PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. as: 3753 FROSTRERRY FALL

PL BETHLEHEM, GA 30620
To the best of the under ty or parties in possession of said property of said property is/are ROBERT CHRISTOPHER

ROBERT CHRISTOPHER
BERRY AND SHERRY
BERRY 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 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 hav-

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

above Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code: and (2) final confirmation and audit of The 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-

Freedom Mortgage Corporation 907 Pleasant Valley
Avenue, Suite 3
Mount Laurel, NJ 08054
Phone: (855) 690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.

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

FREEDOM MORTGAGE
CORPORATION as Attorney.

CORPORATION, as Attorneyin-Fact for ROBERT BERRY BERRY CHRISTOPHER ND SHERRY AND Robertson Anschutz.

Crane & Partners. Schneid. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-023283 – 950-68942 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Joann S Kaufman and Steven W Kaufman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Mortgage Network, Inc., its sucgage network, itc., itc. suc-cessors and assigns, dated February 3, 2006, recorded in Deed Book 46239, Page 473, Gwinnett County, Geor-gia Records and as modified by that certain Loan Modifi-cation. Accorded by that certain Loan Modifi-cation Agreement recorded in Deed Book 53208, Page 371, Gwinnett County, Geor-gia Records, as last trans-ferred to U.S. Bank National Association, as Trustee for Wachovia Mortgage Loan Trust, Asset-Backed Certificates, Series 2006-AMN1 by Deed Book 51871, Page 641, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$306,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in June, 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 and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying here given)

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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without and

representation, warranty or recourse against the above-named or the undersigned. Wachovia Mortgage Loan Trust, Asset-Backed Certifi-cates, Series 2006-AMN1, cates, Series 2006-AMN1, U.S. Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vijlage, CO 80111, 800-306-

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

belief of the undersigned the party in possession of the property is Joann S Kaufman and Steven W Kaufman or a tenant or tenants and said property is commonly 4080 Flippen Trl, Norcross, Georgia 30092. Should a conflict arise between the property address and the legal description the legal deiption will control The sale will be conducted **FORECLOSURE**

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final concy cobe and cy to final con-firmation and audit of the status of the loan with the holder of the security deed. Wachovia Mortgage Loan Trust, Asset-Backed Certifi-cates, Series 2006-AMN1, U.S. Bank National Associa-

tion, as Trustee
as Attorney in Fact for
Joann S Kaufman and
Steven W Kaufman McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

ROSWEII, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 316 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
AND BEING LOT 33, BLOCK
K, UNIT NINE, PEACHTREE
STATION SUBDIVISION, AS
PER PLAT RECORDED AT
PLAT BOOK 14, PAGE 229,
GWINNETT COUNTY
RECORDS AND WHICH

GWINNETT COUNTY RECORDS AND WHICH PLAT IS REFERRED TO HEREBY AS REFERENCE
FOR MORE PARTICULAR
DESCRIPTION AND DELINEATION OF THE 1ST DIMENSION THEREOF. MR/meh 6/7/22

Our file no. 22-06244GA -950-69725 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by John W Welker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns for sun rust wortgage, inc., its successors and assigns, dated March 6, 2013, recorded in Deed Book 52082, Page 848, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56441 Page 338 Book 56441, Page 338, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59692, Page 470, Gwinnett recorded County. Georgia Records, a the after-de-County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHTY-FOUR THOUSAND EIGHTY-FOUR THOUSAND EIGHTY-FOUR THOUSAND FIFTY 0/100 DOLLARS AND

(\$184,850.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June,

2022, the following de-SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said

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

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

curity Deed to the property in accordance with OCGA § 44-14-162.2 The entity that has full au The effility that last build are thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is John W Welker and Estate of John William Welker or a tenant or tenants and said property as 1201 Post Horn Run, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-

scription the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing

as Attorney in Fact for John W Welker

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 107,
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 38, BLOCK A, PHASE A,
HUNTING FALLS SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
74, PAGE 31, GWINNETT
COUNTY RECORDS. WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART OF THIS DESCRIPTION, BEING IMPROVED
PROPERTY HAVING A
HOUSE THEREON KNOWN
AS 1201 POST HORN RUN
ACCORDING TO THE
PRESENT SYSTEM ON
ENTERING HOUSES IN
GWINNETT COUNTY, GEORGIA, AND MORE PARTICULARLY SHOWN ON SURVEY
PREPARED BY R&V LAND

PREPARED BY R&V LAND SURVEYING, INC., DATED NOVEMBER 10, 1997

MR/meh 6/7/22 Our file no. 22-06283GA -950-69022 5/11 18 25

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

FORECLOSURE

Security Deed given by Angela Bradley and Cornelius James to Mortgage Electron-Registration Systems. c., as grantee, as nominee r First Franklin a division Nat. City Bank of IN, its successors and assigns, dat ed December 22, 2005, recorded in Deed Book recorded in Deed Book 45799, Page 135, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by as-signment recorded in Deed Book 59770, Page 76, Gwin-pett County Georgia

recourse against the above-named or the undersigned. CrossCountry Mortgage, LLC is the holder of the Se-Book 59770, Page 76, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-FIVE THOUSAND THREE HUNDRED EIGHTY AND 0/100 DOLLARS (\$35,380.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtcurity Deed to the property in accordance with OCGA § 44-14-162 2 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. however that such entity. however, that such entity is not required by law to ne-

FORECLOSURE

spection of the property, any

assessments, liens, encum-brances, zoning ordinances,

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said property will be sold on an "as-is" basis without any representation, warranty or

gotiate, amend or modify the

ganville, Georgia 30052. Should a conflict arise be-tween the property address and the legal description the

legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the

firmation and audit of the status of the loan with the

as Attorney in Fact for Terrance Deon Wiggins and Omolara Theresa Wiggins McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

Mortgage,

holder of the security deed.

CrossCountry

MR/ca 6/7/22

25 6/1/2022

POWER GEORGIA,

COUNTY

Our file no. 22-06653GA -

950-68656 4/27 5/4 11 18

NOTICE OF SALE UNDER

Under and by virtue of the

Power of Sale contained in a Security Deed given by Ja-cob V Villanueva to Mort-gage Electronic Registration Systems, Inc., as grantee, as

Systems, Inic., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated April 20, 2016, recorded in Deed Book 54293, Page 662, Gwinnett County, Georgia Records, as last transferred Cuild Mortgage Company

Hectorus, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 59817, Page 00382, Gwinnett County, Georgia Records, conveying

the after-described property

the atter-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (2013/055 00) with breast

(\$137,365.00), 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 June.

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

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

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

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

taxing authority, any matters which might be disclosed by

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

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

an "as-is" basis without any

representation, warranty or

recourse against the above-named or the undersigned. Guild Mortgage Company LLC 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: Guild Mortgage Company LLC, PO BOX 85304, San

Diego, CA 92186, 800-365-4441.
Note, however, that such

entity is not required by law

to negotiate, amend or modi-

To the best knowledge and belief of the undersigned, the party in possession of the property is Jacob V Vil-

lanueva or a tenant or ten-ants and said property is more commonly known as 4023 Hill Station Court, Sugar Hill, Georgia 30518.

Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not probibit-

that the sale is not prohibit-ed 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. Guild Mortgage Company

fy the terms of the loan

44-14-162.2

the following de-

2022.

GWINNETT

for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Terrance
Deon Wiggins and Omolara
Theresa Wiggins or a tenant
or tenants and said property
is more commonly known
as 926 Shannon Mist Dr. Loapplied to the property of the property
of the property of the p within the legal hours of sale on the first Tuesday in June, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11 having hear given)

HEREOF

Stall to U.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters. taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. PNC Bank, National Associ-

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full auditations are supported by the support of the property in accordance with OCGA § The entity trait has full available, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Note however that such

ation is the holder of the Se-

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Angela Bradley or a tenant or ten-ants and said property is more commonly known as 731 Franklin Mill Trace, Lo-

ganville, Georgia 30052.
Should a conflict arise between the property address and the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of the status of the loan with the holder of the security deed PNC Bank, National Associ-

as Attorney in Fact for and Angela Bradley Cornelius James McCalla Raymer Leibert 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 321, BLOCK A, THE VILLAGE AT BAY CREEK, PHASE I, UNIT TWO, AS PER PLAT TWO, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 173 AND 174, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/meh 6/7/22 Our file no. 22-06437GA -950-68992 5/11 18 25

6/1/2022 NOTICE OF SALE UNDER POWER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Power of sale contained in a Security Deed given by Terrance Deon Wiggins and Omolara Theresa Wiggins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LIC, its conceptors grantee, as nonlineer increases of crossCountry Mortgage, LLC, its successors and assigns, dated July 17, 2020, recorded in Deed Book 57690, Page 485, Gwinnett County, Georgia Records, as left, traceforded to Cross. last transferred to Cross-Country Mortgage, LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUN-DRED SIX THOUSAND THREE HUNDRED FORTY-EIGHT AND 0/100 DOLLARS (\$306,348.00), 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 June, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

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

as Attorney in Fact for Jacob V Villanueva MCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road having been given). Said property will be sold Roswell, GA 30076 www.foreclosurehotline.net subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the WWW.Toreclosurenotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 291 OF THE 7TH DISTRICT, GWINright of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-NETT COUNTY, GEORGIA,

LLC

FORECLOSURE

BEING UNIT 2 OF SUGAR HILL STATION TOWN-HOMES AKA CITY OF SUG-AR HILL TOWNHOME TRACT, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 168-169, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HFREIN AND MADE A PART HEREOF BY REFERENCE

MR/meh 6/7/22 Our file no. 22-06712GA – 950-69010 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a

Security Deed given by Daoleuang Som-phonephakdy to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ampro Mortgage, a division of United Financial Mortgage Corp., its successors and assigns, datsuccessors and assigns, dated November 3, 2006, recorded in Deed Book 47222, Page 277, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53006, Page 613, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK MELLON FKA THE BANK OF TRUSTEFOR THE BENEFIT OF ALTERNATIVE LOAN TRUST 2007-J1, MORTGAGE PASS-2007-J1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-J1 by assign-ment recorded in Deed Book 49436, Page 50, Gwinnett County, Georgia Records. the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$234,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

www.foreclosurehotline.net EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 192 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 204 OF LAUREL MIST SUBDIVISION, PHASE 2, UNIT 3, AS ON PLAT RECORDED IN PLAT BOOK 141, PAGES 260-262, nighest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 141, PAGES 260-262, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEDR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said

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

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

representation, warranty or recourse against the abovenamed or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS THE TRUSTEE FOR THE ALTERNATIVE LOAN TRUST 2007-11, MORTGAGE PASS-J1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-J1 is the holdof the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan To the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Estate Of Daoleuann

Daoleuang Som-phonephakdy, Daoleuang Somphonephakdy and Khiath Somphonephakdy or a tenant or tenants and said property is more commonly known as 1097 Sunny Glen Court, Lawrenceville, Geor-gia 30043. Should a conflict arise between the property address and the legal description the legal descrip-

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF THE MEM YORK AS THE NEW YORK AS THE TRUSTEE FOR THE ALTER-NATIVE LOAN TRUST 2007 J1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-J1

as Attorney in Fact for Daoleuang Som-McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **FXHIBIT A** EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 26 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 88, BLOCK C,
LEE ELEIDING CURDAY THE FIELDING SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 62, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/meh 7/5/22 Our file no. 22-07212GA -FT18 950-70369 5/11 18 25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Finan-cial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment to be recorded in the Office of the Clerk of

FORECLOSURE

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 0/100 DOL-LARS (\$284,747.00), 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 Country, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following de-scribed 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 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in an accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, these surgices to the Securi those superior to the Securi ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

recourse against the above-named or the undersigned. Cardinal Financial Compa-ny, Limited Partnership is the holder of the Security Deed to the property in ac-cordance 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: Cardinal Financial Company,

recourse against the above

Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, 8006694268. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned,

the party in possession of the property is Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal de

scription will control.

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

Cardinal Financial Compa-ny, Limited Partnership as Attorney in Fact for Richard L Winstead and Cheryl C Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A COMMONLY 1714 Lake KNOWN AS: Heights Circle, Dacula, GA 30019 TAX PARCEL ID/AP: R3001

304 All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill -A Home Town (Phase 4), ac-A none fown (Phase 4), according to plat of survey recorded in Plat Rook 72, Page 222, Gwinnett County, Georgia Records, which plat

and the record thereof are incorporated herein by refer-Parcel ID: R3001-304 Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/ca 6/7/22

Our file no. 22-07226GA - FT18

950-68659 4/27 5/4 11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Vy T Vu and Tructien C Nguyen to

Vu and Tructien C Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Coldwell Banker Home Loans, its successors and assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764, Gwinnett County, Georgia Records, as last transferred to NewRez LLC d/b/a Shell-point Mortgage Servicing by assignment recorded in point Mortgage Servicing assignment recorded in Deed Book 58827, Page 414, Deed Book 58827, rayers, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original amount of ONE principal amount of ONE HUNDRED NINETY-NINE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED TWENTY AND 0/100 DOL-LARS (\$199,920.00), with interest thereon as set forth therein there will be sold at therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following de-

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 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

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given). having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-

brances, zoning ordinances, restrictions, covenants, and

FORECLOSURE

any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. NewRez LLC d/b/a Shell-point Mortgane Servicing is newrez Ltc arba sier-point Mortgage Servicing is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-The entry trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Vy T Vu and Tructien C Nguyen or a ten-ant or tenants and said property is more commonly known as 915 Newcastle known as 915 Newcasue Drive, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal de-scription the legal descrip-

scription the legal description will control.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Vy T Vu and Tructien C

Nguyen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net WWW.Toreclosurenotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, NEWCASTLE SUBDIVISION, UNIT TWO, ACCORDING TO PLAT RECORDED IN PLAT POOK 15, BACE 287, CWIM GEORGIA BOOK 15, PAGE 287, GWIN-NETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE. MR/meh 7/5/22

Our file no. 22-07356GA -FT18 950-70425 5/11 18 25 6/1 8 15 22 29 2022

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

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 pursuant to O.C.G.A. § 13-1-11 beging hear given). Under and by virtue of the Power of Sale contained in a Security Deed given by Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Morthaving been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but nominee for Shelter Mort-gage Company, LLC dba Fairfield Mortgage, its suc-cessors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica. not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, activities accurate and that certain Loan Modifica-tion Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records, as last transferred brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 48905, Page 770, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE

HUNDRED FIFTY-UNE THOUSAND THREE HUN-DRED EIGHTY-SIX AND 0/100 DOLLARS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 0/100 DOLLARS
(\$151,386.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County Country Coun is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-County, Georgia, or at such place as may be lawfully designated as an alternative, on the first Tuesday in June,

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

as provided in the Security beed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold white the pursuant to pursuant to outstanding.

subject to any outstanding ad valorem taxes (including

at valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in-

an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, coverants, and any matters of record any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

representation, warranty or

recourse against the above-named or the undersigned.

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

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA

50306, 1-800-416-1472.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and

belief of the undersigned, the party in possession of the property is Kimberly E Pulley or a tenant or tenants

and said property is more

commonly known as 839

Nichols Landing Ln, Dacula, Georgia 30019. Should a conflict arise between the property address and the le-

gal description the legal de-

scription will control. The sale will be conducted

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

cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A.

AS Attorney in Fact for Kimberly E Pulley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivi-

sion, Unit Three, as per plat recorded in Plat Book 78,

Landing Subdivi-

EXHIBIT A

thority to negotiate, amend and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601, (800) 365-7107. 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF The debt secured by said Security Deed has been and Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. security beed 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

To the best knowledge and belief of the undersigned. belief of the undersigned, the party in possession of the property is Darlane B. Sanders and Tyrone F. Sanders or a tenant or ten-ants and said property is more commonly known as 4635 Riversound Drive. 4635 Riversound Drive, Snellville, Georgia 30039. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-FOR THE CERTIFICATE-FOR THE COMPS FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16

as Attorney in Fact for Darlane B. Sanders and Tyrone F. Sanders McCalla Raymer Leibert MicCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that certain tract or par-All that certain tract or parcel of land lying and being in Land Lot 27 of the 6th District, Gwinnett County, Georgia being Lot 38, Block G, The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia Records, which

by reference Subject to the Declaration of Protective Covenants for The Moorings Unit IV Subdivision by the Supplement Supp vision, by document record ed in August 22, 2002 in Book 28491, Page 15 in the Clerk's Office of the Superior Court for Gwinnett County, Georgia.

The above description is

ty, Georgia Records, which plat is incorporated herein

the same as found in prior deed of record as a boundary line survey was not done at the time of this con-

veyance. Being the same property conveyed to Darlane B Sanders and Tyrone F Sanders, joint tenants with rights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by warranty deed dated September 30, 2004 and recorded October 11, 2004 in Royal (40150). ber 11, 2004 in Book 40159, Page 149 in the Clerk of Su-perior Court's Office for Gwinnett County, Georgia.

This conveyance is subject all ments, setback lines, and other conditions shown of record in the Clerk of Supe-rior Court's Office for Gwinnett County, Georgia. MR/meh 7/5/22

950-70417 5/11 18 25 6/1 8 15 22 29 2022

FORECLOSURE

FORECLOSURE

Georgia Records.

Being and intending to describe the same premises conveyed in a deed recorded

04/14/2005, in Book 42358,

Page 2. Known as: 839 Nichols

Our file no. 51087008 - FT5

950-69963 5/11 18 25

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Dar-lane B. Sanders and Tyrone F. Sanders to Mortgage Elec-

tronic Registration Systems.

tronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK MOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT

OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by

CATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED INDETY-THREE HUNDRED INDETY-THREE HUNDRED INDETY-THREE

HONDRED MINETY-THREE
THOUSAND AND 0/100
DOLLARS (\$393,000.00),
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 law-

fully designated as an alter-native, within the legal hours

of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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-

Landing Ln Parcel: 7-017-126

MR/meh 6/7/22

6/1/2022

COUNTY

NOTICE OF SALE UNDER GEORGIA. **GWINNETT** COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Earnest Thomas and Leona F

Thomas to Mortgage Elec-tronic Registration Systems

tronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc, its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded ing by assignment recorded ing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOU-SAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$308,302.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 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, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas 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 induct for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 beging hear given).

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

NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing is the holder of the Security Deed to the property in accordance with OCGA § 44-162.2.

14-162.2 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law

entity is not required by law to negotiate, amend or modito negotiate, amento or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Earnest the party in possession of the property is Earnest Thomas, Leona F Thomas, Donegal Way Trust, LLC, Nu Alliance Company, Earnest Thomas and Leona Thomas, Trustees, Earnest Thomas and Leona Thomas Living Trust and Jason Morton or a theapt for thomatical countries.

tenant or tenants and said property is more commonly known as 3410 Donegal Way, Snellville, Georgia Way, 30039. Should a conflict arise between the property address and the legal de scription the legal descrip

tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt ed 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. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-

ng as Attorney in Fact for Earnest Thomas and Leona F Thomas McCalla Raymer Leibert

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

All that tract or parcel of land lying and being in Land Lot 15 and 18 of the 6th Dis-trict, Gwinnett County, Georgia, being Lot 4, Block B, Lochwolde Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this de-scription. Said property be-ing known as 3410 Donegal Way according to the present system of numbering property in Gwinnet County, Georgia

Parcel ID Number: R6018-248 Subject to any Easements or Restrictions of Record. MR/meh 7/5/22 Our file no. 5206218 -

FT18 950-5/11 18 25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

Security Deed given by Ray Eugene Dennis to Great Western Bank, a federal savings bank, doing business as Sierra Western Mortgage Company, dated February 13, 1997, recorded in Deed Book 13823, Page 216, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Security Deed given by Ray Eugene Dennis to Great ient recordeu iii. 58469, Page 671, County, Georgia signment recorded in Deed Gwinnett County, Georgia Records, conveying the af ter-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED EIGHT THOU-SAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$108,750.00), 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 county, Georgia, of at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and Our file no. 51624807 - FT18

is hereby declared due because of, among other possible events of default failure to pay the indebtedness

restrictions, ease