FORECLOSURE

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attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **1466 Brooks Rd, Lawrenceville, GA 30045** 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): Andre D. King-Holland and Tequasha Carpenter or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms 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.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of 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, 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 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 status of the loan as provided immediately above.

PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Andre King-Holland

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

1120-23521A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23521A

950-72227 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Barbara Adams and Sheila Coffey to American General Financial Services, Inc. (DE) dated 10/27/2008 and recorded in Deed Book 49144 Page 114 and modified at Deed Book 51938 Page 475 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property to secure a Note in the original principal amount of $138,418.56, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that certain property situated in the County of GWINNETT, and State of GEORGIA, being described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK R, THE BRANCHES, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

Tax Parcel Identification Number: R7093-199

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

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

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

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Rushmore Loan Management Services, LLC
PO Box 52708 Irvine, CA 92619 888.504.7300

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable 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, 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 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 status of the loan as provided immediately above.

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

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

1208-3651A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3651A

950-72116 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Monica Pryce to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns dated 2/26/2009 and recorded in Deed Book 49329 Page 495 and modified at Deed Book 57493 Page 317 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, as trustee for Mill City Mortgage Loan Trust 2019-GS1, conveying the after-described property to secure a Note in the original principal amount of $178,011.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 3 of the 2ND District Rocky Creek GMD 1587, of GWINNETT County, Georgia, being Lot 37, BLOCK A, of LEGACY RIVER, as per plat recorded in Plat Book 107, Page 258-259, GWINNETT County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 215 Roland Manor Drive, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Monica Pryce or tenant or tenants.

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

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable 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, 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 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 status of the loan as provided immediately above.

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

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

1263-2352A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2352A

950-72044 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Quang P. Huynh to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns. dated 6/26/2018 and recorded in Deed Book 56002 Page 546 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of $300,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the 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 LOTS 90 AND 91 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 47, BLOCK A OF AMBERLEAF SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 134, PAGE 173-178, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION

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

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

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 Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of 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, 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 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 status of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Quang P. Huynh

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

1263-2412A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2412A

950-71873 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Luxon Tunis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for AMERICA'S WHOLESALE LENDER, its successors and assigns. dated 6/8/2006 and recorded in Deed Book 46641 Page 0427 and modified at Deed Book 57095-Page 691Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7, conveying the after-described property to secure a Note in the original principal amount of $103,120.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett 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 52, 6TH DISTRICT. GWINNETT COUNTY. GA. BEING LOT 95. BLOCK A, UNIT ONE, PLANTATION FORST SUBDIVISION. AS PER PLAT RECORDED IN PLAT BOOK 36. PAGE 143, GWINNETT COUNTY. GA RECORDS. WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **3321 Eastwood Trl, Snellville, GA 30078-4150** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Luxon Tunis or tenant or tenants.

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

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of 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, 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 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 status of the loan as provided immediately above.

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

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

1263-2425A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2425A

950-71694 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by John D Quarles and Karen L Quarles to National City Mortgage Co. dated 4/28/2003 and recorded in Deed Book 32459 Page 0242 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., conveying the after-described property to secure a Note in the original principal amount of $254,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK G, UNIT I, TROTTERS RIDGE, AS RECORDED IN PLAT BOOK 67, PAGE 102, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **4332 Trotters Way Dr, Snellville, GA 30039** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): John D Quarles and Karen L Quarles or tenant or tenants.

PNC Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

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

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable 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, 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 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 status of the loan as provided immediately above.

PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co. as agent and Attorney in Fact for John D Quarles and Karen L Quarles

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

1434-2144A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1434-2144A

950-72070 6/8 15 22 29 2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Anupama M. Patel. to Smart Venture Capital, LLC, dated August 25, 2017, recorded in Deed Book 55364, Page 0772, Gwinnett County, Georgia Records,

conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 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.

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

GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 2, BLOCK B OF KENSINGTON SUBDIVISION, AS SHOWN IN PLAT RECORDED AT PLAT BOOK 52, PAGE 174, GWINNETT COUNTY RECORDS. SAID

PROPERTY IS KNOWN AS **1865 Millfield Cir. Snellville, Georgia AND AS PARCEL ID R5054 299.**

The debt secured by said Security Deed has been and 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 Security Deed and by law. Said property will be sold subject to any

outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, Lawsuits, Les Pendens, covenants, security deeds and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and 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: Smart Venture Capital, LLC. 1508 Ridgewood Dr., Lilburn, GA 30047 . 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.

950-71349 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 Byung Taek Jun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND NINE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS ($220,924.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

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 73118-6116, 800-654-4566.

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 Byung Taek Jun, Anne Yoon Jun and Estate of Byung Taek Jun or a tenant or tenants and said property is more commonly known as **3035 Heather Stone Way, Lawrenceville, Georgia 30043.** Should a conflict arise between the property address and the 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.

MidFirst Bank
as Attorney in Fact for
Byung Taek Jun
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia, being Lot 14, Block A, Willow 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.

MR/ca 7/5/22

Our file no. 21-05349GA – FT17

950-71782 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jason Scott Stewart to Mortgage Electronic Registration Systems, Inc., 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 assignment recorded in Deed Book 59754, Page 139, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THIRTEEN THOUSAND TWO HUNDRED AND 0/100 DOLLARS ($313,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify 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 tenants and said property is more commonly known as **6304 Broomsedge Trl, Norcross, Georgia 30092.** Should a conflict arise between the property address and the legal description the legal description will control.

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

Specialized Loan Servicing LLC
as Attorney in Fact for
Jason Scott Stewart
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 313 and 314 of the 6th District, Gwinnett County, Georgia, being Lot 3, Block E, Chattahoochee Station Subdivision, as per plat recorded in Plat Book 19, Page 129, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 6304 Broomsedge Trail according to the present system of numbering property in Gwinnett County, Georgia.

MR/ca 7/5/22

Our file no. 21-05890GA – FT7

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 REGISTRATION SYSTEMS, INC., ACTING 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 SHELLPOINT MORTGAGE SERVICING in Deed Book 56912, Page 520, 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK A, TIMBER LAKE COVE, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 213, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, COMMONLY KNOWN AS 1225 WATERWOOD DRIVE, LOGANVILLE, GA 30052 PARCEL R5227 090

Said property being known as: **1225 WATERWOOD DR LOGANVILLE, GA 30052**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MARK P. HOWARD 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 attorneys fees (notice of intent 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 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 status of the loan with the holder of the Security Deed.

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

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 FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
as Attorney-in-Fact for
MARK P. HOWARD
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 21-071337 – SeV

950-72223 6/8 15 22 29 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRATION 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 transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 57667, Page 00101, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF.

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

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ELIE G. NEJEM or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and 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 attorneys fees (notice of intent 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 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 status of the loan with the holder of the Security Deed.

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

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 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.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2,
as Attorney-in-Fact for
ELIE G. NEJEM
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-031184 – TiT

950-72226 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 MUN SON CHOE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS GRANTEE, AS NOMINEE FOR NMSI, INC in the original principal amount of $252,345.00 dated May 2, 2019 and recorded in Deed Book 56562, Page 709, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 57988, Page 520, 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 August 02, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 39 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AS PARTICULARLY SHOWN ON A PLAT OF SURVEY FOR JAMES THOMAS PORTER AND ELIZABETH PROCTOR PORTER BY PERRY E . MCCLUNG, SURVEYOR, DATED NOVEMBER 20, 1984, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF PINE ROAD (HAVING A 60-FOOT RIGHT OF WAY) LOCATED 388.9 FEET SOUTHWEST AS MEASURED ALONG SAID RIGHT OF WAY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF PINEHURST ROAD (HAVING AN 80-FOOT RIGHT OF WAY), RUN THENCE SOUTH 31 DEGREES 26 MINUTES EAST 750.00 FEET TO A POINT MARKED BY AN IRON PIN; RUN THENCE SOUTH 59 DEGREES 45 MINUTES WEST 360.00 FEET TO A POINT MARKED BY AN IRON PIN; RUN THENCE NORTH 31 DEGREES 26 MINUTES WEST 750.00 FEET TO A POINT MARKED BY AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY LINE OF PINE ROAD; RUN THENCE NORTHEAST ALONG SAID RIGHT OF WAY LINE 30 FEET TO AN IRON PIN; RUN THENCE SOUTH 31 DEGREES 26 MINUTES EAST 250.00 FEET TO AN IRON PIN; RUN THENCE NORTH 59 DEGREES 45 MINUTES EAST 230.00 FEET TO AN IRON PIN; RUN THENCE NORTH 31 DEGREES 26 MINUTES WEST 250.00 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY LINE OF PINE ROAD; RUN THENCE ALONG SAID RIGHT OF WAY LINE NORTH 59 DEGREES, 45 MINUTES EAST 100 FEET TO AN IRON PIN AT THE PLACE OR POINT OF BEGINNING.

Said property being known as: **2160 PINE ROAD SNELLVILLE, GA 30078**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MUN SON CHOE 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 attorneys fees (notice of intent 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 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 status of the loan with the holder of the Security Deed.

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

Freedom Mortgage Corporation
907 Pleasant Valley Avenue, Suite 3
Mount Laurel, NJ 08054
Phone: (855) 690-5900

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.

FREEDOM MORTGAGE CORPORATION,
as Attorney-in-Fact for
MUN SON CHOE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-046239 – LiV

950-73935 6/29 7/6 13 20 27 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 Jessica Stankus to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Mortgage Group, its successors and assigns, dated September 10, 2018, recorded 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 amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED FORTY-THREE AND 0/100 DOLLARS ($230,743.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Jessica Stankus and Peter Joseph Stankus, III or a tenant or tenants and said property is more commonly known as **2160 Brandon Acres Drive, Buford, Georgia 30519.** Should a conflict arise between the property address and the legal description the legal description will control.

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

Lakeview Loan Servicing, LLC
as Attorney in Fact for
Jessica Stankus
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 7 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 7, Block A, Brandon Acres as per plat recorded In Plat Book 53, Page 263, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Subject Property Address: 2160 Brandon Acres Drive, Buford, GA 30519

Parcel ID: R3007A 049

MR/meh 7/5/22

Our file no. 22-06372GA – FT2

950-72387 6/8 15 22 29 2022