FORECLOSURE

Pass-Through Certificates, Series 2005-1, conveying the after-described property to secure a Note in the original principal amount of \$190,800.00, 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 Supe-rior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month). He folday of said month) the fol-

lowing described property:
ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 112 OF 7TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 128, BLOCK A, STEEPLECHASE SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 51 PAGE 90 GWIN. BOOK 51, PAGE 99, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

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

Said property is commonly known as 1125 Paper Chase Court, Lawrenceville, GA 30043 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Terri Lynn Kemp or tenant or tenants

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

PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

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 aggingt the property. tute 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. 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 ordinances, restrictions, covenants, and matters of

record superior to the Secu-

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the 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 status of the loan as provided immediately above.

The Bank of New York Mel-Ion Trust Company, N.A. as successor in interest to all

SUCCESSORS assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-1, Mortgage Pass-Through Cer-tificates Series 2005-1 as agent and Attorney in Fact for Terri Lynn Kemp Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. 1017-5352A 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, 1017-5352A 950-62609 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Linda J. Stockton to Washington Mu-tual Bank, FA dated 1/5/2005 and recorded in Deed Book 41303 Page 0001 Gwinnett County, Georgia records; as last transferred to or ac-quired by JPMorgan Chase Bank, National Association, conveying the after-de scribed property to secure a Note in the original principal amount of \$229,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 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 de-SCRIBED PROPERTY:
LYING AND BEING LOCAT-

LYING AND BEING LOCATED IN THE CITY OF
LAWRENCEVILLE, COUNTY
OF GWINNETT, STATE OF
GEORGIA; ALL THAT CERTAIN PARCEL OR TRACT OF
LAND KNOWN AS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 115 OF
THE STELL AND DISTRICT

HEING IN LAND LUT 115 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT LOT 35, BLOCK A, HANARY ES-TATES, NORTH SUBDIVI-IAIES, NORIH SUBDIVI-SION, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 63, OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH SAID PLAT IS INCORPORATED BY DEFERENCE AND MADE

The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this

FORECLOSURE

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 906 John Court, 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): Estate/Heirs of Linda J. Stockton or tenant or ten-

JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.

JPMorgan Chase Bank, NA
Homeowner's Assistance
Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705 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 a lien, but not yet due and payable). (b) uppeld weter the loans of the loans and loans are all of the payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants and matters of nances. covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the 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 confir-

tus of the loan as provided immediately above JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Lin-da J. Stockton Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

1031-119A 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. 1031-119A 950-62631 3/9 16 23 30

2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck a/k/a Phillip A. Roebuck and James Barry Maney to Bank One, NA dated 8/15/2001 and recorded in Deed Book 24544 Page 120 Gwinnett County, Georgia records; as last transferred to or acquired by JP-Morgan Chase Bank, National Association stb/m to Bank
One, NA, conveying the after-described property to secure a Note in the original amount principal amount of \$135.000.00, 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 Supe-rior Court of said county), within the legal hours of sale county, within the legal hours of sale on April 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 day of said month), the following described property:

CEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNET LOUNTY, GEUN-GIA, BEING LOT 144, BLOCK B, THE WILDINGS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 28 PAGE 214, REVISED AND RE-RECORDED IN PLAT BOOK 28 PAGE 255 GWINNETT 38, PAGE 255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HERE-

IN AND BY THIS REFER-ENCE MADE A PART HERE-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 2700 Daylilly Ln,
Lawrenceville, GA 30044 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): Joy D. Maney and Philip A. Roebuck or tenant or ten-

ants.
JPMorgan Chase Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the materials. of the mortgage. JPMorgan Chase Bank, NA

Homeowner's Assistance Department 3415 Vision Drive

Columbus, Ohio 43219 1-866-550-5705 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 (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the propertv whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and

FORECLOSURE

encumbrances, zoning ordinances, restrictions nances, 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. Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.G.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not closure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided

immediately above.

JPMorgan Chase Bank, National Association s/b/m to Bank One, NA as agent and Attorney in Fact for Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck a/k/a Phillip A. Roebuck and James Park Messuck and James Barry Maney
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637 1031-149A 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 1031-149A 950-62474 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Gerardo Gon-zalez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PennyMac Loan Services, LLC, its successors and assigns. dated 10/1/2018 and recorded in Deed Book Fectored in Deed Book 56201 Page 00540 Gwinnett County, Georgia records; as last transferred to or ac-quired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$257,732.00, 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 April 5, 2022 (being the first Tuesday of said month unless said date falls on a Endost Helidate falls which

unless said date fails of in Federal Holiday, in which case being the first Wednesday of said month), the following described property: SITUATED IN THE 7TH DISTRICT, COUNTY OF GWINNETT, STATE OF GEORGIA. **GFORGIA**

GEORGIA:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 105 OF
THE 7TH DISTRICT OF
GWINNETT COUNTY, GEOR-GIA, BEING LOT 56, BLOCK
B, THE INFIELD (FORMERLY
KNOWN AS LANSKY ESTATES), AS PER PLAT
RECORDED IN PLAT BOOK
126, PAGES 133-135,
CHUNNIC

133-135, COUNTY GWINNETT GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. TAX ID NO: R7105 293

PROPERTY ID) 33309669
(ALTERNATE ID)
BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: INFIELD ΪΙC HOMES GRANTEF GERARDO GONZALEZ DAT-ED: 03/29/2013 RECORDED: 04/02/2013 DOC#/BOOK-PAGE: 52124-0545 LIMITED ADDRESS: 2211 LINE DR

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

having been given).
Said property is commonly known as 2211 Line Dr,
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): Gerardo Gonzalez or tenant

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

PennyMac Loan Services, LLC Loss Mitigation 3043
Townsgate R Boad #200, 041034

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 outstand-ing ad valorem taxes (in-cluding taxes which are a cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-

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 Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not

tus of the loan as provided immediately above.
PennyMac Loan Services, LLC as agent and Attorney in Fact for Gerardo Gonzalez
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23334A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-

be provided until final confir-

mation and audit of the sta-

FORECLOSURE FORECLOSURE

LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT 950-62703 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Stan J. Martin and Drusilla Martin to H&R Block Mortgage Corporation dated 7/28/2003 and record-ed in Deed Book 34167 Page 191 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ
Pass-Through Trust XVI,
conveying the after-described property to secure a
Note in the original principal
amount of \$112,500.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of Said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of Said County). of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-

scribed property: ALL THAT TRACT OR PAR-ALL IHAI IHACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 35, BLOCK B, PARK FOREST SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 124, GWIN-BOOK 23, PAGE 124, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE REFERENCE

HERETO.
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 and security beed. Ine deptremaining 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).

having been given).
Said property is commonly
known as 1043 Park Forest
Dr NW, 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

best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are); Stan J. Martin and Drusilla Martin or tenant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full aued who shall have full authority to negotiate, amend

and modify all terms of the mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan. Said property will be sold 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 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 in-spection of the property, and (e) any assessments, liens

(e) any assessments, lieus, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted exhibit to (1) confirmation 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 least 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 propulations and section of the security Deed non-judicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above. U.S. Bank National Association, not in its individual ca-pacity but solely as trustee of NRZ Pass-Through Trust XVI as agent and Attorney in Fact for Stan J. Martin and Drusilla Martin

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

1216-2699A 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. 1216-2699A 950-63256 3/9 16 23 30 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security
Deed executed by
THOMAS CHRISTOPHER
JOHNSON to MORTGAGE
ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS in the original principal amount of \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186 , Page 126, Gwinnett County records, said Security Deed being last transfered to MDTEGGE said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPA-NY in Deed Book 55964, Page 610, 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 April 05, 2022, the property in said Security Deed and described as follows:

as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-BEING LUT 93, BLOCK A, RIVERSPRINGS SUBDIVI-SION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID PLAT BEING REVISED AND

RE-RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEORGE GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

HEREOF BY REFERENCE PARCEL ID# R5249 091 Said property being known as: 1675 RIVERPARK DR, DACULA, GA 30019

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property of said property is/are THOMAS CHRISTOPHER JOHNSON 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 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 expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees naving 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 prop erty; and (4) any assess ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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 fol-

lows: Cenlar

lows:
Cenlar Federal Savings
Bank 425 Phillips Boulevard
Ewing, NJ 08618
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 tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
MORTGAGE RESEARCH
CENTER, LLC D/B/A VETERANS UNITED HOME LOANS,
A MISSOURI LIMITED LIABILITY COMPANY, as Attorney-in-Fact for THOMAS
CHRISTOPHER JOHNSON

ney-in-Fact for THOM/ CHRISTOPHER JOHNSON Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798 950-63880 3/9 16 23 30 STATE OF GEORGIA COUN-

TY OF GWINNETT
NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Security Deed executed MARYANN MCKENDRY MARYANN MCKENDRY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors or assigns, in the original principal amount of \$147,283.00 dated December 30, 2019 and recorded in Deed Book 57145, Page 573, Gwinnett County records, said Security Deed being last transferred to being last transferred to LAKEVIEW LOAN SERVIC-ING LLC in Deed Book 59452, Page 463, Gwinnett County records, the under-signed 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 April 05, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-ALL IHAI IHACI OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 19, BLOCK B, OF MEADOWBROOK VIL-LAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK PAGE 138, GWINNETT 25, PAG COUNTY, RECORDS: WHICH PLAT IS

HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. PARCEL ID: R6305B044 Said property being known as: 6466 MEADOW RUE DR. PEACHTREE CORNERS, GA

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are MARYANN MCKENDRY 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 indebtodepage as provided for 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 attornevs 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 prop erty; and (4) any assessments, liens, encumbrances zoning ordinances, restric covenants, and matters of record superior to the Security Deed first set out

above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal 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: LoanCare, LLC 3637 Sen-

Loanicare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600
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 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.

DETAINED MAY DE LISED. ORTAINED MAY BE USED

FORECLOSURE

FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact

MARYANN MCKENDRY MARYANN MICKENDRY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-133119 950-59633 1/26 3/9 16 23 30 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER

Pursuant to the power of sale contained in the Security Deed executed by ZANETA RAINEY to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., its successors or as-signs, in the original princi-pal amount of \$137,153.00 dated June 16, 2010 and dated June 16, 2010 and recorded in Deed Book 50158, Page 235, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 50452 Page 461 Book 59452, Page 461, 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 April 05, 2022, the property in said Security Deed and described as folproperty in said Security Deed and described as fol-

IN CORPORATE ON PARTICE OF LAND LYING AND BEING IN LAND LOT 62 OF THE 5TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 230, BLOCK F, THE PRESERVE AT HAYNES CREEK, UNIT 4, POD A, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 14-15, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. lows:

TO. Said property being known as: **1840 WOODLAND RUN**

TRL, LOGANVILLE, GA 30052 To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are ZANE-TA RAINEY 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 signeds knowledge, the par-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 dis-closed by an accurate survey and inspection of the property; and (4) any assess ments, liens, encumbrances

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. Said sale will be conducted said safe will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

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 follows:

LoanCare, LLC 3637 Sen-Note that pursuant to 0.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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING, LLC., as Attorney-in-Fact for ZANETA RAINEY Robertson, Anschutz, Schneid, Crane & Partners, PLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-133150 950-59629 1/26 3/9 16 23 30 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by AARON SHERRILL AND VENUS SHERRILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors or assigns, in successors or assigns, in the original principal amount of \$209,142.00 dated June 13, 2019 and recorded in Deed Book 56665, Page 383, Gwinnett County records Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 459, 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 in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 05, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 174, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK B, UNIT 1, SENTINEL RIDGE SUBDIVISION, PHASE 7, AS PER PLAT RECORDED IN PLAT ROOK 70, PAGE 194, GWIN. BOOK 70, PAGE 194, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-FRENCE AND MADE A PART THIS DESCRIPTION

Said property being known as: 3092 SENTINEL CIR, LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are AARON SHERRILL AND VENUS SHERRILL or tenant

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

FORECLOSURE

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

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 taxing authority: (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

above. Said sale will be conducted 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:

lows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-LLC, as Attorney-in-ING

Fact for
AARON SHERRILL AND
VENUS SHERRILL Robertson Anschutz. Schneid, Crane & Partners Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145929 950-59368 1/26 3/9 16 23

NOTICE OF SALE UNDER

POWER GWINNETT GEORGIA. COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Valerie C Chung to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First National Bank of Arizona, its successors and assigns dated Description. sors and assigns, dated December 18, 2003, recorded in Deed Book 36555, Page 2, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, National Consistence of the County of the Coun Association as Trustee for the DMSI Mortgage Loan Trust, Series 2004-4 Mort-gage Pass Through Certificates by assignment recorded in Deed Book 57535, Page 522, Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-NINE THOUSAND AND 0/100 DOLLARS AND 0/100 DOLLARS (\$99,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

house door of Gwinnett 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:

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the 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 agrupte 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 rity beed first set out above.
HSBC Bank USA, National
Association as Trustee for
the DMSI Mortgage Loan
Trust, Series 2004-4 Mortgage Pass Through Certificates is the holder of the Se-

curity 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: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

To the best knowledge and belief of the undersigned, the party in possession of the property is Valerie C Chung or a tenant or tenants and said property is more commonly known as 483 Marsh Lake Road, Marsh Lake Road, Lawrenceville, Georgia

30045.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
HSBC Bank USA, National
Association as Trustee for
the DMSI Mortgage Loan
Trust, Series 2004-4 Mortgage Pass Through Certifias Attorney in Fact for

as Attorney in Fact for Valerie C Chung McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 5TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, AND BEING LOT 4,
BLOCK A OF SPRINGLAKE
FALLS, AS PER PLAT
RECORDED IN PLAT BOOK
99, PAGE 43 OF GWINNETT
GEORGIA COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. MR/meh 4/5/22

Our file no. 22-06207GA -950-62706 3/9 16 23 30 2022

POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-

NOTICE OF SALE UNDER

FORECLOSURE

HUNDRED

WINTER TO THAT PURPOSE. thority to negotiate, amend, and modify all terms of the PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Michael J Yohe to Wells Fargo Bank, N.A., dated June 11, 2010, recorded in Deed Book 50139, Page 80, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FOURTEEN mortgage with the debtor is Community Loan Servicing, LLC, 4425 Ponce De Leon Blvd. 5th Floor. Coral Blvd. 5th Floor, Cora Gables, FL 33146, 954-590 7631.

FOURTEEN

THOUSAND NINF HUNDRED

TWENTY-SEVEN AND 0/100 DOLLARS (\$114,927.00), with interest thereon as set

forth therein, there will be sold at public outcry to the highest bidder for cash be-

fore the courthouse door of Gwinnett County, Georgia, or

at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in April, 2022, the following

described property: SEE EXHIBIT A ATTACHED

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

ilens, 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 account.

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: 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 party in possession of the property is Michael J Yohe and Estate of Michael J

Yohe or a tenant or tenants and said property is more

commonly known as 1525 Maple Pointe Court,

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

Wells Fargo Bank, N.A.

Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net

WWW.JORGOSSURENOLINE.RE EXHIBIT A ALL THAT CERTAIN PAR-CEL OF LAND SITUATED IN LAND LOT 74 OF THE 7TH DISTRICT, GWINNETT COUNTY, STATE OF GEOR-

COUNTY, STATE OF GEORGIA, BEING KNOWN AND
DESIGNATED AS LOT 13,
BLOCK A, WILLOW POINTE
SUBDIVISION, UNIT 1, AS
SHOWN ON PLAT RECORDED IN PLAT BOOK 66, PAGE
296, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFER-

A PART HEREOF BY REFERENCE.

BY FEE SIMPLE DEED FROM WILLOW OBEST

BUILDERS, INC. L.P. AS SET FORTH IN DEED BOOK 13215, PAGE 218 DATED

13215, PAGE 218 DATED 05/03/1996 AND RECORD-

ED 09/17/1996, GWINNETT

COUNTY RECORDS, STATE
OF GEORGIA.
Tax/Parcel ID: R7074 237

MR/ca 4/5/22 Our file no. 22-06241GA -

950-62506 3/9 16 23 30

NOTICE OF SALE UNDER

GEURGIA, 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

rower or sale contained in a Security Deed given by Oreme Jerome, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Mortgage, LLC, its successors and assigns datad Movement

sors and assigns, dated May 2, 2016, recorded in Deed Book 54267, Page 334, Gwinnett County, Georgia

Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing,

LLC by assignment recorded in Deed Book 59043, Page

557, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE

principal amount of ONE HUNDRED FIFTY-SEVEN

THOUSAND ONE HUNDRED

TWO AND 0/100 DOLLARS (\$157,102.00), 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

designated as an alternative

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 be-cause of, among other pos-

sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-

tent 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 Secu-rity Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA §

44-14-162 2

GFORGIA.

GWINNETT

Roswell, GA 30076

Lawrenceville,

30043.

Georgia

To the best knowledge and the pest knowledge and belief of the undersigned, the party in possession of the property is Oreme Jerome, Jr. or a tenant or tenants and said property is more commonly known 3303 N Creekview

FORECLOSURE

Lawrenceville, Georgia 30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrunt cy Code and (2) to final con-firmation and audit of the status of the loan with the

holder of the security deed. Lakeview Loan Servicing HC as Attorney in Fact for Oreme Jerome, Jr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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, fail-Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lots 130 and 131, 6th Disure 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 trict, Gwinnett County, Geor-gia being Lot 25, Block Hy, Sweetwater Estates Subdivision, as per plat thereof recorded in Plat

sale will be made for in-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 in-tent to collect attorney's fees Book R, Page 94, Gwinnett County, Georgia Records; which plat and legal description thereon are incorporation thereon are incorporation thereon are incorporation thereon are incorporation thereon are incorporations and incorporations are incorporated by the control of the

ed herein by reference there

to. MR/ca 4/5/22 Our file no. 22-06274GA - FT18

950-62719 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 Chan Yeh Lin to Washington Mutual Bank, FA, dated February 19, 2004, recorded in Deed Book 37158, Page 233, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 57418, Page 732, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of THREE HUNDRED FIFTY-FIVE HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED TWENTY AND 0/100 DOL-LARS (\$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

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. 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 HEREFOF as Attorney in Fact for Michael J Yohe McCalla Raymer Leibert PART HEREOF

place as may be

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible autre of default, fail. sible events of default, fail sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in tent 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, bu 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 tional Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

the entity that lab full authority 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 Chan Yeh Lin or a tenant or tenants and

said property is more com-

monly known as 5058 Tarry Glen Drive, Suwanee, Geor gia 30024. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed JPMorgan Chase Bank, Na

tional Association as Attorney in Fact for Chan Yeh Lin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 Roswell, GA 300/6 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, Rivermoore Park aka Parkside, Phase III, as per plat recorded in Plat Book 90, Page 247, Gwinnett County, Georgia Records, which plat is in-corporated herein by refer-

ence, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 ac Suwanee, Georgia 30024 according to the present system of numbering properties in said county.

MR/meh 4/5/22

Our file no. 22-06297GA –

950-62707 3/9 16 23 30 2022

NOTICE OF SALE UNDER NUTICE OF SALE ONDEL.
POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Shirley A Giraldo and Jose L Ramos to Wells Fargo Bank, N.A., dated March 6, 2013, recorded in Deed Book recorded in Deed 52085. Page 381. Gwinnett South Second Sec FORTY-SIX AND 0/100 DOI