FORECLOSURE

having been given). Said property is commonly known as 3870 Regal Oaks Drive, Suwanee, GA 30024 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): Raj P. Patel and Gaira Patel a/k/a Gira Patel or tenant or

tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servicsierpoint wortgage servic-ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

aid 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 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 authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv Code: and (2) final confir mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shell-

point Mortgage Servicing as agent and Attorney in Fact for Raj P. Patel and Gira Pa-Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1263-2545A
1163-2545A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2545A 950-82406 10/5 12 19 26

STATE OF GEORGIA NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Security Deed executed by ROD-NEY COMER AND TINA COMER to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR CROSS-COUNTRY MORTGAGE, INC. in the original principal amount of \$286,766.00 dated November 20, 2015 and recorded in Deed Book 54042, Page 0556, Gwinnett County records, said Security Deed being last trans-ferred to FREEDOM MORT-GAGE CORPORATION in Deed Book 59706, Page 583, 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 County, or at such other place as lawfully designated sale, on November 01, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, THE SIH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 19, BLOCK A OF DEL MAR CLUB AT HARBINS SUBDIVISION, PHASE 36 PER PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 240-243. GWINNETT COUNTY WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND PART OF THIS DESCRIP-

Said property being known as: 1144 BENTLEY ESTATES DR DACULA, GA 30019 To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are ROD-NEY COMER AND TINA NEY COMER AND TINA COMER 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 in-

debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including atpenises of sale, including at-torneys 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 prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

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

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 Av-

enue, Suite 3 Mount Laurel, NJ 08054

Phone: (855) 690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. MORTGAGE

FORECLOSURE

CORPORATION as Attorney-in-Fact for RODNEY COMER AND TINA COMER Robertson Anschutz. Crane & Partners, 10700 Abbotts Bridge Road Duluth, GA 30097

Firm File No. 22-014643 -950-81661 9/28 10/5 12 19 26 2022

NOTICE OF SALE UNDER GWINNETT GEORGIA.

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 Finannominee for Cardinal Financial Company, Limited Partnership, 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 recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the afrecords, conveying the ar-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY CEVEN AND 0/100

DRED FORTY-SEVEN AND DOLLARS 0/100 DULLARS (\$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 November, 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, 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 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 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, encumpances, coning 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 it begin without any

an "as-is" basis without any representation, warranty of 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 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: Cardinal Financial Company, Limited Partnership, 1 Cor-porate Drive, Suite 360, Lake

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 le gal description the legal de

gal 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. Cardinal Financial Company, Limited Partnership

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 EXHIBIT A 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), acrecording 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 reference thereto.

Parcel ID: R3001-304 Parcel ID: H3001-304 Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/jay 11/1/22 Our file no. 22-07226GA – FTI8

950-83014 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Dex-ter Oxley to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Compa-ny, A California Company, its successors and assigns, dat-ed June 30, 2016, recorded in Deed Book 54407, Page 352, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59929, Page 47, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County. 352. Gwinnett County, Geor or Court of Gwinnett County or Court of eminnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (5272 560 000, with interest thority to negotiate, amend and modify all terms of the

(\$272,650.00), with interest

FORECLOSURE

there will be sold at public outcry to the highest bidder for cash before the courtdoor of Gwinnet house 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 November, 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 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 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 retemption of any 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, encumbrance, zoning ordinance. brances, zoning ordinances restrictions, covenants, and any matters of record 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 an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162

44-14-162.2. The entity that has full au-The entity trait 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 modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Dexter Oxley or a tenant or tenants and

or a tenant or tenants and said property is more commonly known as 1071 Jacobs Farm Drive, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal description will control tion 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 status of the loan with the holder of the security deed Guild Mortgage Company

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

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 211 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 123, BLOCK A OF JACOBS FARM SUBDIVI-OF JACOBS FARM SUBDIVING
SION, PHASE II, AS SHOWN
ON PHASE II FINAL PLAT
FOR JACOBS FARM
RECORDED IN PLAT BOOK
134, PAGES 23-26, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
RECORDS, WHICH PLAT IS
RECORDS, WHICH PLAT IS
RECORDS TEN BY THE INCORPORATED BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-

TION.
MAP REFERENCE NUM-BER: R5211 455 MR/jay 11/1/22 Our file no. 22-08559GA -FT17

950-82997 10/5 12 19 26

2022 NOTICE OF SALE UNDER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jushad R Gee and Fallecia L Gee to Mortgage Electronic Registration Systems, Inc., negistration systems, misme for Taylor Morrison Home Funding, LLC., its successors and assigns, dated June 14, 2018, recorded in Deed Book 55955, Page Deed Book 55955, Page 463, Gwinnett County, Georgia Records, as last transferred to LAKEVIEW LOAN SERVICING, LLC by assignment recorded in Deed Book 17500. 57509, Page 308, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principa amount of THREE HUN-DRED ONE THOUSAND TWO HUNDRED SEVENTY-FOUR AND 0/100 DOLLARS (\$301,274.00), 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 November, 2022, the follow-ing 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 fail. sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 baying bean given)

said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and packlet). 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. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

LAKEVIEW LOAN SERVIC-ING. LLC is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-

mortgage with the debtor is:

Sale contained in a Security Deed given by Bobby N. Tucker to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Cor-poration, its successors and poration, its successors and assigns dated 9/27/2006 and recorded in Deed Book 47095 Page 519 Gwinnett

FORECLOSURE

FORECLOSURE

tion will control.

as Attorney in Fact for

Jushad R Gee and Fallecia

_McCalla Raymer Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 100, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 59, LAKE-VIEW AT IVY CREEK SUBD' VISION, PHASE 2, AS PER

VISION, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 139, PAGES 134-138, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED

HEREIN AND MADE A PART HEREOF BY THIS REFER-

Our file no. 22-09131GA -

FT18 950-82992 10/5 12 19 26

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ellen Shim and Paul Song to Wells Fargo Home Mortgage, Inc., dated May 4, 2004, recorded in Deed Book 38397, Page 66, Gwinnett County, Georgia Pecords, as last transferred

nett County, Georgia Records, as last transferred to Specialized Loan Servic-

to specialized Loan Servicing LLC by assignment recorded in Deed Book 56450, Page 519, Gwinnett County, Georgia Records, conveying the after-de-

scribed property to secure a Note in the original principal amount of ONE HUNDRED FORTY THOUSAND AND 0/100 DOLLARS (\$140,000.00), with interest

(\$140,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the local have of cate

GWINNETT

ENCE. MAP REF #R7100 280

MR/ca 11/1/22

2022

POWER

COUNTY

GEORGIA.

County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, conveying the after-described property to secure a Note in the original principal amount of \$231,200.00, with interest at the rate specified therein, there will be sold by Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700. Note, however, that such note, nowever, 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 Jushad R Gee and Fallecia L Gee or a tenant or tenants and said property is more commonly known as 2029 Lakeview therein, there will be sold by the undersigned at public outcry to the highest bidder Bend Way, Buford, Georgia 30519. Should a conflict arise between the property address and the legal de-scription the legal descripoutry 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 November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in 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 bedder of the cavifity deal. on a Federal Holiday, in which case being the first Wednesday of said month), the following described holder of the security deed. LAKEVIEW LOAN SERVIC-

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 117 OF THE 7TH DISTRICT, NETT COUNTY. GE THE 71H DISTRICT, GWINMETT COUNTY, GEORGIA,
BEING KNOWN AND DESIGNATED AS LOT 20, BLOCK
B, THORNHILL COMMONS
SUBDIVISION AS MORE
PARTICULARLY DESCRIBED

PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY RECORDED AT PLAT BOOK 114, PAGES 251- 252, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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 and all expenses 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 hear given)

having been given).
Said property is commonly known as 2478 Worrall Hill Way, Duluth, GA 30096 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): Bobby N. Tucker and Myoung Hee Tucker or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual

designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Select Portfolio Servicing.
Inc. Loan Resolution Depart-

ment 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.

within the legal hours of sale on the first Tuesday in November, 2022, the followof 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 and which may not be of record, (c) the right of ing 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 possible events of default, failure to pay the indebtedness as and when due and in the be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by 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 an accurate survey and inspection of the property, and (e) any assessments,

(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 probibit. 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 authority, any matters which might be disclosed by that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holdan accurate survey and iner of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding spection of the property, any spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, the rescission of judicial and non-iudicial salés in State of Georgia, the Deed Under Power and other fore-closure documents may not those superior to the Securithose 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 be provided until final confirmation and audit of the sta-

tus of the loan as provided recourse against the above-named or the undersigned. immediately above.
Federal Home Loan Mort-gage Corporation, as Trustee for the benefit of the Freddie Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § Mac Seasoned Loans Structured Transaction Trust. Se ries 2020-2 as agent and At-torney in Fact for Bobby N. 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, Genewood Villers CO. 90111 900 206

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

lage, 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 Ellen Shim and Paul Song or a tenant or

tenants and said property is

3204 Greenwood Oak Drive, Norcross, Georgia 30092. Should a conflict arise be-

should a conflict arise be-ween 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-

oy 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 Ellen Shim and Paul Song McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net

EXHIBIT A
ALL THAT tract or parcel of
land lying and being in Land
Lot 284, 6th District, Gwinnett County, Georgia, being
Lot 63, Greenwood Townhome Community, as per
plat recorded in Plat Book
102, Page 120-121, Gwinnett County Records, which
lat is hereby referred to and

plat is hereby referred to and

made a part of this descrip-

MR/jay 11/1/22 Our file no. 22-09238GA –

950-83103 10/5 12 19 26

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Roswell, GA 30076

EXHIBIT A

2022

more commonly known

HOAD, N.E., Suite 500, Af-lanta, Georgia 30305, (404) 994-7637. 1012-14731A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY JINED FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1012-14731A 950-82324 10/5 12 19 26

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 Gunther Czarnecki to Bank of America. N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnett County, Georgia records; as last transferred to or acquired by Bank of America. N.A. conveying the affer-de-N.A., conveying the after-described property to secure a Note in the original principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court Order of the Superior Court of said county), within the legal hours of sale on November 1, 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 290 OF BEING IN LAND LOT 290 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 12, OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY DESCRIBED IN THAT CER-

AS MORE PARTICULARLY
DESCRIBED IN THAT CERTAIN DECLARATION OF
CONDOMINIUM FOR
BERKELEY WOODS CONDOMINIUM DATED OCTOBER
5, 1989, AND RECORDED IN 5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE

FORECLOSURE

AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER, RE-FERRED TO AS THE "DECLA-RATION") TOGETHER WITH ALL THE RIGHTS, TITLE, AND INTEREST OF GRANTEE IN THE AFORE-SAID UNIT AND THE AP-PURTENANCES THERETO AS SET FORTH IN THE DEC THERETO

LARATION, INCLUDING SUCH UNDIVIDED INTER-EST IN THE COMMON AR-EAS AS SET FORTH IN THE DECLARATION. BEING THE SAME PROP-ERTY CONVEYED TO GUN-THER CZARNECKI BY DEED FROM BERKLEY DEVELOP-FROM BERKLEY DEVELOP-MENT, INC. RECORDED 08/13/1991, IN DEED BOOK 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWIN-NETT COUNTY, GEORGIA. TAX ID. # R6290A046

This foreclosure is subject to the Security Deed from Gunther Czarnecki to Sun-Trust Bank, Atlanta, dated 5/15/2000, recorded 7/10/2000 in the original principal amount of \$10,000.00, recorded in Deed Book 20856, Page 116, Gwinnett County, Georgia records.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the 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, or provided in the Courthy. 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

said property is commonly known as 701 Berkeley Woods Dr, Duluth, GA 30096-6357 together with all fixtures and personal property attached to and constietty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or ten

Bank of America is the enti-ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage.

Bank of America Home
Loan Assistance Dept. 7105
Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the propagations. 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 inspection of the property, and (e) any assessments, liens, (e) any assessments, encumbrances, zoning ordi-nances, restrictions, nances. covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptecy Code; and (2) final confirmation and audit of the status of the loan with the hold-rof the Security Dead Purer 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 immediately above. Bank of America, N.A. as

Bank of America, N.A. as agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1016-5336A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5336A 950-82252 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Norwich Mcghee to Washington Mu-tual Bank, FA dated 8/1/2005 and recorded in Deed Book 44394 Page 1 Gwinnett County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, National Association, conveying the after-de-scribed property to secure a Note in the original principal amount of \$380,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outory to the highest bidde for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Cour of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property:
All that tract or parcel of land lying and being in Land Lot 162, 7th District, Gwinnett County, Georgia, being Lot 66, Block A, Barkley Square Subdivision, as per plat recorded in Plat Book 74, Pages 283-284, Gwinnett County, Georgia Records, which plat and legal descrip-tion thereon are incorporat-ed herein by reference there-

to.
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to extrib contains. in order to satisfy certain outstanding federal tax liens. 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 surpose of power the come 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 paying beneather). having been given).

Said property is commonly

FORECLOSURE

Duluth, GA 30097 together er of the Security Deed. Pursuant to O.C.G.A. Section 9with 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 (arch). 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 foresubject property is (are): Norwich Mcghee or tenant closure documents may not be provided until final confir-

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

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

of the loan.
Said property will be sold subject fo: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments

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

immediately above.

JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Norwich Mcghee

wich Mcghee Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7637

THIS LAW FIRM MAY BE IHIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-2690A 950-82889 10/5 12 19 26 2022

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 Phillip A. Roebuck and James Barry Maney to Bank One, NA dated 8/15/2001 and recorded in Deed Book 24544 Page 120 Gwinnett County, Gergia records; as last transferred to or acquired by JP-Morgan Chase Bank, Nation-al Association, conveying the al Association, conveying the afterdescribed property to secure a Note in the original principal amount of \$135,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Court nated by Order of the Supe rior Court of said county). within the legal hours of sale

on November 1, 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:

THE TOILOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, 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 HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REFERENCE 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 attorneys fees (notice of intent to collect attorneys fees

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 ten-

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

JPMorgan Chase Bank, NA

Homeowner's Assistance
Department 3415 Vision
Drive Columbus, Ohio 43219
1-866-550-5705
Note, however, that such entity or individual is not re-

entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and erty whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auwhich might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, ovenants, and matters of nances, restrictions, covenants, and matters of

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

be provided until final comfr-mation and audit of the sta-tus of the loan as provided immediately above. JPMorgan Chase Bank, Na-tional Association as agent and Attorney in Fact for Joy D. Maney f/k/a Joy D. Roe-buck, Philip A. Roebuck a/k/a Phillip A. Roebuck and

James Barry Maney Aldridge Pite, LLP, 15 Pied-Drive Columbus Ohio 43219

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1031-3161A 1031-3161A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1031-3161A
950.82566 10/5 12 10 26 950-82666 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE

Pursuant to the Power of Sale contained in a Security Deed given by Norma J
Jones to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee
for Guaranty Mortgage Services. LLC, its successors and assigns dated 6/18/2008 and recorded in Deed Book 48931 Page 0599 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of nal principal amount of \$150,537.00, 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 Cor such attendance of Georgia and Constitution of Co (or such other area as desigfor such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls are as Edderal Melitikus in on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property: All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 47 of the 5th District, Gwinnett County, Georgia, being Unit 18, Building R, Oakland Downs, Phase II, as per plat recorded in Plat Book 122, Pages 29-32, Gwinnett County Records, said plat being incorporated herein by reference thereto. mortgage. The debt secured by said Security Deed has been and

is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 260 Oakland Hills Way, Lawrenceville, Ga 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Norma J Jones or tenant or tenants. known as 260 Oakland Hills

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

amend and modily 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

said property WIII be soid subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority (d) any extensive the control of thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 2022

covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Purer of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the resission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirtus of the loan as provided immediately above.
PENNYMAC LOAN SER-

VICES, LLC as agent and Attorney in Fact for Norma J

Jones
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)
994-7637.
1120-23654A
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. 1120-23654A 950-82392 10/5 12 19 26

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Sale contained in a Security Deed given by Barbara Adams and Sheila Coffey to Adams and Sheila Coffey to American General Financial Services, Inc. (DE) dated 10/27/2008 and recorded in Deed Book 49144 Page 114 and modified at Deed Book 51938Page 475Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, not in its indi-Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property to secure a Note in the original principal amount of \$138,418.56, with interest at the rate specified therein, there will be sold by the un-

FORECLOSURE

the highest bidder for cash before the Courthouse door of Gwinnett County Georgia (or such other area as design nated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), following described property

All that certain property situated in the County of GWINNETT, and State of GEORGIA, being described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 6, BLOCK R. THE BRANCHES, UNIT 1. R, INE BRANCHES, UNIT I, ACCORDING TO PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF

PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.
Tax Parcel Identification
Number: R7093-199
This sale will be made substates of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.
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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inade 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 hear given)

having been given).
Said property is commonly known as 1910 Shady Creek Lane, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Barbara Adams and Sheila Coffey or tenant or tenants.

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the Rushmore Loan Manage-

ment Services, LLC
PO Box 52708 Irvine, CA
92619 888.504.7300
Note, however, that such
entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-restrictions nances, restrictions, covenants, and matters of record superior to the Secu-

record superior to the secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code: and (2) final 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 foreclosure documents may not be provided until final confir mation and audit of the sta-

tus of the loan as provided immediately above.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Barbara Adams and Sheila Coffey Aldridge Pite, LLP, 15 Pied-Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305,

1208-3708A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3708A 950-82354 10/5 12 19 26

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 Luxon Tunis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for AMERICA'S WHOLESALE LENDER, its successors and assigns dated 6/8/2006 and recorded in Deed Book 46641 Page 0427 and modi-fied at Deed Book 57095 fled at Deed Book 5/095
Page 691 Gwinnett County,
Georgia records; as last
transferred to or acquired by
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEFOR THE CERTIFICATEHOLDERS OF CWARS INC. HOLDERS OF CWABS INC.
ASSET-BACKED CERTIFICATES, SERIES 2006-7
conveying the after-described property to secure a Note in the original principal amount of \$103,120.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidde for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 52, 6TH DISTRICT, GWINNETT COUNTY, GA, BEING LOT 95, BLOCK A, UNIT ONE, PLANTATION FORST SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 143, GWINNETT COUNTY, GA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

The debt secured by said