FORECLOSURE

FORECLOSURE

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,

to negotiate, amend and

modify all terms of the mort-

tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

tus of the loan with the hold-

non-judicial sales in the

mation and audit of the sta-

tus of the loan as provided

lanta, Georgia 30305, (404) 994-7637. 1125-364A THIS LAW FIRM MAY BE

ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1125-364A 950-85876 11/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Christopher Padgett to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns dated 2/26/2010 and recorded in Deed Book 49977 Page 415 Gwinnett County, Georgia reports as last traps.

gia records; as last trans-ferred to or acquired by Tru-ist Bank s/b/m to SunTrust Bank s/b/m to SunTrust

Mortgage Inc., conveying the

after-described property to secure a Note in the original

principal amount of \$189,504.00, with interest at the rate specified therein, there will be sold by the un-

dersigned at public outcry to

the highest bidder for cash

before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-

rior Court of said county), within the legal hours of sale

within the legal nours of sale on December 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Widards of said month.

Wednesday of said month)

the following described

property:
All that tract or parcel of

land lying and being in Land Lot 89 of the 7th District, of

Lot so of the 'M District, Georgia, being Lot 119, Block A of Chandler Pond, Unit One, as per plat thereof recorded in Plat Book 60, Page 278, Gwinnett County, Georgia Records, which plat is incorporated beginning and a g

porated herein and made a part hereof by reference for a more detailed description; being known as 1887 Lake

Ridge Terrace, according to

the present system of num

the present system of numbering property in Gwinnett County, Georgia.

The debt secured by said Security Deed has been and is hereby declared due be-

cause 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

attornevs fees (notice of in-

tent to collect attorneys fees

having been given).
Said property is commonly known as 1887 Lake Ridge

Terrace, Lawrenceville, GA
30043 together with all fixtures and personal property
attached to and constituting
a part of said property, if
any. To the best knowledge
and belief of the undersigned the party (or parties)

signed, the party (or parties) in possession of the subject property is (are): Christo-pher Padgett or tenant or

tenants. Truist Bank is the entity or

individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

2022

of the loan.

(AVK/A 1301 GREENFIEID WAY). ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY. GEOR-

Said property being known as: 505 MEADOWFIELD COURT LAWRENCEVILLE, GA 30043

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JOHN C. BARRETT AND SUSAN I.

BARRETT or tenant(s).
The debt secured by said
Security Deed has been and
is hereby declared due and
payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this 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 the purpose of the purpose). 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 due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code: and (2) fi nal confirmation and audit of the status of the loan with the holder of the Security

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 Corpo-

ration 907 Pleasant Valley Avenue. Suite 3

enue, Suite 3 Mount Laurel, NJ 08054 Phone: (877) 220-5533 Note that pursuant to 0.C.G.A. § 44-14-162.2, the 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

IHIS 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 Attornov-in-Fact for

as Attorney-in-Fact for JOHN C. BARRETT AND SUSAN I. BARRETT Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014503 –

950-84661 10/26 11/9 16 23 30 2022

NOTICE OF SALE UNDER **POWER** GEORGIA.

GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Finanroll Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Compa Limited Partnership Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the afrecords, conveying the average content of the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 04000 0/100 DOLLARS 0/100 DOLLARS (\$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 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 January, 2023, 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, 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 indee for indee for indee for 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 bean 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 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 inany 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 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 adcordance 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: Cardinal Financial Company, Limited Partnership, 1 Cor-porate Drive, Suite 360, Lake Zurich, II 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 AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as **1714** Lake Heights Circle, Dacu-la, Georgia 30019. Should a conflict arise between the property address and the legal description the legal de-

FORECLOSURE

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Cardinal Financial Companv. Limited Partnership

ns, Limited Fatheriship
as Attorney in Fact for
Richard L Winstead and
Cheryl C Felder AKA Cheryl
Roberson Felder
McCalla Raymer Leibert
Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net COMMONLY MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019

TAX PARCEL ID/AP: R3001

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwin-nett 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

Parcel ID: R3001-304 Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/meh 1/3/23

incorporated herein by refer-

Our file no. 22-07226GA -950-86997 11/23 30 12/7 14 21 28 2022

NOTICE OF SALE UNDER GWINNETT GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Marie G Neptune to Bank of Marie G Neptulie to Balik of America, M.A., dated November 22, 2006, recorded in Deed Book 47293, Page 134, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, pot in its individual capacity. not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust for RCF 2 Acquisition Trusty assignment recorded in Deed Book 60164, Page 328, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND TWO HUNDRED AND 0/100 DULLARS

AND 0/100 DOLLARS (\$139,200.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett 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 December, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said

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 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 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 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 above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-

vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

OGGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7132625 7136252034. 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 Marie G Nep-tune and Jacques Etzer Neptune or a tenant or tenants and said property is more commonly known as 2270 Fortune Dr, Dacula, Georgia 30019. 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.

U.S. Bank Trust National Association, not in its indi-Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-

owner trustee for RCF 2 Acquisition Trust
as Attorney in Fact for
Marie G Neptune
McCalla Raymer Leibert
Pierce, LLC 1544 Old Alahama Boad

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 276 of the 5th District, Gwinnett County, Georgia, being Lot 26, Block A, Brookton Station Subdivision, Unit Two, as per plat recorded in Plat Book 70, Pages 154, Evigenett County, Page 154, Gwinnett County, Georgia Records, which plate incorporated herein and made a part hereof by refer-

MR/mac 12/6/22 Our file no. 5242517 -FT18 950-85869 11/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security
Deed given by Bretasha D.
Parker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SOUTHSTAR FUNDING. LLC, its successors and assigns dated 2/23/2006 and recorded in Deed Book 46256 Page 336 Gwinnett County, Georgia records; as last transferred to or ac-

FORECLOSURE

(or such other area as desig-

nated by Order of the Supe

rior Court of said county)

within the legal hours of sale on December 6, 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-CEL OF LAND LYING AND BEING IN LAND LOT 196 OF

BEING IN LAND LOT 196 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING UNIT 42, BROOK-SIDE GREEN TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 156-160, GWINNETT COUN-TY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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-

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 surpress of position the page.

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 hear given).

having been given).
Said property is commonly known as **5929 Brookside**

Oak Circle, Norcross, GA 30093 together with all fix-

tures and personal property attached to and constituting a part of said property if

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): Bretasha D. Parker or tenant or tenants

ants.
Select Portfolio Servicing,
Inc. is the entity or individual

designated who shall have

full authority to negotiate, amend and modify all terms

amend and modify all territs of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT

84119 (888) 818-6032

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

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

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final 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-iudicial 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 sta-

tus of the loan as provided

immediately above.

The Bank of New York Mellon, fka, The Bank of New

lon, fka, The Bank or inter-York, as successor in inter-

est to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage

Structured Asset Mortgage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4 as agent and At-torney in Fact for Bretasha D. Parker

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305. (404)

1012-14793A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

PUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14793A 950-85998 11/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Von Camp to Premier Lending Corporation dated 7/9/1996 and recorded in Deed Book 12940 Page 270 Gwinnett County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-de-

conveying the after-de-

scribed property to secure a

Note in the original principal amount of \$90,750.00, with interest at the rate specified therein, there will be sold by

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

of said county), within the legal hours of sale on December 6, 2022 (being the first Tuesday of said month unless said date falls on a Bedoral - Holiday, in which

unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 5TH DISTRICT, GWIN-METT COUNTY GEORGIA

NETT COUNTY, GEORGIA,
BEING PART OF LOT 3,
BLOCK E OF NOB HILL ESTATES SUBDIVISION, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT BOOK

64, PAGE 205, GWINNETT COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART

HEREOF FOR A MORE COM-

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

ure to pay the indebtedness as and when due and in the

PLETE DESCRIPTION.

1012-14793A

THERETO.

quired by The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee 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 Chase Bank, N.A., as Irustee for Structured Asset Mort-gage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4, conveying the afattorneys fees (notice of intent to collect attorneys fees 2006-7A-4, Cultiverflight and excised a Note in the original principal amount of \$152,000.00, with interest at the rate specified therein, there will be sold by the undersigned to table output to dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia

having been given).
Said property is commonly known as 2651 Empire Drive, Snellville, GA 30278 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): Anthony Von Camp or tenant or tenants.

JPMorgan Chase Bank, NA

FORECLOSURE

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

JPMorgan Chase Bank, NA Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219

1-866-550-5705 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

or the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lian, but not yet due cade 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 or not yet due and payable and which may not pavable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters an accurate survey and in an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-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 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

immediately above immediately above. JPMorgan Chase Bank, Na-tional Association as agent and Attorney in Fact for An-thony Von Camp Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637

1031-3422A 1031-3422A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1031-3422A
950-85646 11/0 16 23 30 950-85646 11/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Joy D. Maney f/k/a Joy D. Roebuck, Philip f/k/a Joy D. Řoebuck, Philip A. Roebuck ark/a Phililp A. Roebuck and James Barry Maney to Bank One, NA dat-ed 8/15/2001 and recorded in Deed Book 24544 Page 120 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by JP-Morgan Chase Bank, National Association, conveving Association, conveying the afterdescribed property the afterdescribed property to secure a Note in the original principal amount of \$135,000.00, with interest at there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) within the legal hours of sale on December 6. 2022 (hein) on December 6, 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),

following described the Tollowing property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF COUNTY GEOR-GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 144, BLOCK B. THE WILDINGS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 28 PAGE 214, REVISED AND RE-RECORDED IN PLAT BOOK 38, PAGE 255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HERE IN AND BY THIS REFER-IN AND BY THIS REFER-

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

Said property is commonly known as 2700 Daylilly Ln, Lawrenceville, GA 30044 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Joy D. Maney and Philip A. Roebuck or tenant or tenants.

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

JPMorgan Chase Bank, NA
Homeowner's Assistance
Department 3415 Vision
Drive Columbus, Ohio 43219
1-866-550-5705
Note, Developer that cuch

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

said properly will be solved as 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 lier against the protute 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 in-

FORECLOSURE **FORECLOSURE**

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-Pursuant to the Power of nances. restrictions Sale contained in a Security Deed given by Clement F. Francis to Mortgage Elec-tronic Registration Systems,

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 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 9staint to U.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 sta-tus of the loan as provided immediately above.

JPMorgan Chase Bank, Na-JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Joy D. Maney f/k/a Joy D. Roebuck, Philip A. Roebuck ad/k/a Phillip A. Roebuck ad James Barry Maney Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1031-3448A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1031-34484 950-85619 11/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Sultan Lakhani a/k/a Sultan A. Lakhani to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for The Mortgage Zone, Inc., its successors and assigns dated 5/23/2007 and recorded in Deed Book 47953 Page 1 Gwinnett County, Georgia records: as last transferred to or acquired by MCLP As-set Company, Inc., convey-ing the after-described prop-erty to secure a Note in the original principal amount of \$220,600.00, 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 designated by Order of the Superior Court of said county), within the legal hours of sale on December 6, 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 before the Courthouse door

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LAWEL LAKE AT RICHLAND, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 41, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPthe following described

Commonly known as 2165 Laurel Lake Drive Suwanee, GA 30024 However, by showing this address no ad-ditional coverage is provid-

MORE DETAILED DESCRIP-

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

Said property is commonly known as **2165 Laurel Lake** Dr., Suwanee, GA 30024-4319 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): Sultan A. Lakhani or tenant or tenants. Selene Finance. LP is the entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the

mortgage.
Selene Finance, LP 3501 Olympus Blvd 5th Floor, Suite 500 Dallas, TX 75019 1-877-735-3637 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 property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-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. Bankruptev United the 2.5. Ballistophic 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 confir-

be provided until mar commination and audit of the status of the loan as provided immediately above.
MCLP Asset Company, Inc. as agent and Attorney in Fact for Sultan Lakhani a/k/a Sultan A Lakhani a/k/a Sultan A Lakhani tan A. Lakhani Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 404

994-7037.
1078-205A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1078-205A 950-85604 11/9 16 23 30 2022

lanta, Georgia 30305, (404)

994-7637.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Inc., as grantee, as nominee for Nations Direct Mortgage, LLC dba Motive Lending, its successors and assigns dated 1/8/2018 and recorded in Deed Book 55648 Page 0597 and modified at Deed Book and modified at Deed Book 59998Page 154Gwinnett County, Georgia records; as last transferred to or ac-quired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the origin to secure a Note in the origi-nal principal amount of \$171,830.00, 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 designated by Order of the Supe-nated by Order of the Supenated by Order of the Supe rior Court of said county) within the legal hours of sale on December 6, 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 land lying and being in Land Lot 128 of the 5th Land District of Gwinnett County trict of Gwinnett County, Georgia, being Lot 182, Block B of Breckenridge Club Subdivision, Phase VII, as per plat recorded in Plat Book 93, Page 91, Records of Gwinnett County, Georgia, which plat is by reference incorporated herein and made a part hereof.
Parcel ID: R5128 348
The debt secured by said

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 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 as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

naving been given).
Said property is commonly
known as 269 Rockingham
Drive, Loganville, GA 30052
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): Clement F. Francis or tenant or tenants. PennyMac Loan Services.

LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services. LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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

subject to: (a) any outstand-ing 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 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, specifications 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. Bankrupted under the U.S. Balikrupi-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 confir

be provided until final confirmation and audit of the status of the loan as provided immediately above. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Clement F. Francis Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

lanta, Georgia 30305, (404)

994-7637.
1120-23695A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23695A 950-85706 11/9 16 23 30 2022

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

Pursuant to the Power or Sale contained in a Security Deed given by John C Dorsey to Wachovia Bank, National Association dated 12/20/2005 and recorded in Deed Book 45998 Page 151 Gwinnett County, Georgia records: as last transferred Gwinnett County, Georgia records; as last transferred to or acquired by Wells Far-go Bank, N.A., conveying the afterdescribed property to secure a Note in the original principal amount of \$33,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rice Court of said county) rior Court of said county). within the legal hours of sale on December 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, which case being the first Wednesday of said month), the following described property:
ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF BUFORD IN THE

11, LANDLOT 301, TRICT 7, SUBDIV

The debt secured by said

Security Deed has been and

is hereby declared due be-cause of, among other pos-

Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 COUNTY OF GWINNETT AND STATE OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 11/19/1974 AND RECORDED 11/21/1974 IN BOOK 894 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms PAGE 119 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFER-ENCED AS FOLLOWS: LOT 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 TRICT 7, SUBDIVISION SAGEFIELD, PLAT BOOK Y, PLAT PAGE 292-B PARCEL ID NUMBERS R7301087 payable and which may not be of record, (c) the right of redemption of any taxing au-

FORECLOSURE

thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

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 2591 Sagefield Dr. Buford, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the 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 stamation 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 to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of John C Dorsey or tenant or tenants. Wells Fargo Home Equity Collections Group is the entity or individual designated who shall have full authority to negotiate, amend and the rescission of judicial and non-judicial salés 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.
Truist Bank s/b/m to SunTrust Bank s/b/m to Sun-

Trust Bank syom to Sun-Trust Mortgage Inc. as agent and Attorney in Fact for Christopher Padgett Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. gage.
Wells Fargo Home Equity
Collections Group Wells Fargo Home Equity Solutions
7000 Vista Drive West Des Moines, IA 50266 1-866-623-1022

1207-1515A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold 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 lies against the property. PURIMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1515A 950-85643 11/9 16 23 30 2022

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

Pursuant to the Power of Sale contained in a Security Deed given by Ana D. Hercules to Bank of America, N. A. dated 6/6/2007 and recorded in Deed Book 47995 Page 852 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not ints individual capacity, but be of record, (c) the right of redemption of any taxing auredemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted its individual capacity. solely as Trustee of LSF9 Master Participation Trust, conveying the afterdescribed property to secure a Note in 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 holdthe original principal amount of \$158,900.00, 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 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 or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 6, 2022 (being State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirthe 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: tus of the loan as provided immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for John C Dorsey
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 4144 property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 20, BLOCK B, AVALON MEADÓWS SUBDI AVALUN MEADUWS SUBURY VISION, UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 263, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-

ED HEREIN BY REFERENCE THERETO. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this 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 bed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 460 Avalon Expect

known as **460 Avaion Fores** Drive, Lawrenceville, GA 30044 together with all fix-tures and personal property attached to and constituting a part of said property, any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are). Ana D. Hercules and Jose Rios or tenant or tenants.

tenant or tenants.
Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-

4609 1-800-495-7166

Note, however, that such entity or individual is not 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 property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the ILS Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the stamation and addit 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 fore-closure documents may not closure documents may not be provided until final confir mation and audit of the status of the loan as provided immediately above.

U.S. Bank Trust National Association, not in its indi-

vidual capacity, but solely as Trustee of LSF9 Master Par-ticipation Trust as agent and Attorney in Fact for Ana D. Hercules Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1216-2901A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2901A 950-86149 11/9 16 23 30 2022

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

Sale contained in a Security Deed given by Sandra L. Bayer to Mortgage Electronic

Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns dated 7/2/2021 and recorded dated 7/2/2021 and recorded in Deed Book 58985 Page 403 Gwinnett County, Georgia records; as last transferred to or acquired by American Advisors Group, conveying the afterdescribed property to secure a Note in the original principal amount of \$277,500.00, with interest at the rate specified therein, there will be sold by the understand the table of the table of the property of the proper dersigned 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 Supenated by Order of the Supe-rior Court of said county), within the legal hours of sale on December 6, 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-CEL OF LAND LYING AND BEING IN LAND LOT 146 OF THE 6TH DISTRICT, GWIN-NET COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 14, BLOCK G, HARBIN'S PLACE SUBDI-VISION, UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 87, GWIN-NET COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF

ERENCE AND MADE A PART HEREOF.
The improvements thereon being known as **784 Inland Way Northwest**, **Lilburn**, Control 20047

Georgia - 30047.

Being the same property conveyed to Rebecca J. Lee and Sandra L. Bayer from and Sandra L. Bayer from Jose A. Merlo, Jr. and Gloria F. Merlo by Warranty Deed dated February 27, 1989 and recorded March 3, 1989 among the Land Records of Gwinnett County, State of Georgia in Book 5357/345, Page Instrument Mo. Page Instrument No

Page Instrument No.

Tax Account #: R6146 227

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

tent to collect attorneys fees having been given). Said property is commonly known as 784 Inland Way NW, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned. The party the undersigned, the party or parties) in possession of the subject property is (are): Estate and/or Heirs of Re-becca Jean Lee and Estate and/or Heirs of Sandra L. Bayer or tenant or tenants.

Bayer of tenant of renants.
CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
CeLink Loss Mitigation Department P.O. Box 40724
Lansing, MI 48901-7924
Phone: 86-446-0029

Partitlett P.U. 60x 40/24 Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. or 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 southle).

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 and which may not be of record, (c) the right of redemption of any taxing auan accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-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 confir mation 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-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

tus of the loan as provided immediately above. American Advisors Group as agent and Attorney in Fact for Sandra L. Bayer Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1823-411A 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, 1823-411A

950-85704 11/9 16 23 30

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by HUMBERTO LOPEZ AYALA to

2022

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR
UNITED WHOLESALE
MORTGAGE in the original principal amount of \$260,200,00 dated November 27, 2018 and recorded in Deed Book 56290, Page 654, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW transferred to LAKEVI LOAN SERVICING, LLC. Deed Book 57182, Page 394, 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 December 06 2022 the property in said Security Deed and described as fol

THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 4, BLOCK "D" OF MISTY FAIR-WAYS SUBDIVISION, UNIT AS MORE PARTICU-LARLY DESCRIBED ON A LARLY DESCRIBED ON A
PLAT SURVEY RECORDED
AT PLAT BOOK 59, PAGE
279, GWINNETT COUNTY,
GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD