#### FORECLOSURE

COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-

SCRIPTION THIS INSTRUMENT IS SECOND ONLY TO A SECU-RITY DEED FROM IKHNA-TON BYEPU TO HOMEBANC MORTGAGE CORPORATION DATED JANUARY 28, 2005, AS RECORDED IN GWINNETT COUNTY, GEORGIA
RECORDS, SECURING THE
ORIGINAL PRINCIPAL SUM
OF \$115,700, AND IT IS
AGREED THAT ANY DEFAULT THEREUNDER MAY,
AT THE OPTION OF THE
GRANTEE HEREIN, BE DECLARED AND DEEMED TO
BE A DEFUALT UNDER THE
TERMS OF THE WITHIN IN-DATED JANUARY 28, 2005

TERMS OF THE WITHIN IN-STRUMENT. MAP REFERENCE NO. R7295F 040 This foreclosure is subject to that Security Deed from Ikhnaton Byepu to Home-Banc Mortgage Corporation, in the original amount of \$115,700.00, dated Janaury 28, 2005, filed of record February 14, 2005 in Deed Book 41647, Page 123,

Gwinnett County, Georgia.
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

tent to collect attorneys fees having been given). Said property is commonly known as 420 Jackson Street, Buford, GA 30518 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 the undersigned, the party (or parties) in possession of the subject property is (are): Ikhnaton Byepu and Frances Byepu or tenant or tenants. PHH Mortgage Corporation

ull authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

is the entity or individual designated who shall have

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 lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Doublish Doublish Country (in the Doub

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

Bank of America, National Association as successor by merger to Countrywide Bank, FSB, fka Countrywide Bank National Association fka Treasury Bank, National Association as agent and Attorney in Fact for Ikhnaton Aldridge Pite, LLP, 15 Pied-

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

THIS LAW FIRM MAY BE HIS LAW HIM WAY BE ACTING AS A DEBT COL LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-4824A 950-69052 5/11 18 25 6/1/2022 6/1/2022

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Joshua J North to Mortgage Electronic Registration Systems, Inc., negistration systems, riic., as grantee, as nominee for Primelending, A Plainscapital Company, its successors and assigns. dated 7/21/2016 and recorded in Panel Panel 18475 Page 1867 Panel 18475 Page 1867 Panel 18475 Page 1867 Panel 1867 Panel 1867 Page 1867 Panel 1867 Page 1867 Panel 1867 Panel 1867 Page 1867 Panel 1867 Page 1867 Panel 1867 Page 1867 Page 1867 Panel 1867 Page 1867 P Deed Book 54475 Page 0395 Gwinnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying scribed property to secure a Note in the original principal amount of \$169,041.00, 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 Order of the Superior Court of said county), within the legal hours of sale on June legal nours of sale on June 7, 2022 (being the first Tues-day 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:

land lying and being in Land Lot 227 of the 5th District, County, Georgia, being Lot 31, Block A of Princeton Chase Subdivision, per plat thereof recorded in Plat Book 80, Page 34, Gwinnett County, Georgia Records, which recorded lat is incorrocated herein nlat is incorporated herein but is incorporated fiction by reference and made a part of this description. Parcel ID Number: R5227-

Property Address: 1400 Princeton View Court, Loganville, GA 30052 according to the present size of the present si numbering property in Gwin-

nett County, Georgia.

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

#### FORECLOSURE

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1400 Princeton View Ct, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, any. To the best knowledge and belief of the under signed, the party (or parties) in possession of the subject property is (are): Joshua J North 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 sale property will be solved as subject for: (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 lies acquiect the prop 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 matters an accurate survey and inspection of the property, and (e) any assessments, encumbrances, zoning ordinances. restrictions

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted 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 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

or the loan as provided immediately above.

PHH Mortgage Corporation as agent and Attorney in Fact for Joshua J North

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attack Georgia 30305 (Add) lanta, Georgia 30305, (404)

994-7637.
1017-5431A
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. 1017-5431A 950-69031 5/11 18 25 FORMATION 6/1/2022

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Deed given by Nancy Sue Wernert-Wright and Craig Wright to Mortgage Electron-Registration Systems. Inc., as grantee, as nominee for SOUTHPOINT FINAN-TOT SOUTHPOINT FINAN-CIAL SERVICES, INC., its successors and assigns. dat-ed 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$295,075.00, with the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such

Order of the Superior Court of said county), within the legal hours of sale on June legal nours of sale on June 7, 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-

month), the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVISION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

ENCE. 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 in-tent to collect attorneys fees having been given).

Said property is commonly known as 6089 Grand Loo Road, Sugar Hill, GA 30518-8178 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): Nancy Sue Wernert-Wright and Craig Wright 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

amend and mounty and of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043
Road #200, Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments. liens èncumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-

#### FORECLOSURE

cy Code; and (2) final confir-mation 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 be provided until final confir-mation and audit of the status of the loan as provided

immediately above.

PennyMac Loan Services,
LLC as agent and Attorney in
Fact for Nancy Sue Wernert-Wright and Craig Wright Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1120-23475A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23475A 950-68553 4/27 5/4 11 18 25 6/1/2022

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Jason A. Ellington and Karla Ellington to Mortgage Electronic Reg-istration Systems, Inc. acting solely as a nominee for FIRST BANK MORTGAGE: A FIRST BANK MORTGAGE: A DIVISION OF FIRST BANK OF GEORGIA dated 9/29/2003 and recorded in Deed Book 35137 Page 157 Gwinnett County, Georgia records; as last transferred 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 2018 G-CTT, conveying the after-de-scribed property to secure a Note in the original principal amount of \$228,002.00, 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 saie on June 7, 2022 (being the first Tuesday of said month unless said date falls on a Federal the first Wednesday of said month), the following described property:

All that tract parcel of land

lying and being in Land Lot 311 of the 5th District, Gwinnett County, Georgia, being Lot 24, Block A, Barimore, per Plat Book 81, Page 135, Gwinnett County, Georgia Records, which is referred to and made a part of this

to and made a pair of this description.

The debt secured by said Security Deed has been and is hereby declared due because of among other possible secured of default fail. 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 1412 Barimore Court, 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): Jason A. Ellington and Karla Ellington or tenant or ten-

ants. 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.

morgage.
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 negripte.

quired 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 lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and 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 statriation and adolt of the Status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above.

U.S. Bank National Association not in its individual as tion, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT as agent and Attorney in Fact for Jason A. Ellington and Karla Ellington Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attack. lanta, Georgia 30305, (404)

lanta, georgia 30305, (404) 994-7637. 1208-3581A 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. 1208-3581A 950-69042 5/11 18 25 6/1/2022

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Sale contained in a Security
Deed given by Michelle
Green to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for NEW CENTURY MORTGAGE CORPORATION, its
successors and assigns, datsuccessors and assigns. dated 8/31/2006 and recorded in Deed Book 47011 Page 116 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by U.S. Bank Trust National Association not in its individual capacity but solely as owner

## FORECLOSURE

trustee for Legacy Mortgage Asset Trust 2020-GS1, con-veying the after-described property to secure a Note in the original principal amount of \$222,785,00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 June 7, 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 fol-

lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 335 OF BEING IN LAND LOT 335 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK "A", PRESCOTT AT MINK LIVSEY F/K/A MINK LIVSEY MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 108 PAGE 251 PLAT BOOK 108, PAGE 251; REVISED AT PLAT BOOK 109, PAGE 36-41, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-

day of said month), the fol-

FORECLOSURE

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible outside the default spiritual of the secure of t sible events of default, failsible events of default, fall-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 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 4773 Beau Point
Court, 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 cubic transcribe (arch). the subject property is (are): Michelle Green or tenant or

renants.
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 Manage-ment 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 alien, 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 of the loan. payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, 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. Bankrupt-cy Code; and (2) final confirmation and audit of the stationary confirmation and subject to (1) confirmation that the subject to (1) confirmation that the subject to (1) confirmation that the sale is not prohibited that the sale is not pro tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures 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 be provided until final confirmation and audit of the status of the loan as provided

us of the loan as provided immediately above.
U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS1 as agent and Attorney in Fact for Michelle Green Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1208-3608A
11208-3608A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3608A 950-69037 5/11 18 25 6/1/2022 6/1/2022

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Darryl A. Clin-ton to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Company, its successors and assigns dated 10/14/2005 and recorded in Deed Book 44916 Page 0071 Gwinnett County, Georgia records; as last transferred to or acquired by Forethought Life Insurance Company, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$338.650.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 June 7, 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 fol-

case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE GMD 1397,
GWINNETT COUNTY, GEORGIA, BEING LOT 28,
THOMPSON MILL LAKES,
AS PER PLAT RECORDED IN PLAT BOOK 104, PAGES
87 AND 88, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE HEREIN BY REFERENCE AND MADE A PART HERE-

OF.
The debt secured by said 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

Said property is commonly known as 3873 Thompson Lake Drive, Buford, GA
30519 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 notice) signed, the party (or parties) in possession of the subject property is (are): Darryl A. Clinton and Tracy L. Clinton or tenant or tenants.

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority that state the state of the thority 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 note, flowerer, 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

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 proper 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. redemption or any taxing and 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

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 holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding 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 be provided until final confirmation and audit of the status of the loan as provided immediately above Forethought Life Insurance

Company as agent and At-torney in Fact for Darryl A. Clinton Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1208-3632A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3632A
950-69727 5/11 18 25
6/1/2022 6/1/2022

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Lee Gawrys to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home Star Mortgage for Home Star Mortgage Services, LLC, its successors and assigns dated 3/28/2003 and recorded in Deed Book 32157 Page 0033 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 erty to secure a Note in the original principal amount of \$103,200.00, 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 Gesigrior Court of said county), within the legal hours of sale on June 7, 2022 (being the on June 7, 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 PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING MORE PARTIC-

ULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE POINT FORMED BY AT THE POINT FORMED BY THE INTERSECTION OF THE CENTER LINE OF ALCOVY ROAD WITH THE CENTER LINE OF BRAMLETT SHOALS ROAD (80 FOOT THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF BRAMLETT SHOALS ROAD A DISTANCE OF 1314 FEET TO A POINT; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 40 FEET TO AN IRON PIN FOUND ON THE TOWN BRAMLETT SHOALS ROAD AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTHEASTERLY RIGHT OF WAY BRAMLETT SHOALS ROAD AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 321.10 FEET TO AN IRON PIN; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 321.10 FEET TO AN IRON PIN; RUN THENCE SOUTH 52 DEGREES 27 THE INTERSECTION OF THE

AN IRON PIN; RUN THENCE SOUTH 52 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 240.03 FEET TO AN IRON THENCE SOUTH 37 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 319.50 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OR WAY OF BRAMLETT SHOALS ROAD; RUN RIGHT OR WAY OF BRAM-LETT SHOALS ROAD; RUN THENCE NORTH 52 DE-GREES 50 MINUTES 25 SECONDS WEST ALONG SAID RIGHT OF WAY A DIS-TANCE OF 240.04 FEET TO AN IRON AND THE TRUE POINT OF BEGINNING; BE-ING MORE PARTICULARLY SHOWN ON SURVEY DATED MARCH 7, 1995 PREPARED BY HANBRICK SURVEYING, INC. AND BEING THE SAME

INC. AND BEING THE SAME PROPERTY CONVEYED TO JUDY G. WEBB BY WAR-RANTY DEED DATED JUNE 9, 1993 RECORDED IN DEED BOOK 8998, PAGE 86, GWINNETT COUNTY RECORDS. RECORDS. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-

sible events of default, failsible events of detault, after 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 attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 624 Bramlett
Shoals Road,

Shoals Road, Lawrenceville, GA 30045 together with all fixtures and personal property attached

## FORECLOSURE

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): Anthony Lee Gawrys or ten-

ant 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. of the mortgage. Shellpoint Mortgage Servic-

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 that such Note, however, that such entity or individual is not required by law to negotiate. mend or modify the terms of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water 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 inan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Securecord 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 hold. 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 fore-closure documents may not be provided until final confirmation and audit of the staination and addit of the Status of the loan as provided immediately above.

NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact

for Anthony Lee Gawrys for Anthony Lee Gawrys Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1263-2347A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2347A 950-69035 5/11 18 25

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Cristian E. Casillas to Cardinal Mortgage dated 2/9/2001 and recorded in Deed Book 22365 Page 0036 Gwinnett County, Georgia records; as last transferred to or acguired by PNC Bank, National Association, conveying the afterdescribed property to secure a Note in the original principal amount of \$145,400.00, 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 desigor such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 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: lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 3, OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 67, BLOCK A, EAGLE CREEK SUBDIVI-

the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the in-A, EAGLE CREEK SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 51, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY DEEDED PLAT IN INC. dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as folor 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 pero-AND MADE A PART HEREOF BY REFERENCE. BEING IM-PROVED PROPERTY KNOWN AS 895 EAGLE CREEK DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN

GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA.

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 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 COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 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 betarnary for contribution of in-

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

Said property is commonly known as 895 Eagle Creek Dr., 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 undereigned the party (or notifice) and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Cristian E. Casillas 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 Miti-

an accurate survey and in

cv Code; and (2) final confir

certain procedures regarding

the rescission of judicial and

non-iudicial sales in the

rollase Maliniatian Morigage Corporation dated 4/25/2003 and recorded in Deed Book 33334 Page 172 and modified at Deed Book 55074 page 457 and Deed book 56125 Page 939 Gwinnett County Geographic County County County County book 56125 Page 939 Gwin-nett County, Georgia records; as last transferred to or acquired by Wilming-ton Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, con-veying the after-described property to secure a Note in the original principal amount of \$166,331.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to gation 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 outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and 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), payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and

payable of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by within the legal hours of sale on June 7, 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 344 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 13, BLOCK AS PER
PLAT RECORDED IN PLAT
BOOK 86, PAGE 101, GWINNETT COUNTY RECORDS,
SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO
The debt secured by said
is hereby declared due bespection of the property, and day of said month), the fol-(e) any assessments, liens, encumbrances, zoning ordi-nances, 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 prohibit-ed under the U.S. Bankruptmation 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

is hereby declared due be-cause of, among other pos-sible events of default, fail-

## FORECLOSURE

FORECLOSURE

mation and audit of the sta-

1434-2154A

POWER

PURSUANT TO THE POWER OF SAIR CONTAINED TO THE PURSUANT TO THE PURSUANT OF T

original principal amount of \$195,300.00 dated December 23, 2002 and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Security Deed Point Book 30437, Page 264, Gwinnett County records, said Security De

being last transferred to NA-TIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 56603, Page 704, 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 June 07, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

ALL HAI HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 118 AND 119 OF THE 5TH DIS-TRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, OF THE ESTATES AT GREAT OAKS

LANDING SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 208, GWINNETT

COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND

MADE A PART OF THIS DE-SCRIPTION. Said property being known as: 824 MONTECRUZ DR

as: 824 MUNIECRUZ DR
LAWRENCEVILLE, GA 30045
To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are JOHN
GREGORY BRUCE AND
CYNTHIA A. BRUCE or tenant(s)

ant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among

other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this cale will be

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 (notice of intent to collect attorneys fees have

to collect attorneys fees hav-

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assess-

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

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) fi-

nal confirmation and audit of

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Jerry Scott Edling and Sandy M. Edling to Chase Manhattan Mort-

above.

State of Georgia, the Deed Under Power and other fore-closure documents may not 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, be provided until final confirtus of the loan as provided immediately above.
PNC Bank, National Association as agent and Attorney as provided in the Security in Fact for Cristian E. Casil-

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 2255 Arden Creek Dr., Bethlehem, GA 30620 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED 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): Jerry Scott Edling and Sandy FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1434-2154A 950-68929 5/11 18 25 6/1/2022 Jerry Scott Edling and Sandy M. Edling or tenant or ten-STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Carrington Mortgage Services, LLC is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

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

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 propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordin nances, 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 prohibit-ed under the U.S. Bankrupt-

ed 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.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

immediately above.
Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan
Trust F as agent and Attorney in Fact for Jerry Scott
Edling and Sandy M. Edling
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, 444

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2191-2438A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2438A
950-69063 5/11 18 25
6/1/2022 6/1/2022

## .STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Security Deed executed by MIGUEL BECERRA to MORTGAGE ELECTRONIC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original principal amount of \$162,770.00 dated May 21, 2018 and recorded in Deed Book 55914, Page 0460, Gwinnett County records, said Security Deed being last transferred to FREEDOM transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59781, Page 00863, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash,

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 June 07, 2022, the property in said Security Deed and described as follows:

THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, TOWIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, DEING LOT 24, BLOCK "C", HARTINS PLACE SUBDIVISION, UNIT FOUR, AS PER LAT RECORDED IN PLAT BOOK 15, PAGE 240, AND

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for JOHN GREGORY BRUCE AND CYNTHIA A BRUCE Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 BOOK 15, PAGE 240, AND REVISED IN PLAT BOOK 28, PAGE 35. GWINNETT COUN-TY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DE-Firm File No. 21-145119 -950-69851 5/11 18 25

#### TAILED DESCRIPTION R6146 152 Said property being known as: 538 NATHAN DR NW LIL-BURN, GA 30047 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are MIGUEL BECERRA or tenant 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 Nets and grid Security. in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attornevs fees (notice of intent to collect attorneys fees 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 assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out Said sale will be conducted subject to the following: (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) 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 in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Freedom Mortgage Corporation 907 Pleasant Valley

## FORECLOSURE

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 target of the most age. 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 MIGUEL BECER-Robertson, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014096 -MaO

950-67502 4/27 5/11 18 25 6/1/2022

## STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Dead executed by PHON

ty Deed executed by RHON-DA B. BUFORD to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPO RATION in the original principal amount of \$260,480.00 dated February 25, 2020 and recorded in Deed Book 57456, Page 885, Gwinnett County records and Security County records, said Securi ty Deed being last trans-ferred to FREEDOM MORT-CORPORATION Deed Book 59752, Page 582, 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 June 07, 2022, the Security property in said Deed and described as fol

IOWS:
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
GWINNETT, STATE OF GA, IS DESCRIBED AS AND

AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PA-CEL OF LAND LYING AND BEING IN LAND LOT 345 OF THE 4TH DISTRICT, GWIN NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A, HIGHTOWER LANDING (FKA HIGHTOWER TRÄILS TRACT 2) AS PER PLAT RECORDED IN PLAT BOOK PAGES 127. PAGES 121-128, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. TAX ID: R4345 054

# LVILLE, GA 30039

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are RHONDA B. BUFORD or ten-

ant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the 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 ex penses of sale, including at-torneys 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; matters which might be dis closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restric tions, covenants, and matters of record superior to the Security Deed first set out

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 in-dividual or entity who has full authority to negotiate, amend, and modify all terms

of the mortgage is as follows: Freedom Mortgage Corpo-ration 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054

Mount Laurel, NJ 08054
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.

FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for RHONDA B. BU-Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-015080 – TiT 950-65709 03/30/2022 05/11/2022, 05/18/20 05/25/2022, 06/01/2022. 05/18/2022.

#### 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 ROBERT CHRISTOPHER BERRY AND SHERRY BERRY to Angel Oak Home Loans, LLC. in the original principal amount of \$257.217.00 dated June 29 \$25/,217.U0 dated unite 22 2017 and recorded in Deed Book 55226, Page 0826, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION MORIGAGE CORPORATION
in Deed Book 56357, Page
96, 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 hours of sale, on June 07 2022, the property in said Security Deed and described Security Deed and described as follows:
THE FOLLOWING DESCRIBED REAL ESTATE,
SITUATED IN GWINNETT
COUNTY, GEORGIA, TOMIT.

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 355 OF

THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA. BEING LOT 26, BLOCK GIA, BEING LOT 25, BLUCK A, WYNTERBERRY SUBDI-VISION, PHASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGE 93, GWINNETT COUNTY, GEOR-RECORDS