FORECLOSURE

said property, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in possession of

quired by law to negotiate.

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 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-

mation and audit of the sta-

tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for

certain procedures regard-

ing the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir-

mation and audit of the status of the loan as provided immediately above.
Wilmington Savings Fund Society, FSB, not in its indi-

vidual capacity but solely as Owner Trustee of CSMC 2021-JR1 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, At-

lanta, Georgia 30305, (404) 994-7637.

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 un-

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).

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

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

as and when due and if 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 spraidad in the Security.

2022

of the loan.

THE 3RD DISTRICT, DUNCANS GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, TRILLOGY PARK, UNIT 5, FKA HWY 124 TRACT, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 127-128, GWINNETT COUNTY RECORDS, WHICH PLAT IS HERBEY INCORPORATED BY REFERENCE THERETO BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION. The debt secured by said

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

Said property is commonly known as **5056 Trilogy** known Lane, Hoschton, GA 30548 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): Steve Ajayi or tenant or ten-

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

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

entity of individual in interest quired 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 lier against the protute 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 ordi-

nances, restrictions, covenants, and matters of covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and suffit of the stamation 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 confirmation and audit of the sta

tus of the loan as provided immediately above.
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust as agent and Attorney in Fact for

and Attorney in Fact for Steve Ajayi Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

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. 1263-2411A 960-7170 6/8 15 22 20 950-71709 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 Keith Alleyne
and Dave A. Alleyne to Navy
Sales of Sales of Sales of Sales
Sales of Sa Federal Credit Union dated Pederal Gent Union Judge 6/20/2019 and recorded in Deed Book 56759 Page 00047 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, Companying the effort of the County conveying the after-de-scribed property to secure a Note in the original principal amount of \$30,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such 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 Holiday, in which case being the first Wednesday of said month), the following de-

month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 204 OF BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT PLAI RECURDED IN PLAI BOOK 106, PAGE 204, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PPN: R5204 272

This foreclosure is subject to the Security Deed from Keith H. Alleyne, an unmar-ried man and Dave A. Allevne, an unmarried man to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Gwinnett County, Georgia

records.
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 825 Simonton Rd Se, Lawrenceville, Ga 30045 together with all fixtures and personal property attached to and constituting a part of said property. If 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): Dave A. Alleyne or tenant or tenants. Navy Federal Credit Union is the entity or individual designated who shall have

FORECLOSURE

full authority to negotiate, amend and modify all terms of the mortgage.
Navy Federal Credit Union Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

covenants, and matters or 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 loan with the bald. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above. Navy Federal Credit Union as agent and Attorney in Fact for Keith Alleyne and Dave A.

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 2049-067A THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 2049-067A

950-71604 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 CHUCK BRODEUR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. TION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SHELTER MORTGAGE COMPANY in the original principal amount of \$152,192.00 dated May 31, 2017 and recorded in Deed Book 55161, Page 742, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed GAGE SERVICING in Deed Book 58379, Page 788, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-Deed and described as fol-lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 5TH DISTRICT, GWIN-

THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 69, BLOCK A,
MILLSTONE SUBDIVISION,
PHASE III, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 82, PAGES 282283, GWINNETT COUNTY,
GEORGIA RECORDS, SAID
PLAT BEING INCORPORATED HEREIN BY REFERENCE
THERETO. PARCEL ID: THERETO. R5065 227 PARCEL ID:

Said property being known as: 1545 JULIANNA DR LO-GANVILLE, GA 30052

signeds knowledge, the party or parties in possession of said property is/are CHUCK BRODEUR or tenant

(s). The debt secured by said security Deed has been and is hereby declared due and payable because of, among 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 paying the same and all expenses of sale, including attornevs fees (notice of intent to collect attorneys fees hav-

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

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

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

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

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
FOR THAT PURPOSE.
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING, SERVICING

as Attorney-in-Fact for CHUCK BRODEUR Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-010028 950-71864 6/8 15 22 29

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Securi-

FORECLOSURE

ty Deed executed by DAVID M. WATSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in the original principal amount of \$217,846.00 dated June 24, 2019 and recorded in Deed Book 56698, Page 262, Gwinnett County records, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 58256, Page 765, 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 follows:

ALL THAT TRACT OR PAR-ALL IHAI I HACI OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 263 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, GEORGIA, BEING LOT 1, BLOCK 0 OF THE CARDINAL LAKE ESTATES SUBDIVISION, UNIT 11 AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 152, GWINNETT COUNTY RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TION. TAX ID: R6263 153 Said property being known as: 3188 ROBIN LN DU-LUTH, GA 30096

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DAVID M. WATSON or ten-

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

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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 holder of the Security Deed. the status of the loan with

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

lows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION. OBTAINED MAY BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

as Attorney-in-Fact for DAVID M. WATSON Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 -

950-71715 6/8 15 22 29

NOTICE OF SALE UNDER GEORGIA GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Frank A Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10, 1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust Naindividual capacity but solely as owner trustee for RCF 2
Acquisition Trust by assignment recorded in Deed Book ment recorded in Deed Book 59482, Page 398, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND THIRTY-NINE THOUSAND ONE HUNDRED AND 0/100 ONE HUNDRED AND 0/100
DOLLARS (\$139,100.00),
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 alterfully designated as an alter-

native, within the legal hours of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO **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.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, on 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 harances, zoning ordinances

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. brances, zoning ordinances, as Attorney in Fact for 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 Louis Hunter and Ingrid McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 ww.foreclosurehotline.net an "as-is" básis without any www.forec EXHIBIT A representation, warranty or

FORECLOSURE

recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-Tax Id Number(s): R7250 Land situated in the County of Gwinnett in the State of vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank

FORECLOSURE

Trust National Association is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-thority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Frank A Maz-

the property is Frank A Maz-za and Judith A Mazza or a

tenant or tenants and said property is more commonly known as 3139 Brookgreen

known as 3139 Brookgreen Trail, 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 confirmation and audit of the

firmation and audit of the status of the loan with the

U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-

quisition Trust c/o U.S. Bank

as Attorney in Fact for Frank A Mazza and Judith A

Mazza McCalla Raymer Leibert

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 91, 7th District, Gwinnett

County, Georgia, being Lot 28, Block B, Unit One-Phase Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat

is hereby referred to and made a part of this descrip-tion, being property known as 3139 Brookgreen Trail ac-

cording to the present system of numbering houses in

NOTICE OF SALE UNDER

Under and by virtue of the

tronic Registration Systems, Inc., as grantee, as a nominee for OUICKEN LOANS, INC., its successors and assigns, dated February 19, 2020, recorded in Deed Book 57293, Page 877, Gwinnett County, Georgia Records, as last transferred to Quicken Loans, LLC by assignment recorded in Deed Book 58847, Page 287, Gwinnett County, Georgia Records, conveying the af-

Deed Book 58847, Page 287, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of FOUR HUNDRED SEVENTY-SEVEN THOUSAND THREE HUN-DRED AND 0/100 DOLLARS

(\$477,300.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

for cash before the 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:
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 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 particular 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

suant to U.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by

an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances,

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on "assis" basis without any

an "as-is" basis without any

representation, warranty or

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 § 44-14-162.2.

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.

Note, however, that such entity is not required by law

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 Louis Hunter, Ingrid Hunter and Estate of Ingrid Jeannine Hunter or a tenant or tenants and said

property is more commonly known as **4255 Laurel Grove**

Trce, Suwanee, Georgia 30024. Should a conflict arise between the property

address and the legal description the legal descrip-

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

tion will control.

GWINNETT

POWER GEORGIA,

COUNTY

Pierce, LLC 1544 Old Alabama Road

Trust National Association

holder of the security deed.

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 250 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A, RIVER LAUREL, UNIT 1, AS PER PLAT RECORDED AT PLAT BOOK 79, PAGE 36, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE PART OF THIS DESCRIP-TION.

Commonly known as: 4255 Laurel Grove Tree, Suvanee, GA 30024-6928
THE PROPERTY ADDRESS
AND TAX PARCEL IDENTIFICATION NUMBER LISTED
ARE PROVIDED SOLELY
FOR

INFORMATIONAL PUR-MR/ca 7/5/22 Our file no. 22-06885GA –

950-71595 6/8 15 22 29 2022

NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Mark A Pidhorodecky and Jane E Pidhorodecky to Mortgage Electronic Registration Systems, Inc, as grantee, as nominee for Quicken Loans, nominee for Quicken Loans, Inc., its successors and as-signs, dated February 23, 2017, recorded in Deed Book 54972, Page 1, Gwin-nett County, Georgia

nett County, Georgia Records, as last transferred to Rocket Mortgage, LLC FKA Quicken Loans, LLC by assignment recorded in Deed Book 59100, Page 32, Evilonett County, Georgia Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder cash before the courthouse door of Gwinnett house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July,

tern of numbering houses in said country, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.

MR/meh 7/5/22 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Our file no. 22-06855GA -

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 FT8 950-71753 6/8 15 22 29 2022 Power of Sale contained in a Security Deed given by Louis Hunter and Ingrid Hunter to Mortgage Electronic Registration Systems,

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, 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 "as-is" basis without any 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 § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark A Pidhorodecky and Jane E Pid-horodecky or a tenant or tenants and said property is more commonly known as 1475 Gabriel Dr,

14/5 Gabriel Dr,
Lawrenceville, Georgia
30043. Should a conflict
arise between the property
address and the legal description the legal description will control

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

as Attorney in Fact for Mark A Pidhorodecky and Jane E Pidhorodecky
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 47 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR GWINNETT COUNTY GEORGIA, BEING SHOWN AND
DESIGNATED AS LOT 45,
BLOCK A, CHANDLER
CREEK SUBDIVISION, UNIT
ONE, GWINNETT COUNTY,
GEORGIA, ACCORDING TO
A PLAT OF SUBDIVISION
RECORDED IN PLAT BOOK
51, PAGE 46, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED BY REFER
ENCE HEREIN AND MADE A

OF SAID PROPERTY This foreclosure is subject to the Security Deed from Henry A Farmer, JR to MERS as nominee for Profi-ENCE HEREIN AND MADE A PART HEREOF.
MR/ca 7/5/22
Our file no. 22-06957GA – MICHS 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

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

tent 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

950-71596 6/8 15 22 29 2022 NOTICE OF SALE UNDER

POWER records.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-GEORGIA, COUNTY GWINNETT Under and by virtue of the Onder and by writed of the Power of Sale contained in a Security Deed given by Vy T Vu and Tructien C Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Coldwell Banker Home Loans its successors and 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 warse of couler the security provided in the sale will be made for the security of the Coldwell Banker Home Loans, its successors and assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764, Gwinnett County, Georgia Records, as last transferred to NewRez LLC d/b/a Shell-seit Marchago Souties by point Mortgage Servicing by assignment recorded in Deed Book 58827, Page 414, Gwinnett County, Georgia Records, conveying the af-

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

FORECLOSURE

principal amount of ONE HUNDRED MINETY-NINE THOUSAND NINE HUNDRED TWENTY AND 0/100 DOL-LARS (\$199,920,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for cash before the bidder for cash before the courthouse door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Jully,

2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty of representation, warranty or recourse against the abovenamed or the undersigned. NewRez LLC d/b/a Shell-point Mortgage Servicing is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.
Note, however, that such patify is not required by law

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 next is processing of the party in possession of the property is Vy T Vu and Tructien C Nguyen or a ten-ant or tenants and said prop-erty is more commonly known as 915 Newcastle Drive, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the coverify deed holder of the security deed. NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Vy T Vu and Tructien C

Nguyen McCalla Raymer Leibert

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

MR/ca 7/5/22 Our file no. 22-07356GA – 950-72478 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 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 43409 Page 0210 GWINNett
County, Georgia records; as
last transferred to or acquired by Wilmington Savings Fund Society, FSB, not
in its individual capacity but
solely as Owner Trustee of
CSMC 2021-JR1 Trust, conreving the after-described veying 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 undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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 BEING IN LAND LOT 36, 5TH DISTRICT, GWINNETT

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 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 undersigned, the party (or parties) in possession of the subject 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT property is (are): Bretasha D. Parker or tenant or ten-PLAT RECURDED IN PLAT BOOK 4, PAGE 204A, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION

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.

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 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 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 Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-

FORECLOSURE

ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the status of the loan with the hold the subject property is (are): Henry A. Farmer, Jr. or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated who shall have 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 full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

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 Jaw to negotiate immediately above. The Bank of New York Mellon, fka, The Bank of New York, as successor in inter-est to JPMorgan Chase fka, The Bank of New est to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4 as agent and At-torney in Fact for Bretasha D. Parker amend or modify the terms Said property will be sold 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 consti-tute a lien against the prop-

D. Parker Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637

994-7637.
1012-14661A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAI
950-72046 6/8 15 22 29
2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNrecord superior to the Sectority 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 state.

Pursuant to the Power of Sale contained in a Security Deed given by Willie C. White and Laversie White to HomeBanc Mortgage Corporation dated 4/2/2003 and ration dated #2/2005 and recorded in Deed Book 31867 Page 00220 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the affect of the property to see ter-described property to secure a Note in the original principal amount of \$172,250.00, 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 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract of parcel of land lying and being in Land Lot 184 of the 6th District County. Georgia. nated by Order of the Supe

994-7637.
1012-14597A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANV INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1012-14597A
950-71713 6/8 15 22 29
2022 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 Coun-NOTICE OF SALE UNDER POWER, GWINNETT COUNty, Georgia Records, which plat and the record thereof are incorporated herein by reference thereon.

Pursuant to the Power of Sale contained in a Security Deed given by Bretasha D. Parker to Mortgage Electron-ic Registration Systems, 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 Inc., as grantee, as nominee for SOUTHSTAR FUNDING, LLC, its successors and assigns dated 2/23/2006 and recorded in Deed Book 46256 Page 336 Gwinnett 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. County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, fka, The Bank of New York, as successor as provided in the Security 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 4478 Plantation in interest to JPMorgan Chase Bank, N.A., as Trustee Grase Bank, N.A., as Irustee for Structured Asset Mort-gage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4, conveying the af-

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 mortnated 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 BEING IN LAND LOT 196 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 42, BROOK-SIDE GREEN TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 156-160, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said Security Deed has been and

gage. Bank of America Home Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not re-

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 (individual taxes which are a solution. ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

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. Bankruptcy Code; and (2) final confirmation and leadt of the state. mation and addit 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 mation and audit of the staclosure documents may not be provided until final confirmation 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)

994-7037.
1016-5256A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LICED FOR THAT PURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5256A 950-72048 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE

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 of said county), within the legal hours of saie on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Huliday in this hours 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 demonth), the following described property:
All that tract or parcel of land lying and being in Land Lots 299 and 310 of the 5th

District, Gwinnett County, Georgia, being Lot 56, Block A. Brookton Place Subdivi-sion, Unit 2, as per plat recorded in Plat Book 84, A. Brookton Place sion, Unit 2, as recorded in Plat Pages 138-139, County, Georgia Pages 138-139, Gwinnett County, Georgia Records, which plat is hereby incor-porated 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 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

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): Estate/Heirs of Juan R Merced or tenant or tenants. 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 of the mortgage.
PennyMac Loan Services,
LLC 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.

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 proptute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances. restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted whiset to (1) confirmation

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 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

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, Attacks. lanta, Georgia 30305, (404)

1120-23454A 11120-23454A 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 UNDER 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 transferred to or acquired by 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 un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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: day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING 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 DESCRIBED IN A PLAT OF SURVEY ENTITLED SUB-DIVISION EXEMPTION PLAT FOR W.G. BUMGARNER,

FOR W.G. BUMGARNER DATED MAY 14, 1999 PRE-DATED MAY 14, 1939 FIREPARED BY HARMON, MEEKS AND BAGWELL, CERTIFIED BY MACK L. MEEKS, RLS NO. 2487, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 166. GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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 PennyMag. Loan Sarvices. PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal

Pursuant to the Power of

GWINNETT

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