FORECLOSURE

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 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 3321 Eastwood Trl, Snellville, GA 30078-4150 together with all fixtures and personal property withough the angle appropriation. 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): Luxon Tu-nis or tenant or tenants. Shellpoint Mortgage Servic-ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107 1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the learn

of the loan. Said property will be sold salu property will be solve subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop 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 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 Secu-rity Deed first set out above. The sale will be conducted scribed as follows:

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the least with the bald. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and con judicial colors. 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE—HOLDERS OF CWABS INC. ASSET—BACKED CERTIFICATES, SERIES 2006-7 as cont. and Alternau, in Early and Alternau, in Early and Control of the Contro agent and Attorney in Fact for Luxon Tunis Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637. 1263-2603A 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. 1263-2603A
950-82206 10/5 12 19 26

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PUWER
Pursuant to the power of sale contained in the Security Deed executed by BINIAM IYASU to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS FOR ELEMENT in the original FUNDING in the original principal amount of \$151,111.00 dated October 20, 2009 and recorded in Deed Book 49780, Page 39, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 57469, Page 883. Book 57469, Page 883, 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 November 01, 2022, the property in said Security Pand and described as fol-Deed and described as fol-

IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 14 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 3, BLOCK C
UNIT 1 OF GRAHAM'S
PORT SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
49, PAGE 99, GWINNETT
COUNTY, GEORGIA COUNTY. GEORGIA

RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. TAX ID: R6014 057

Said property being known as: 3615 GRAHAMS PORT DR SNELLVILLE, GA 30039 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are BINI-AM IYASU 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 Nets and gold Sequition. in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attornevs fees (notice of intent to collect attorneys fees 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 vet 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-NEWREZ LLC D/B/A Shell-

point Mortgage Servicing

75 Beattie Place, Suite Greenville , SC 29601 Phone: 866-825-2174 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

FORECLOSURE

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. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

as Attorney-in-F BINIAM IYASU Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 21-070664 –

950-80652 9/14 10/5 12

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC in the original amount of GAGE LLC in the original principal amount of \$289,529.00 dated April 24, 2018 and recorded in Deed Book 55852, Page 249, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 58022, Page 581, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door other place as lawfully designated, within the legal hours of sale, on November 01, 2022, the property in said Security Deed and described and follows:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 7TH DISTRICT OF IHE /IH DISTRICT UP GWINNETT COUNTY, GEOR-GIA, BEING LOT 36, BLOCK A, THE HAMLET AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 147, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PARCEL ID: R7148 355

Said property being known s: 714 BEACON COVE LAWRENCEVILLE, GA 30043
To the best of the under-signeds knowledge, the party or parties in possession of said property is/are DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ or tenant(s).
The debt secured by said

Security Deed has been and is hereby declared due and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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

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

Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 855-

rel, 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

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Attorney-in-fact for DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ JR AND SCHWARTZ

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-121777 –

950-78825 8/24 10/5 12

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

Sale contained in a Security Deed given by Bruce T. Beaumont III a/k/a Bruce T. Beaumont and Sandra L. Beaumont to Alta Financial Corporation dated 9/12/2003 and recorded in Deed Book 35958 Page 122 Gwinnett County, Georgia records; as last transferred to or acguired by Wilmington Savrustee of Stanwich Mort-gage Loan Trust I, conveying the after-described property to secure a Note in the original principal amount of \$116,311.00, 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 November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Hollday, in which case being the first Wednesday of said month), the following described before the Courthouse door

following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING SITUATE ON OLD FOUNTAIN ROAD, ENCOM-

FORECLOSURE

PASSING 1.5105 ACRES, AND BEING MORE PARTIC-ULARLY DESCRIBED AND DELINEATED ACCORDING DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY CANNING-TON & ASSOCIATES, INC., CERTIFIED BY C. FRED CANNINGTON, GEORGIA REGISTERED SURVEYOR FROM NO. 1433, DATED FEBRU-ARY 27, 1986, ENTITLED "SURVEY FOR ROBERT A. FRENCH AND HELEN D. FRENCH," SAID PLAT BEING OF RECORD IN THE OFFICE

having been given).

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): Bruce T. Beaumont III or tenant or

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to

negotiate, amend and modify

regolate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-

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

Said property will be sold

Said property will be sold subject to: (a) any outstanding and 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

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-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. Bankruptcy Code; and (2) final confirmation and audit of the status of the learn with the below

tus of the loan with the hold-

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 be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

immediately above.
Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan
Trust I as agent and Attorney
in Earl for Bruce T Beau

in Fact for Bruce T. Beau-mont III a/k/a Bruce T. Beau-

mont and Sandra L. Beau-

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404)

of the loan.

tenant or tenants.
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) any matters
which might be disclosed by OF THE CLERK OF SUPERI-OR COURT OF GWINNETT COUNTY, GEORGIA IN PLAT BOOK 37, PAGE 262, WHICH SAID PLAT AND THE RECORDING THEREOF ARE an accurate survey and in spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-BY REFERENCE HERETO IN-CORPORATED HEREIN FOR CORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION, AND ALSO BEING SHOWN ON PLAT OF SURVEY BY SURVEY SYSTEMS & ASSOCIATES, INC. G.R.L.S., DATED AUGUST 17, 1994. IN THE COUNTY OF GWINNETT, STATE OF GEORGIA. The debt secured by said cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted The debt secured by said

FORECLOSURE

Said property is commonly known as 725 DUNLIN FARMS CT

30044, together with all fix-tures and personal property attached to and constituting a part of said property. To

the best knowledge and be-

lief of the undersigned, the party (or parties) in possession of the subject property is (are): RITA L. THOMAS or tenant or tenants.

LAWRENCEVILLE.

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the 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 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 indicial and populations. as and when due and in the Mote 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 consideration in the Security. judicial and non-judicial sales in the State of Georgia as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as pro-Said property is commonly vided in the preceding paraknown as 2325 Old Fountain Road, Lawrenceville, GA 30043 together with all fix-

graph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:
Carrington Mortgage Services, LLC Attention: Loss Mitigation

1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The force

561-456/
The foregoing notwith-standing, nothing in O.C.G.A.
Section 44-14-162.2 shall be construed to require the se-cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein described herein.

described nerein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, proceities the sale. specifically being Bank of America, N.A as attorney in fact for RITA L. THOMAS Parkway Law Group, LLC 1755 North Brown Road

Suite 150 Lawrenceville, GA 30043 404 719 5155 SEPTEMBER 7, 14, 21, 28, OCTOBER 5, 12, 19, 26,

22-0122 ZZ-01ZZ
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. 950-80297

STATE OF GEORGIA NOTICE OF SALE UNDER POWER

PURSUANT TO THE POWER OF SAIR CONTAINED TO THE PURSUANT TO THE PURSUANT THE PURSUAN TION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated De-21, 2006 and in Deed Book cember recorded recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Securi-ty Deed being last trans-ferred to U.S. BANK NA TIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESI-DENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell spublic outcry to the highest bidder for cash, before the Counthouse door in said Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on November 01, 2022, the property in said Security Deed and described as fol-

994-7637.
2191-2556A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-ALL THAT TRACT OR PAR-CEL OF LAND LVING AND CEL OF LAND LYING AND BEING IN LAND LOT 128 OF FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2556A 950-82670 10/5 12 19 26 THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 46, BLOCK GIA, BEING LOT 46, BLOCK
A, UNIT 11, FALCON CREEK
SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
52, PAGES 231-233, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY INCORPORATED
HEREIN AND MADE A PART
HEREOR Notice of Sale Under Pow-

HEREOF
Said property being known
as: 2585 FALCON CREEK CT

SUWANEE, GA 30024

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are ELIE G. NEJEM or tenant(s).

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

other possible events of de

other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and nayable): (2) the

due and payable); (2) the right of redemption of any

taxing authority; (3) any matters which might be dis-

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

The name, address, and telephone number of the in-

dividual or entity who has

full authority to negotiate, amend, and modify all terms

of the mortgage is as fol-

Nationstar Mortgage LLC

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019

Note that pursuant to O.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

1-888-480-2432

, Georgia, GWINNETT Coun-

2022

HOME LOANS, INC., dated April 6, 2005, and recorded in Deed Book 42379, Page 2, in Deed Book 42379, Page 2, GWINNETT County, Georgia records, and last assigned to Bank of America, N.A in Book 58468, Page 816, conveying the after-described property to secure a Note of even date in the original principal amount of \$149,728.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November, 2022, to wit: November 1, 2022, the following described property:

ALL THAT TRACT OR PACEL THE AND LYING AND

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 62, BLOCK A, DUNLIN SUBDIVISION, UNIT TWO, AS SHOWN ON PLAT OF SUBJECT PROPER-TY RECORDED AT PLAT BOOK 62, PAGE 239, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 725 DUNLIN FARMS COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and the manner provided in Note and Deed to Secure Debt. The debt remaining in default, this sale will аеташт, this sale will be made for the purpose of made for the purpose or paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having heen given)

FORECLOSURE

AS A DEBT COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-

WHITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM Robertson, Anschutz, Schneid, Crane & Partners, Anschutz.

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Firm File No. 22-057347 -

950-82501 10.5 12 19 26 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Securi-ty Deed executed by SCOTT KELLEY AND STEPHANIE KELLEY to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR HOME-BRIDGE FINANCIAL SER-VICES, INC. in the original principal amount of \$302,086.00 dated June 10, 2016 and recorded in Deed Book 54369, Page 709, Gwinnett County records, said Security Deed being last transferred to NEWBEZ LLC sain security beed deing fast transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 60069, Page 405, 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 local bourse.

within the legal hours of sale, on November 01, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 134 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, AR-BORS OF GRAYSON SUBDI-

BORS OF GRAYSON SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 132, PAGES 95-98, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE, PARCEL ID: P61914 192 R5134 283

Said property being known as: 499 MADISON PARK DRIVE GRAYSON, GA 30017 To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are SCOTT KELLEY AND STEPHANIE KELLEY or ten-

The deht secured by said Security Deed has been and is hereby declared due and payable because of, among 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 sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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 diserty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions, 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) final 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-

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 866-825-2174

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 tate, affend, or floodly 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 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney

as Attorney-in-Fact for SCOTT KELI FY SCOTT KELLEY STEPHANIE KELLEY AND

Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 22-064971 – 950-82075 9/28/ 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). 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 Under and by virtue of the Power of Sale contained in a Security Deed given by Jerry Wayne Hatcher and Susan M Hatcher to HomeGold, Inc., dated July 31, 2002, record-ed in Deed Book 28337, Page 226, Gwinnett County, taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust brances, zoning ordinances braitees, zolling 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 engressetation, warrath or by assignment recorded in Deed Book 60082, Page 489, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED TEN THOUSAND representation, warranty of recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-FOUR HUNDRED AND 0/100 DOLLARS (\$110,400.00), with interest thereon as set curity Deed to the property in accordance with OCGA § forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or 44-14-162 2 The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-0059. at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in November, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART Note, however, that such The debt secured by said

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, Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failthe party in possession of the property is Doug R Ma-son and Terri L Mason or a ure to pay the indebtedness as and when due and in the

FORECLOSURE

FORECLOSURE

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

not yet due and payable), the

right of redemption of any

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-

Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust c/o. U.S. Bank National Trust Associa-

tion is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

belief of the undersigned,

tion will control

holder of the security deed.

owner trustee for RCF 2 Ac-

Bank National Trust Associa-

OF WINDTREE SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT

COUNTY

THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$146,500.00), 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

The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

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

on the first Tuesday November, 2022, the follow ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

auisition Trust c/o

as Attorney in Fact for

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the property is more commonly known as 2385 Fortune known as 2385 Fortune
Drive, Dacula, Georgia
30019. Should a conflict
arise between the property
address and the legal description the legal description will control. 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 tion will control

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing
LLC as Attorney in Fact for Doug R Mason and Terri L

assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A The following described real property located in County of Gwinnett, State of Georgia; being more particu-larly described as follows: larly described as follows: All that tract or parcel of land lying and being in Land Lot 276 of the 5th District, of Gwinnett County, Georgia, and being Lot 78, Block A of Brookton Station, Unit One, as per plat recorded in Plat Book 63, Page 249 of Gwin-nett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference.

thority to negotiate, amend, and modify all terms of the Being the same property conveyed to Doug Mason and Terri L. Mason by Deed from Doug Mason dated June 28, 1995, filed July 20, mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. 1995 and recorded in Book Note, however, that such entity is not required by law 11501, Page 203 in the Gwinnett County, records. Property Address: 2385 Fortune Drive, Dacula, GA to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and

30019 APN: R5276 093 MR/jay 11/1/22 Our file no. 22-08062GA -950-83107 10/5 12 19 26 2022

belief of the undersigned, the party in possession of the property is Jerry Wayne Hatcher and Susan M Hatcher or a tenant or tenants and said property is more commonly known as 1368 Windmill Way, Norcross, Georgia 30093. Should a conflict arise between the property address and the legal de-scription will control NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jonathan M Namer to Mort-

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 Joriatrian M Namer to Morgage Electronic Registration Systems, Inc., as grantee, as nominee for State Farm Bank, F.S.B., its successors and assigns, dated April 15, 2019, recorded in Deed Book 56533, Page 737, Revingett County Georgia U.S. Bank Trust National Association, not in its indi-Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpovidual capacity but solely as ration by assignment recorded in Deed Book 59925, Page 120, Gwinnett County, rage 120, Gwillielt County
Georgia Records, conveying
the after-described property
to secure a Note in the original principal amount of TWO
HUNDRED THIRTY-SEVEN
THOUSAND FIVE HUNDRED
AND 0/4/00 DULAPS Jerry Wayne Hatcher and Susan M Hatcher McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net AND 0/100 DOLLARS (\$237,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder EXHIBIT A
THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK E 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 following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said

BOOK 34, PAGE 122, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ENCE. TAX PARCEL ID: R6184-ADDRESS: 1368 WINDure to pay the indebtedness as and when due and in the MILL WAY NORCROSS, GA 30093 MR/mac 11/1/22 Our file no. 22-08004GA –

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 950-83001 10/5 12 19 26 purpose of paying the same and all expenses of this sale, NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY COUNTY

having been given) Under and by virtue of the Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but Power of Sale contained in a Security Deed given by Doug R Mason and Terri L Mason to Wells Fargo Bank, N.A., dated August 24, 2012, recorded in Deed Book 51633, Page 561, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59478, Page 312, Gwinnett County, Georgia Power of Sale contained in a 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, encum-Deed BOOK 39476, Pagle 376, Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DULLARS

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 "se.ie" basis without any. an "as-is" basis without any an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-Ine entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. 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, belief of the undersigned, the party in possession of the property is Jonathan M Namer or a tenant or tenants and said property is more commonly known as 3594 Cast Bend Way, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description will control. scription 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 cult of the cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

as Attorney in Fact for Jonathan M Namer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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

land lying and being in Land Lot 1 (GMD 1397), 1st Dis-trict, Gwinnett County, Geor-gia, being Lot 125, Block A, Cascade Falls Subdivision, Unit Four, as per plat recorded in Plat Book 86, pages 200, revised in Plat Book 92, page 245, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this descrip-

MR/jay 11/1/22 Our file no. 22-08160GA – FT17 050-83040 10/5 12 19 26 2022 NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by James Hohenstern to Wells

Fargo Bank, N.A., dated July

FORECLOSURE

3, 2013, recorded in Deed Book 52370, Page 139, Gwinnett County, Georgia Records, conveying the afrecords, conveying the average representation of the critical amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUNDRED ONE AND 0/100 DOL-ANDS (4546-201-00) with LARS (\$146,301.00), 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 follow-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a credited 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 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 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" básis without any

an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security lead to the preparty in page 1999. Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modificate. to negotiate, amend or modi fy the terms of the loan.
To the best knowledge and

To the best knowledge and belief of the undersigned, the party in possession of the property is James Hohenstern or a tenant or tenants and said property is more commonly known as 3922 Brockenhurst Drive, Ruford Generia 30519 Buford, Georgia 30519.
Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A.

as Attorney in Fact for James Hohenstern McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided by Auction.com (www.auction.com) ion.com)

EXHIBIT A

All that tract or parcel of

land lying and being in Land Lot 178 of the 7th District, Gwinnett County, Georgia being Lot 75, Block A, The Townes of Avondale, Unit 1 as per plat recorded in Plat Book 130, Pages 83 - 90, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

MR/chr 11/1/22 Our file no. 22-08684GA -

950-81861 9/21 28 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley Lee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated July 23, 2021, recorded in Deed Book 59001, Page 607, Gwinnett County, Georgia Records, as last transferred to Primary Residential Mortto Primary Residential Mortgage, Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the arter-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY-TWO AND 0/100 DOLARS (\$247,252.00), 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 Records, conveying the af 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 designations and the same designations are sales as the same designation of the same designation and the same designations are sales as the same designation and the same designations are sales as the same designation and the same designations are same as the same designation and the same designation are same as the same ing described property: SEE EXHIBIT A ATTACHED

HEREOF
The debt secured by said
Security Deed has been and security beet mas been also seen as hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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 an accurate survey and inas provided in the Security

HERETO AND MADE A PART

an accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned. Primary Residential Mort-gage, Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend

FORECLOSURE

and modify all terms of the mortgage with the debtor is: Primary Residential Mort-Primary Residential Mort-gage, 1895 S. Central St., Centennial Park, AZ 86201 800-748-4424.

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 Ashley Lee of a tenant or tenants and said property is more commonly known as 5965 Lake Wind-

sor Pkwy, Buford, Georgia 30518. Should a conflict arise between the property address and the legal de-scription the legal descripscription the legal descrip-tion will control.

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

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Primary Residential Mortgage, Inc as Attorney in Fact for

as Attorney in Fact for Ashley Lee McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 333, 7th District, Gwin-Lot 333, 7th District, Gwillnett County, Georgia, being Lot 18, Block A of Windsor at Lanier Subdivision, Unit One, as per plat recorded in Plat Book 88, Page 166, Gwinnett County, Georgia Records, which plat is incorporated herein and made a porated herein and made a part hereof by reference.

MR/chr 11/1/22

Our file no. 22-09078GA –
FT17

950-82254 10/5 12 19 26

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

Security Deed given Joshua W Anderson Mortgage Electronic Re tration Systems, Inc., grantee, as nominee SunTrust Mortgage, Inc., successors and assigns, datsuccessors and assigns, dat-ed October 3, 2016, record-ed in Deed Book 54645, Page 87, Gwinnett County, Georgia Records, as last transferred to Truist Bank by assignment recorded in Deed Book 57462, Page 749, Gwinnett County, Georgia Records, conveying the after-described proposition of the control ter-described property to secure a Note in the original principal amount of TWO principal amount of TWO HUNDRED SIXTY THOU-HONDRED SIXIY HOU-SAND AND 0/100 DOLLARS (\$260,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnet County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having 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 inspection of the property, any assessments, liens, encum brances, 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 abovenamed or the undersigned. Truist Bank is the holder of Truist Bank is the holder of

Truist Bank is the hölder 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 Truist Bank, 111 Millport Circle, Greenville, SC 29607, 800-827-3722. Note however that such 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 Joshua W Anderson or a tenant or tenants and said property is more commonly known as 1200 Arthur Court, Arthur Lou. Georgia Lawrenceville, Georgia 30043. Should a conflict

arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) the confirmation subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

holder of the security deed Truist Bank as Attorney in Fact for Joshua W Anderson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of Land Lying and being in Land Lot 25 of the 7th District of Gwinnett County Georgia, being Lot 42, Block A, The Hadaway, Unity Two, as per Plat recorded at Plat Book 60, page 295, in the of-fice of the Clerk of the Supe-

rior Court of Gwinnett Coun ty, Georgia. MR/ca 11/1/22 Our file no. 22-09106GA -FT17 950-82130 10/5 12 19 26

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

2022

Security Deed given by Hi-wot Tesfai and Beyene Tekle to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee United Mortgage Corp, United Wortgage Corp., and assigns, dated July 19, 2002, recorded in Deed Book 28187, Page 23, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 59630, Page 254,