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): Barbara Adams and Sheila Coffey or tenant or tenants.

Rushmore Loan Manage ment Services, LLC is the entity or individual designated who shall have full authority to possible to provide the state of the state o thority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage-

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

covenants, and matters of covenants, and matters or 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. Bankrupted under the J.S. Ballikrupi-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-

restrictions

nances,

immediately above.
U.S. Bank National Associa tion not in its individual cation, not in its individual ca-pacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Barbara Adams and Sheila Coffey Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

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

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security 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
ercorded in Deed Rook recorded in Deed Book 46641 Page 0427 and modi-fied at Deed Book 57095 Page 691 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006-7, conveying the after-d cribed property to secure after-de 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 bidder 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 unless saw ume Federal Holiday, in on a Federal Holiday, in which case being the first Wednesday of said month). following described

property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52, 6TH DISTRICT, GRINNETT PEING IN LAND LOT 52, 6TH DISTRICT, GWINNETT COUNTY, GA, BEING LOT 95, BLOCK A, UNIT ONE, PLANTATION FORST SUB-PLANIATION 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 Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attornevs fees (notice of in tent to collect attorneys fees

tent to collect attorneys fees having been given).
Said property is commonly known as 3321 Eastwood Trl, Snellville, GA 30078-4150 together with all fixtures and personal property attached to and constitution 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): Luxon Tunis or tenant or tenants. Shellpoint Mortgage Servician in the tenth of the shell point Mortgage Servician in the state of the shell point Mortgage Servician in the shell po

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

Shellpoint Mortgage 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

of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Daub first ord to the beautiful Daub first ord to the bea

rity Deed first set out above.

subject to (1) confirmation

The sale will be conducted

FORECLOSURE

that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided tus of the loan as provided immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC.

ASSET-BACKED CERTIFI-CATES, SERIES 2006-7 as agent and Attorney in Fact for Luxon Tunis Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

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 NOMINEE FOR ELEMENT FUNDING in the original principal amount of \$151,111.00 dated October 20, 2009 and recorded in Deed Book 49780, Page 39, Cuitontt County, records 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, 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 Deed and described as fol-

ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, NETT COUNTY, GEORGIA BEING LOT 3, BLOCK C UNIT 1 OF GRAHAM'S GRAHAM'S PORT SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
49, PAGE 99, GWINNETT
COUNTY, GEORGIA RECORDS

RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. TAX ID: R6014 057 Said property being known

3615 GRAHAMS PORT DR SNELLVILLE, GA 30039

To the best of the undersigneds knowledge, the par-

signeds 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 deother 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 expenses of sale, including attempts fees (notice of intent torneys fees (notice of intent to collect attorneys fees hav-

to conect attorneys rees nav-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, 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 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-

lows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 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 above individual of elitility in not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A AT-TEMPTING TO COLLECT A DEEDT ANY INFORMATION ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

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

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

950-80652 9/14 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 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 acquired by Wilmington Sav-ings Fund Society, FSB, as trustee of Stanwich Mortgage 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 case is a specified, therein the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig nated by Order of the Supe 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),

FORECLOSURE

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-PASSING 1.5105 ACRES, AND REING MODE PARTIC AND BEING MORE PARTIC AND BEING MORE PARTICULARLY DESCRIBED AND
DELINEATED ACCORDING
TO A PLAT AND SURVEY
PREPARED BY CANNINGTON & ASSOCIATES, INC.,
CERTIFIED BY C. FRED
CANNINGTON, GEORGIA
PROCESSTREED, GEORGIA

CANNINGTON, GEORGIA REGISTERED SURVEYOR NO. 1433, DATED FEBRU-ARY 27, 1986, ENTITLED "SURVEY FOR ROBERT A. "SURVEY FOR ROBERT A. FRENCH AND HELEN D. FRENCH," SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA IN PLAT BOOK 37, PAGE 262, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR AND THE AMORE COMPLETE AND A MORE COMPLETE AND MORE COMPLETE A MURE COMPLETE AND
DETAILED DESCRIPTION,
AND ALSO BEING SHOWN
ON PLAT OF SURVEY BY
SURVEY SYSTEMS & AS
OCIATES, INC. G.R.L.S.,
DATED AUGUST 17, 1994.
IN THE COUNTY OF GWINHETT STATE OF CEOPLA

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

having been given).
Said property is commonly known as 2325 Old Fountain Road, 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): Bruce T. Beaumont III or tenant or tenants.

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

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

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters 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 Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the ILS Barkrupt. ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir

mation and audit of the status of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Bruce T. Beaumont III a/k/a Bruce T. Beaumont and Sandra I. Beaumont and Sandra I. Beaumont and Sandra I. Beaumont and Sandra I. mont and Sandra L. Beau-

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

2191-2556A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2556A 950-82670 10/5 12 19 26

Notice of Sale Under Pow-Georgia, GWINNETT Coun-

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RITA L. THOMAS to Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC., dated April 6, 2005, end. seconds. April 6, 2005, and recorded in Deed Book 42379, Page 2, GWINNETT County, Georgia records, and last assigned to Bank of America, N.A in Book 58468, Page 816, con a county review in the after-described veying 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 before the Courthouse door of GWINNETT County, Geor-

gia, 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 PARCEL OF LAND LYING AND SEING IN JAND LOT 144 OF CEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 62, BLOCK A, DUNLIN SUBDIVISION, UNIT TWO, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 62, PAGE 239, GWINETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY BEFERENCE AND MADE A REFERENCE AND MADE 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 oth-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in

FORECLOSURE

default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

FORECLOSURE

Said property is commonly known as 725 DUNLIN FARMS CT FARMS
LAWRENCEVILLE, GA
30044, together with all fixtures 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 posses-

party (or parties) in posses-sion of the subject property is (are): RITA L. THOMAS or tenant or tenants. 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) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, accompants, restrictions

easements. restrictions. covenants, etc. covenants, etc.

The sale will be conducted 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 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 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 fi-nal confirmation and audit of the status of the loan as pro-vided in the preceding paragraph.

runsuant 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

Pursuant to O.C.G.A. Sec-

Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate. amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditary the secured creditary the secured creditary that the secure of selections are secured to the secure of selections.

tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Bank of America, N.A.

as attorney in fact for RITA L. THOMAS Parkway Law Group, LLC 1755 North Brown Road 1755 NORTH BROWN HOLAU Suite 150 Lawrenceville, GA 30043 404.719.5155 SEPTEMBER 7, 14, 21, 28, OCTOBER 5, 12, 19, 26,

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

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

950-80297

sale contained in the Security Deed executed by SCOTT KELLEY AND STEPHANIE KELLEY to MORTGAGE ELECTRONIC REGISTRA-SYSTEMS, INC. NEE FOR HO NC. AS HOME-NOMINEE FOR HOME-BRIDGE FINANCIAL SER-VICES, INC. in the original \$302,086.00 dated June 10, 2016 and recorded in Deed Book 54369, Page 709, Gwinnett County records,

Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 60069, Page 405, Gwinnett Country records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse 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-

ALL THAT TRACT OR PAR-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-VISION, AS PER PLAT RECORDED IN PLAT BOOK 132, PAGES 95-98, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HERRI AND MADE A PART HEREOF INCURPURATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PARCEL ID: R5134 283 Said property being known

499 MÁDISON PARK DRIVE GRAYSON, GA 30017
To the best of the undersigneds knowledge, the party or parties in possession of said property of said property is/are SCOTT KELLEY AND STEPHANIE KELLEY or ten-

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

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

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

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300

telephone number of the in-

Greenville, SC 29601 866-825-2174 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-AS A DEBI 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-Fact for SCOTT KELLEY AND STEPHANIE KELLEY Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 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 GEORGIA, GWINNETT COUNTY

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, recorded in Deed Book 28337, Page 226, Gwinnett County, 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 by assignment recorded in Deed Book 60082, Page 489, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TEN THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$110,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in November, 2022, the fol-

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

lowing described property: SEE EXHIBIT A ATTACHED

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, encumbrances, zoning ordinances, control or an accordance of the property and the property and accordance of the property and accordance restrictions, covenants, and

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

tion is the holder of the Security Deed to the property in accordance with OCGA § 14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olym-

pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034 Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and

the party in possession of the property is Jerry Wayne Hatcher and Susan M Hatch er or a tenant or tenants and said property is more com-monly known as 1368 Wind-

mill Way, Norcross, Georgia 30093. 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-

cy Code and (2) to final confirmation and firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust c/o. U.S. Bank National Trust Associa-

as Attorney in Fact for Jerry Wayne Hatcher and Susan M Hatcher McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A
THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 184 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA
AND BEING LOT 1, BLOCK E
OF WINDTREE SUBDIVISION, UNIT FOUR, AS PER
PLAT RECORDED IN PLAT
BOOK 34, PAGE 122. GWIN-FXHIBIT A BOOK 34, PAGE 122, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

TAX PARCEL ID: R6184-229 ADDRESS: 1368 WIND-MILL WAY NORCROSS, GA 30093 MR/mac 11/1/22 Our file no. 22-08004GA -950-83001 10/5 12 19 26

2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY

Under and by virtue of the 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 Lant transferred to Specialized Loan Servicing LLC by raisi transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59478, Page 312, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE

FORECLOSURE

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 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 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
as and when due and in the
manner provided in the Note as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, 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 at valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters

taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record 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 an accurate survey and inrepresentation, warranty of representation, warranty or recourse against the abovenamed or the undersigned.
Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Citt. 300 Crosswead VIII. Suite 300. Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Doug R Ma-son and Terri L Mason or a tenant or tenants and said property is more commonly 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.

The sale will be conducted which (1) the application.

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupicy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed holder of the security deed.
Specialized Loan Servicing
LLC

as Attorney in Fact for Doug R Mason and Terri L McCalla Raymer Leibert

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

EXHIBIT A
The following described real property located in County of Gwinnett, State of Georgia; being more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 276 of the 5th District, of Ewinnett County Geograpia. 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 Gwinnett County, Georgia records, which plat is incor-Georgia porated herein and made a part hereof by reference. Being the same property

conveyed to Doug Mason and Terri L. Mason by Deed from Doug Mason dated June 28, 1995, filed July 20, 1995 and recorded in Book 11501, Page 203 in the Gwinnett County, records. Property Address: 2385 Fortune Drive, Dacula, GA 30019

APN: R5276 093 MR/jay 11/1/22 Our file no. 22-08062GA -950-83107 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 Security Deed given by Jonathan M Namer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for State Farm 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, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59925, Page 120, Gwinnett County, Georgia Records, conveying the after-described property the after-described property to secure a Note in the origi-nal principal amount of TWO HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED 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 for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully to secure a Note in the original 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 preparty: 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on

FORECLOSURE

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 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

byU-59UU.

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 To the best knowledge and 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 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 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 District County County 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. recorded plat is incorporated herein by reference and made a part of this descrip-

tion. MR/jay 11/1/22 Our file no. 22-08160GA -950-83040 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 3, 2013, recorded in Deed Book 52370, Page 139, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUN-COUNTY HUNDRED FOR THOUSAND THREE HUN

DRED ONE AND 0/100 DOL-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 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 redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum brances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-2022 ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. COUNTY

Wells Fargo Bank, N.A. is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full 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 modify the terms of the loan.

To the best knowledge and belief of the undersigned,

the party in possession of the property is James Ho-henstern or a tenant or ten-ants and said property is more commonly known as 3922 Brockenhurst Drive, Coperia 30510. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted children to the conducted the conflict and the conducted the conflict and the conflict arise between the property address and the conflict arise between the property address and the legal description will control. 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 belder of the coverity dead

status of the loan with meholder 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
Rockyell CA 20076 Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided

by Auction.com (www.auction.com) EXHIBIT A All that tract or parcel of 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 incor-

porated herein and made a part hereof by reference. Our file no. 22-08684GA -MR/chr 11/1/22 950-81861 9/21 28 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA, 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 nomine

FORECLOSURE

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 Mortgage, Inc. by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUGAND TWO HUNDRED FIETY-TWO AND 0/100 DOLLARS (\$247,252.00), with interest thereon as set forth therein, there will be sold at therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpress of points the page. sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying being given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and pavable), 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, encumassessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-23 30 2022

tilose superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Primary Residential Mort-gage, Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Primary Residential Mortgage, 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.

The entity that has full au-

To the best knowledge and belief of the undersigned. the party in possession of the property is Ashley Lee or a tenant or tenants and said property is more commonly known as 5965 Lake Windsor Pkwy, Buford, Georgia 30518. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed 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.
Primary Residential Mort-

gage, Inc. as Attorney in Fact for Ashley Lee McCalla Raymer Leibert Pierce LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

FXHIBIT A All that tract or parcel of land lying and being in Land Lot 333, 7th District, Gwin-nett 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 part hereof by reference. MR/chr 11/1/22

Our file no. 22-09078GA -950-82254 10/5 12 19 26

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Hi-wot Tesfai and Beyene Tekle to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for lighted Mortgage Corp. its grantee, as nominee for United Mortgage Corp., its successors and assigns, dated July 19, 2002, recorded in Deed Book 28187, Page 23, Gwinnett County, Georgia Records, as last trans-ferred to MidFirst Bank by assignment recorded in Deed Book 59630, Page 254, Gwinnett County, Georgia Records, conveying the afrecords, conveying the ar-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$137,025.00), 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 December, 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 purpose of paying the same and all expenses of this sale, as revided in the Security. as provided in the Security 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 taxes which are a lien.

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, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

FORECLOSURE

MIDFIRST BANK is the holder of the Security Deed

to the property in accor-dance 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W

Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. 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 Hiwot Tesfai or a tenant or tenants and or a tenant or tenants and said property is more commonly known as 4074 Indian Trace, Lilbum, Georgia 30047. Should a conflict arise between the property

address and the legal de scription the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Ba cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK

as Attorney in Fact for Hiwot Tesfai and Beyene McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road 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 72 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA BEING LOT 30, BLOCK F, STONEMONT SUBDIVI-SION, UNIT TWO, AS PER SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREOF.

MR/meh 12/6/22 Our file no. 22-09316GA -FT17 950-10/5 12 26 11/2 9 16

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Kim-berly E Pulley to Mortgage Electronic Registration Sys tems, Inc., as grantee, as nominee for Shelter Mort-gage Company, LLC dba Fairfield Mortgage, its successors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3 Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Gwinnett County, Geor Records, as last transfer to Wells Fargo Bank, N.A. assignment recorded in Deed Book 48905, Page 770, Deed Book 489US, Page 7/0, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-ONE THOUSAND THREE HUN-DRED EIGHTY-SIX AND 0/100 DOLL ARS

0/100 DOLLARS (\$151,386.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinner County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday on the first luesday 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 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, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. 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: 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 négotiate, 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 Kimberly E Pulley or a tenant or tenants and said property is more commonly known as 839 Nichols Landing Ln, Dacula,

Georgia 30019. Should a conflict arise between the property address and the legal description will control.

The cale will be conducted. The sale will be conducted subject (1) to confirmation that the sale is not prohibit ed under the U.S. Ba cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A.
as Attorney in Fact for
Kimberly E Pulley
McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivision, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett County, Centrals Pacordia.

Georgia Records. Being and intending to describe the same premises conveyed in a deed recorded 04/14/2005, in Book 42358,

Page 2. Known as: 839 Nichols Landing Ln