FORECLOSURE

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, 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. Cardinal Financial Company, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 1 porate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacula, Georgia 30019. 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 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 court in ded holder of the security deed Cardinal Financial Compa

ny, Limited Partnership as Attorney in Fact for Richard L Winstead Cheryl C Felder AKA Cheryl Roberson Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A COMMONLY MORE KNOWN AS: 1714 Lake Heights Circle, Dacula, GA

TAX PARCEL ID/AP: R3001

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwin-Dulican's Givin 1749, Gwillinett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Rook 72, Page 222, Gwinnett County, Page 222, Gwinnett County, Georgia Becords which plat Georgia Records, which plat and the record thereof are incorporated herein by refer-ence thereto. Parcel ID: R3001-304

Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/jay 11/1/22 Our file no. 22-07226GA – FT18

950-83014 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 Gerald R Lee, Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns, dated October 30, 2020, recorded in Deed Book 58028, Page 289, Gwinnett County, Georgia Records, as last transferred LLC by assignment recorded in Deed Book 60238, Page 828, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount of HUNDRED FORTY THOUSAND FOURTEEN AND

0/100 DOLLARS 0/100 DOLLARS (\$245,014.00), 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 The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the 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, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, 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 of

CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA §

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. 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 Gerald R Lee. Sr. or a tenant or tenants and said property is more commonly known as 74 Shadowhill Ct, Loganville, Georgia 30052. Should a property address and the legal description the legal des conflict arise between the

gal description the legal de-scription will control.

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

FORECLOSURE

firmation and audit of the status of the loan with the holder of the security deed.
CrossCountry Mortgage,

as Attorney in Fact for Gerald R Lee, Sr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 159 of the 5th District, Gwinnett County, Georgia, being Lot 38, Block A, Shadowbrooke, Unit Two, as per plat recorded in Plat Book 105, Pages 187-188, Gwinnett County, Georgia records, said plat being incorporated herein and made reference hereto.

MR/mac 12/6/22

Our file no. 22-09167GA – FT18

950-84147 10 26 11/2 9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Bobby N. Tucker to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns dated 9/27/2006 and recorded in Deed Book 47095 Page 519 Gwinnett County, Georgia records; as County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, conveying the after-described property to secure a Note in the original principal amount of \$231,200.00, with interest at the rate specified therein. There will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls

on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-BEING KNOWN AND DESIGNATED AS LOT 20, BLOCK B, THORNHILL COMMONS SUBDIVISION AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY RECORDED AT PLAT BOOK 114, PAGES 251- 252, GWINNETT COUNTY, GEORGIA DESCRIBED OF DESCRIPTION OF THE PROPERS OF THE PROPERS

COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BE-ING HEREBY MADE FOR A

ING HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

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 and security beed. 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).

having been given).
Said property is commonly known as 2478 Worrall Hill Way, Duluth, GA 30096 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bobby N. Tucker and My-oung Hee Tucker or tenant

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

of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Depart-ment 3217 South Decker

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

salu property will be solved as subject for (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 lies against the proper tute a lien against the property whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption 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 ordinances, ensembrances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta

immediately above. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Se ries 2020-2 as agent and At ries 2020-2 as agent and Attorney in Fact for Bobby N.

tus of the loan as provided

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

THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14731A 950-82324 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 Gunther Czar-necki to Bank of America, N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnett County, Georgia records; as last transferred to or ac-

FORECLOSURE

N.A., conveying the after-de-scribed property to secure a Note in the original principal amount of \$50,000.00, with the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court Order of the Superior County), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described following described

property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 290 OF BEING IN LAND LOT 290 OF THE 61T DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM, RECORDED IN CONDOMINIUM,

RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 12, OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR BERKELEY WOODS CONDOMINIUM DATED OCTOBER 5, 1989, AND RECORDOED IN DEED BOOK 6009, PAGE 323, AFORESAID RECORDS AS THE SAME MAY BE

AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER, RE-FERRED TO AS THE "DECLA-FERRED TO AS THE DECLA-RATION') TOGETHER WITH ALL THE RIGHTS, TITLE, AND INTEREST OF GRANTEE IN THE AFORE-SAID UNIT AND THE AP-PURTENANCES THERETO AS SET FORTH IN THE DEC-LARATION INCLUDING AS SET FORTH IN THE DECLARATION, INCLUDING SUCH UNDIVIDED INTER-EST IN THE COMMON AREAS AS SET FORTH IN THE DECLARATION.

BEING THE SAME PROP-ERTY CONVEYED TO GUN-THER CZARNECKI BY DEED THER CZARNECKI BY DEED FROM BERKLEY DEVELOP MENT, INC. RECORDED 08/13/1991, IN DEED BOOK 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWINNETT COUNTY, GEORGIA. TAX ID. # R6290A046
This foreclosure is subject to the Security Daed from

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

The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, 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 individual

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 701 Berkeley Woods Dr, Duluth, GB 30096-6357 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowlty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or ten-

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

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

of the loan.
Said property will be sold said properly will be solved in 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 whether 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-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the status of the loan as provided immediately above. Bank of America, N.A. as

agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637 1016-5336A

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

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Norma J Jones to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for Guaranty Mortgage Ser-vices LIC its successors vices, LLC, its successors and assigns dated 6/18/2008 and recorded in Deed Book 48931 Page 0599 Gwinnett County, Georgia records; as County, Georgia recurus, cu last transferred to or ac-quired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the origi-nal principal amount of nal principal amount of \$150,537.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia

(or such other area as desig-

nated by Order of the Supe-

rior Court of said county),

FORECLOSURE

within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of

All that tract of parcer of land lying and being in Land Lot 47 of the 5th District, Gwinnett County, Georgia, being Unit 18, Building R, Oakland Downs, Phase II, as Odkland Downs, Plase II, as per plat recorded in Plat Book 122, Pages 29-32, Gwinnett County Records, said plat being incorporated herein by reference thereto. The debt secured by said Security Deed has been and 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 because received in the Nete manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security. as provided in the Security

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

PennyMac Loan Services, LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services. LC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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

said property will be solve subject fo: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the 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 or-linances, restrictions,

dinances.

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

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

immediately above.
PENNYMAC LOAN SER-VICES, LLC as agent and Attorney in Fact for Norma J

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-Georgia 30305, (404) Ianta, Georgia 30305, (404) 994-7637. 1120-23654A 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. 1120-23654A 950-82392 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 Barbara Adams and Sheila Coffey to Adams and Shella Correy to American General Financial Services, Inc. (DE) dated 10/27/2008 and recorded in Deed Book 49144 Page 114 and modified at Deed Book 51938Page 475Gwinnett County, Georgia records; as last transferred to or acdast transferred to of acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property. the after-described proposed to secure a Note in the original principal amount of \$138,418.56, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the 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, which case being the first Wednesday of said month), the following described property:
All that certain property situated in the County of GWINNETT, and State of

GEORGIA, being described ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK R, THE BRANCHES, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

DESCRIBED. Tax Parcel Identification Number: R7093-199 This sale will be made sub-ject to any right of the United

States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and second Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the 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 provided in the Security. 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 1910 Shady Creek Lane, Lawrenceville, GA

FORECLOSURE

30043 together with all fixtures and personal property attached to and constituting a part of said property. 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 Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the 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 required by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, encumbrances, zoning ordiencumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the states 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 non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

U.S. Bank National Associa-U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Barbara Adams and Sheila Coffey Addridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

immediately above.

994-7057.
1208-3708A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LICED FOR THAT WILL BE USED FOR THAT PURPOSE. 1208-3708A 950-82354 10/5 12 19 26

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

Sale contained in a Security

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

following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52, 6TH DISTRICT, GWINNETT COUNTY, GA, BEING LOT 95, BLOCK A, UNIT ONE, PLANTATION FORST SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 1432 GWINNETT 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 possible events of default, failure to pay the indebtedness as and when due and in the as an when due and if 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 cravidad in the Security. as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

having been given).
Said property is commonly known as 3321 Eastwood
Trl, Snellville, GA 300784150 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 unde signed, the party (or parties) in possession of the subject property is (are): Luxon Tu-

is or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. 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 required by law to negotiate, amend or modify the terms Said property will be sold

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

FORECLOSURE

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus 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 agent and attorney in Early 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) 904-7637

994-7637.
1263-2603A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION 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 POWER

PUREAL PURSUANT TO THE PURSUANT THE PUR TRONIC 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,
Gwinnett County records,
said Security Deed being last
transferred to NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE 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 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 THE BIH DISHRICT, GWINMETT 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

tenants.

4567

of the loan.

all terms of the mortgage

Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-

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

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 au-

redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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

The sale will be conducted white the (1) confurction of the sale will be confucted white the (1) confurction of the sale will be confurcted to the sa

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptoy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Dead Pure of the Security Dead Pure

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

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 Fact for Bruce T. Beaumont III ak/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)

994-7637.
2191-2556A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2556A 950-82670 10/5 12 19 26 2022

Notice of Sale Under Pow-

Georgia, GWINNETT Coun-

Under and by virtue of the

Order 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

nominee for COUNTRYWIDE HOME LOANS, INC., dated 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, conveying the after-described property to secure a Note of even date in the original principal amount of

amount

principal amount of \$149,728.00, 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, Geor-gia, within the legal hours of sale on the first Tuesday in November, 2022, to wit: November 1, 2022, the fol-lowing described property

lowing described property: ALL THAT TRACT OR PAR-

in the manner provided in

principal

immediately above.

non-judicial sales in

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

Said property being known as: 3615 GRAHAMS PORT DR SNELLVILLE, GA 30039 To the best of the under-signeds knowledge, the party or parties in possession of said property is/are BINI-AM IYASU or tenant(s).

The debt secured by said The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt transpire is Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including attornevs fees (notice of intent to collect attorneys fees having 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 dis closed 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 Deed.

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-

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattle 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 not required by law to negotiate, amend, or modify the terms of the mortage. 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-Fact for BINIAM IYASU

Robertson, 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

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 ac-quired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mort-

gage Loan Trust I, conveying the after-described property to secure a Note in the origi-

ALL THAT TRACT OR PARCEL 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, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HERRIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION, BEING IMPROVED
PROPERTY KNOWN AS 725
DUNLIN FARMS COURT,
ACCORDING TO THE
PRESENT SYSTEM OF nal principal amount of \$116,311.00, with interest at DUNLIN FARMS COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORthe rate specified therein, there will be sold by the unbefore the Courthouse door of Gwinnett County, Georgia GIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, (or such other area as desig nated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in failure to pay the indebted-ness as and when due and

FORECLOSURE FORECLOSURE

Debt. The debt remaining in default, this sale will be made for the purpose of Wednesday of said month), the following described property made for the purpose of 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-ALL THAT TRACT OR PAR-ALL IHAL IRACI UR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING SITUATE ON OLD

BEING SITUATE ON OLD FOUNTAIN ROAD, ENCOMPASSING 1.5105 ACRES, AND BEING MORE PARTIC-ULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY CANNINGTON & ASSOCIATES, INC. CERTIFIED BY C. FRED CANNINGTON, GEORGIA REGISTERED SURVEYOR NO. 1433, DATED FEBRUARY 27, 1986, ENTITLED SURVEY FOR ROBERT A. FRENCH, SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIlief of the undersigned, the party (or parties) in possession of the subject property is (are): RITA L. THOMAS or tenant or tenants.

Said property will be sold subject to (3) and subject the sold property will be sold subject to (3) and subject to (4) and sub satio property will be solved as subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) 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 superior to the Deed to Secure Debt first set out above, including, but not limited to, BY REFERENCE HERETO IN-ORPOPATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION AND ALSO BEING SHOWN ON PLAT OF SURVEY BY SURVEY SYSTEMS & ASassessments, liens, encum brances, zoning ordinances, easements, restrictions SOCIATES, INC. G.R.L.S., DATED AUGUST 17, 1994. IN THE COUNTY OF GWIN-NETT, STATE OF GEORGIA.

covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-The debt secured by said Security Deed has been and ed under the U.S. Bankrupt 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 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 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 provided in the Security. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial and non-judicial judicial and non-judicial sales in the State of Georgia, and an experiesc of this said 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. as provided in the Security 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 provided in the preceding para-

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

Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the ce-Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify

section 44-14-102.2 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 creditor 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 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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80297

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security Deed executed by SCOTT KELLEY AND STEPHANIE KELLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME-BRIDGE FINANCIAL SER-VICES LINC in the regional 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 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 legal hours of sale, on November 01, 2022, the property in said Security

Deed and described as fol-IOWS:
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 HEREIN AND MADE A PART HEREOF BY REFERENCE. PARCEL ID: R5134 283 Said property being known as: 499 MADISON PARK DRIVE GRAYSON, GA 30017 To the best of the under-

or parties in possession said property is/are COTT KELLEY AND SCOTT STEPHANIE KELLEY or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining idefault, this sale will be made for the purpose paying the same and all ex penses of sale, including at-

tornevs fees (notice of intent

signeds knowledge, the par-

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 winor 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, restric tions. covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted

subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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-NEWREZ LLC D/B/A Shell

FORECLOSURE

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

NEWREZ LLC D/B/A NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

SHELLPOINT WIGHTGAGE
SERVICING,
as Attorney-in-Fact for
SCOTT KELLEY AND
STEPHANE KELLEY
Apschutz Robertson Anschutz.

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

950-82075 9/28/ 10/5 12 19 26 2022

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

TRONIC REGISTRATION SYSTEMS, INC. AS BENEFI-CARY ACTING SOLELY AS NOMINEE FOR STONEGATE MORTGAGE CORPORATION TRONIC REGISTRATION in the original principal amount of \$134,518.00 dated December 5, 2014 and recorded in Deed Book 53294, Page 0504, Gwinnett 53294, Page 0504, GWINNERT
County records, said Security Deed being last transferred to LAKEVIEW LOAN
SERVICING, LLC. in Deed
Book 60118, Page 00145,
Gwinnett County records,
the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on December 06, 2022 the property in said Security Deed and described as fol-

AND MADE APART HEREOF
BY REFERENCE. TOGETHER
WITH AND SUBJECT TO ALL
RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, EASEMENTS, AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS,
DESTRICTIONS AND FACE.

Said property being known as: 3886 ELM TRACE CT LO-GANVILLE, GA 30052

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security

to collect attorneys fees having 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 zoning ordinances, restric tions, covenants, and mat-

above.

Said sale will be conducted

Deed. The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate amend, and modify all terms

1-800-274-6600
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

ING. LLC as Attorney-in-Fact for MARY SMITH

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-069825 -950-84638 10/26 11/9 16

23 20 2022 NOTICE OF SALE UNDER

POWER GEORGIA, 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, record-

ed in Deed Book 28337 cure 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 be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours

tent to collect attorneys fees having been given). Said property is commonly known as 725 DUNLIN FARMS CT LAWRENCEVILLE, GA

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

Phone: 470.321.7112 Firm File No. 22-064971 – STATE OF GEORGIA

sale contained in the Securi-ty Deed executed by MARY SMITH to MORTGAGE ELEC-

Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING LOT 20, OF FALL CREEK, UNIT III-THE OAKS (F.K.A. PATE ROAD SUBDIVISION), A BOOK 93, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT IS INCORPORATED HEREIN AND MADE APART HEREOF BY REFERENCE. TOGETHER

RESTRICTIONS AND EASE-MENTS FOR ALL CREEK RECORDED IN DEED BOOK 19881, PAGE 241, AS AMENDED FROM TIME TO

GANVILLE, GA 30052

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MARY SMITH or tenant(s).

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

ters of record superior to the Security Deed first set out

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

of the mortgage is as fol-

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

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