liven) scription

Subject Property Address: 2160 Brandon Acres Drive, Buford, GA 30519 Parcel ID: R3007A 049 ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet MR/meh 7/5/22

FORECLOSURE

1544 Old Alabama Road Roswell, GA 30076

Our file no. 22-06372GA -950-72387 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

GEBRBIA,
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Aisha F Rollins to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for LOANDEPOT.COM, LLC, its successors
and assigns, dated January
9, 2019, recorded in Deed
Book 56370, Page 524,
Gwinnett County, Georgia
Records, as last transferred
to Fifth Third Bank, National
Association by assignment
recorded in Deed Book
59756, Page 74, Gwinnett
County, Georgia
Records, as last transferred
County, Georgia
Records, only the After-deSoribed property to secure a
Note in the original principal
amount of ONE HUNDRED
FIFTY-SIX THOUSAND AND
O/100
DOLLARS COUNTY 0/100 DOLLARS

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

The debt secured by said Ine 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, so provided in the Security. as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

having been given) 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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, activities economic and the property and the property of the property and the property of the property of the property and the property of the property and the property of the propert 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-ie" basis without any. an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

mortgage with the debtor is: Fifth Third Bank, National Association, 5001 Kingsley Drive, MD 1M0B-BW, Cincinnati, 0H 45227, 800-375-1745opt3

375-1745opt3. 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 Aisha F the property is Aisha F Rollins or a tenant or tenants and said property is more commonly known as 243s. Skylars Mill Way, Snel-lville, Georgia 30078. Should a conflict arise be-tween the property address and the legal description the legal description will control

legal description will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Fifth Third Bank, National

Association
as Attorney in Fact for
Aisha F Rollins McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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 6 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, SKYLARS MILL SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 94, PAGE 29, GWINNETT 94, PAGE 29, GWINNETT COUNTY, GEORGIA RECORDS, WHICH

RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2430 SKYAPS MILL WAY ACCORD. LARS MILL WAY ACCORD-ING TO THE PRESENT SYSTEM OF NUMBERING THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

MR/ca 7/5/22

Our file no. 22-07014GA –

950-72529 6/8 15 22 29

NOTICE OF SALE UNDER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Justin Massey to Mortgage Electronic Registration Systems tems, Inc., as grantee, as nominee for America's nominee for America's Wholesale Lender, its suc-cessors and assigns, dated cessors and assigns, dated February 7, 2005, recorded in Deed Book 41695, Page 138, Gwinnett County, Georgia Records, as last trans-ferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS ferred to THE BANK OF 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 2005-7CB, by assignment CENTIFICATES, SERIES
2005-7CB by assignment
recorded in Deed Book
55185, Page 561, Gwinnett
County, Georgia Records,
conveying the after-de-County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED -HIVE THOUSAND 0/100 DOLLAR THIRTY-FIVE

FORECLOSURE

(\$135,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the lead between the county of calculations. within the legal hours of sale on the first Tuesday in July, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.0.G.A. § 13-1-11 baying bean given)

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, 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF brances, zoning ordinances THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEFOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

The entity 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. (800) 365-7107.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the heet broudded and To the best knowledge and belief of the undersigned, the party in possession of the property is Justin Massey or a tenant or tenants and said property is more commonly known as Machy Worthy Court

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 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB as Attorney in Fact for

as Attorney in Fact for Justin Massey McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 89, 5TH DISTRICT, GWINNETT DISTRICT, GWINNESS COUNTY, GEORGIA, BEING PLOCK B OF PINECREST, AS PER PLAT
RECORDED IN PLAT BOOK
31, PAGE 198, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART OF THIS DESCRIP OF THIS DESCRIP-

TION. 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 Partnominee for Cardinal Finan-cial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership assignment recorded Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the af-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 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, the following de scribed property: SEE EXHIBIT A ATTACHED

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 the control of the control 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 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, Caprais 2004 Should a 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. Georgia 30044. Should a conflict arise between the property address and the legal description the legal deas provided in the Security scription will control. 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 belder of the coewith deed. 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 which the early outstanding

subject to any outstanding ad valorem taxes (including 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 organizations 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.

FORECLOSURE

Cardinal Financial Compa-ny, Limited Partnership is the holder of the Security UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK Deed to the property in accordance with OCGA § 44-14-162.2. 10, PAGE 199, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFER-

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 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. 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 Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. belief of the undersigned, scription will control

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

D/B/A Mr. Cooper, its successors and assigns, date 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 Cheryl C Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019 EXHIBIT A 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 Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Rook 72, Pages 222, Swignett County. 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 – FT18

950-72394 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

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 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 taxing authority, any matters which might be disclosed by 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 an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, oranices, zoning frumanices, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. to Hucket f/k/a Quicken Loans, LLC assignment recorded in Deed Book 59814, Page 764, Commett County, Georgia 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 courthouse door of Gwinnett ty Deed TITSL SEL OUL LES 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. 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. 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-

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 O.C.G.A. § 13-1-11

sudin to U.G.A.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, encum-

brances, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Rocket Mortgage, LLC f/k/a

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

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

The entity that has full au-

the entity time lab time that has the thority 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.

holder of the security deed

as Attorney in Fact for Andrew S West McCalla Ravmer L

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

EXHIBIT A

www.foreclosurehotline.net

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Raymer Leibert

Quicken Loans.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cy-press Waters Blvd, Coppell, TX 75019, (88) 480-2432. Note, however, that such SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failbelief 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 address and the legal description the legal description 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 powerful ded 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 Leib Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 Raymer Leibert

www.foreclosurehotline.net EXHIBIT A

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
Hills Subdivision, as shown
on a plat recorded in Plat
Book O, Page 387, Gwinnett
County Records, which plat
is incorporated herein and 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

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 Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its Successors and asnominee for Guicken 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 by to nuclear f/k/a Quicken Loans, LLC assignment recorded in Deed Book 59658, Page 425, Compatt County, Georgia Deed Book 59658, Page 425, Gwinnett 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 07100 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 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 LEDECT

FORECLOSURE

FORECLOSURE

Commonly known as: 3336

Rae Place, Lawrenceville,

ABE PROVIDED SOLELY
FOR INFORMATIONAL.

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

950-72288 6/8 15 22 29

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY 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 Elec-tronic Registration Systems,

Inc., as grantee, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its 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 outcry to the highest hidder

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-scribed property:

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

The debt secured by said Security Deed has been and

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

as provided in the Security

PURPOSES

2022

POWER

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 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

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 Securitilose 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 accordance with OCGA § 44-14-

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 modito negotiate, amend or modify the terms of the loan.
To the best knowledge and

belief of the undersigned, the party in possession of the property is Alison H Woodward or a tenant or tenants and said property is more commonly known 679 Fernstone Trl, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal de-PO SES

address and the legal description the legal description will control.

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

Rocket Mortrague. ILC ft//a Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Ouicken Loans, LLC f/k/a
Quicken Loans Inc.
as Attorney in Fact for
Alison H Woodward
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
Tax Id Number(s): R5117

156 Land situated in the County of Gwinnett in the State of

GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 117 OF BEING IN LAND LOT IT? OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, RIVERMILL STATION SUB-DIVISION, UNIT TWO, AS 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 ernstone Trail, awrenceville, GA 30046-6176
THE PROPERTY ADDRESS

AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY 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 GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn I Nielson and Robert D Nielson to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and assigns, dated October 19, 2017, recorded in Deed Book 55498, Page 237, Gwinnett County, Georgia Records, as last transferred Outslead agest law by certain the county of the Hecords, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 56352, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE

HUNDRED FIFTT-FIVE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS AND 0/100 DOLLARS (\$155,500.00), 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 scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

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

bed 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 cluding, but not limited to, ty Deed first set out above. Said property will Said property will be sold on an "as-is" basis without any representation, warranty or 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 accordance with OCGA § 44-14-102.2. 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 modi fy the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of

FORECLOSURE

the property is Dawn L Niel-son 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 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 prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Dawn L Nielson and Robert

D Nielson McCalla Raymer Leibert Pierce LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R7025 210 Land situated In the County of Gwinnett in the State of

GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 25,
TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 317, BLOCK C THE
HADAWAY SUBDIVISION,
UNIT THREE, AS PER PLAT
BECORDED AT PLAT BROOK RECORDED AT PLAT BOOK 74, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE PART OF THIS DESCRIP

TION.

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

MR/ca 7/5/22 Our file no. 22-07788GA -950-72535 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 Dead given by Susan Joy Patte to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken as nonlinee for dutexes.

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 Oxiste a lass lass to the second state of the county of th records, as last transferred to Quicken Loans Inc. by as-signment recorded in Deed Book 55260, Page 611, Gwinnett County, Georgia Records, conveying the afrecords, conveying the aircredescribed property to secure a Note in the original principal amount of ONE HUNDRED NINETEEN THOUSAND THREE HUNDRED FIFTY-TWO AND 0/100 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 courthouse door of Gwinnet County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following de-

2022, the tollowing 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 approaches and default possible approaches and default possible approaches a property of the possible

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 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 taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record 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 of recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the 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: 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 undersigned, the party in possession of

the property is Susan Joy Pattee and Estate of Susan Joy Pattee or a tenant or ten-ants and said property is more commonly 2160 Tropicana Dr, Suwa-nee, Georgia 30024. Should a conflict arise between the property address and the le-gal description the legal de-scription will control scription will control.

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

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

029 029
Land Situated in the City of
Suwanee in the County of
Gwinnett in the State of GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND

EXHIBIT A Tax Id Number(s) R7111

BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWIN-NETT COUNTY GEORGIA, BEING LOT 4, BLOCK "C" OF ROSEDOWN SUBDIVISION. UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK