

**FORECLOSURE**

Records, conveying the after-described property to secure a Note in the original principal amount of THREE THOUSAND ONE HUNDRED TWENTY AND 0/100 DOLLARS (\$355,120.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert L. Love and Cynthia L. Nichols, as tenants or tenants and said property is more commonly known as **5058 Tarry Glen Drive, Suwanee, Georgia 30024**.

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.

JPMorgan Chase Bank, National Association as Attorney in Fact for Chan Yeh Lin 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 284 of the 7th District of Gwinnett County, Georgia, and being more particularly described as Lot 7029, Block N, Unit 7C, Rivermore Park aka Parkside, Phase II, as per plat recorded in Plat Book 90, Page 247, Gwinnett County, Georgia

Records, which plat is incorporated herein by reference, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 according to the present system of numbering properties in said county.

MR/meh 4/5/22  
Our file no. 22-06297GA - FT3  
950-62707 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 David A Johnson and Heather M Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Quicken Loans, Inc., its successors and assigns, dated April 30, 2014, recorded in Deed Book 52919, Page 451, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 56099, Page 752, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED TEN AND 0/100 DOLLARS (\$134,310.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Rocket Mortgage, LLC 1050 Woodward Avenue, Detroit, MI 48226, 734-905-7125

To the best knowledge and belief of the undersigned, the party in possession of the property is David A Johnson and Heather M Johnson as a tenant or tenants and said property is more commonly known as

**FORECLOSURE**

**1901 Shady Creek Ln, Lawrenceville, Georgia 30043.**

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

Rocket Mortgage, LLC 1050 Woodward Avenue, Detroit, MI 48226, 734-905-7125

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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party 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.

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**.

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.

Nationstar Mortgage LLC d/b/a Mr. Cooper 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 83, 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 4/5/22  
Our file no. 22-06372GA - FT2  
950-6306 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Quicken Loans, Inc., its successors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND EIGHTY-SIX AND 0/100 DOLLARS (\$151,386.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

To the best knowledge and belief of the undersigned, the party in possession of the property is Shirley A Giraldo and Jose L Ramos or a tenant or tenants and said property is more commonly known as **2800 Creekwood Lane, Lawrenceville, Georgia 30044**.

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.

Wells Fargo Bank, N.A. as Attorney in Fact for Shirley A Giraldo and Jose L Ramos McCalla Raymer Leibert Pierce, LLC

**FORECLOSURE**

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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party 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.

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**.

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.

Nationstar Mortgage LLC d/b/a Mr. Cooper 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 83, 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 4/5/22  
Our file no. 22-06372GA - FT2  
950-6306 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bay Valley Quicken Loans, Inc., its successors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND EIGHTY-SIX AND 0/100 DOLLARS (\$151,386.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

To the best knowledge and belief of the undersigned, the party in possession of the property is Shirley A Giraldo and Jose L Ramos or a tenant or tenants and said property is more commonly known as **2800 Creekwood Lane, Lawrenceville, Georgia 30044**.

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.

Wells Fargo Bank, N.A. as Attorney in Fact for Shirley A Giraldo and Jose L Ramos McCalla Raymer Leibert Pierce, LLC

**FORECLOSURE**

firmation and audit of the status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A. as Attorney in Fact for Kimberly E Pulley 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 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivision, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett County, Georgia Records.

Being and intending to describe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358, Page 2.

Known as: 839 Nichols Lane, Unit 3  
Parcel: 7-017-126  
MR/ca 4/5/22  
Our file no. 51087008 - FT5  
950-62563 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Robert L Love and Cynthia L Love to Avalon Mortgage, Inc., dated March 27, 2003, recorded in Deed Book 31988, Page 226, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53558, Page 96, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 54717, Page 210, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-TWO THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$162,000.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

PNC Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert L Love and Cynthia L Love or a tenant or tenants and said property is more commonly known as **1795 Abinger Lane, Lawrenceville, Georgia 30043**.

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.

PNC Bank, National Association as Attorney in Fact for Robert L Love and Cynthia L Love McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 67 & 88 of the 7th District of Gwinnett County, Georgia, being Lot 31, Block A, Westover Subdivision, Unit II, as per plat recorded in Plat Book 57, Page 72, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of the description thereof.

MR/meh 4/5/22  
Our file no. 51118211 - FT1  
950-62638 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Martha Garbay to JPMorgan Chase Bank, N.A., dated November 16, 2005, recorded in Deed Book 45493, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND AND 0/100 DOLLARS (\$130,000.00), 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 April, 2022, the following described property:

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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

To the best knowledge and belief of the undersigned, the party in possession of the property is Martha Garbay or a tenant or tenants and said property is more commonly known as **564 Fieldstream Way, Lawrenceville, Georgia 30044**.

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.

JPMorgan Chase Bank, National Association as Attorney in Fact for Martha Garbay 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 80 of the 5th District, Gwinnett County, Georgia and shown as Lot 9, Block G, Unit 6, Lamancha Subdivision, Quail Run Phase, as shown on a plat prepared by Hannon, Meeks & Bagwell, Surveyors, dated November 1, 1977 and recorded in Plat Book 7, Page 101, Gwinnett County Records, said plat is incorporated herein by reference and made a part hereof.

MR/ca 4/5/22  
Our file no. 51668510 - FT5  
950-62565 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Enger M De La Cruz and Priscilla De La Cruz to Mortgage Electronic Registration Systems, Inc., as nominee for Habridge Financial Services, Inc. DBA Real Estate Mortgage Network, its successors and assigns, dated March 6, 2015, recorded in Deed Book 53462, Page 856, Gwinnett County, Georgia Records, as last transferred to NewRez LLC 1/k/a New Penn Financial, LLC 1/k/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56877, Page 595, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND NINE HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$169,927.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party 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.

To the best knowledge and belief of the undersigned, the party in possession of the property is Enger M De La Cruz and Estate of Priscilla De La Cruz or a tenant or tenants and said property is more commonly known as **1827 Scholar Drive, Lawrenceville, Georgia 30044**.

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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Enger M De La Cruz and Priscilla De La Cruz McCalla Raymer Leibert Pierce, LLC

**FORECLOSURE**

UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 139, 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 1827 SCHOLAR DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORDS.

The obligation to pay the debt described in the aforementioned security deed and secured by the above described property has been assumed by Priscilla De La Cruz.

The right, if any, of The United States of America to redeem and land within 120 days from the date of the foreclosure sale held on April 5, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/meh 4/5/22  
Our file no. 520618 - FT8  
950-62567 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Ray Eugene Dennis to Great Western Bank, a federal savings bank, doing business as Sierra Western Mortgage Company, dated February 13, 1997, recorded in Deed Book 13823, Page 216, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 58469, Page 671, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHT THOUSAND AND 0/100 DOLLARS (\$18,750.00), 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 April, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ray Eugene Dennis or a tenant or tenants and said property is more commonly known as **600 Johns Landing Way, Lawrenceville, Georgia 30245**.

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.

JPMorgan Chase Bank, National Association as Attorney in Fact for Ray Eugene Dennis McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 118 and 139 of the 5th District of Gwinnett County, Georgia, being Lot 10, Block A, Unit One, Johnson's Landing Subdivision, as per plat recorded in Plat Book 60, Page 29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof by reference thereto.

MR/meh 4/5/22  
Our file no. 52250106 - FT3  
950-62562 3/9 16 23 30 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

**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 Gregory L McFarland to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Sunshine Mortgage Corporation, its successors and assigns, dated June 23, 2004, recorded in Deed Book 33466, Page 128, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, N.A. by assignment recorded in Deed Book 51531, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINE THOUSAND EIGHT HUNDRED FIFTY AND 0/100 DOLLARS (\$109,850.00), 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