FORECLOSURE

or sale oil the first luesday in November, 2022, the following described property:

SEE EXHIBIT A ATTACHED
HERETO AND MARKET A SEE HERETO AND MADE A PART

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

suant to U.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 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 indi-vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o. U.S. Bank National Trust Association is the holder of the Se

curity 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: Selene Finance, 3501 Olym-pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such

to the best knowledge and

the pest knowledge and belief of the undersigned, 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 Necrosos Georgia mill Way, Norcross, Georgia 30093. Should a conflict arise between the property address and the legal description the legal description will control

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. Bank Trust National Association and its individual confirmation and its individual confirmation. Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-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.foreclosurenous...
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 NETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK E OF WINDTREE SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT 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-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

NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY GWINNETT

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 last transferred to Special-ized 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 FORTY-SIX THOUSAND FIVE HUNDRED THOUSAND FIVE HONDRED
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 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 be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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. Specialized Loan Servicing LLC is the holder of the Se-

curity 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: Specialized Loan Servicing

FORECLOSURE

LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306lage, 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.

tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupteu unuer life U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLC

as Attorney in Fact for Doug R Mason and Terri L Mason

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A The following described real property located in County of Gwinnett, State of Georgia; being more particularly described as follows: All that tract or parcel of land lying and being in Land Lot 276 of the 5th District, of Lot 276 of the stir district, of Gwinnett County, Georgia, and being Lot 78, Block A of Brookton Station, Unit One, as per plat recorded in Plat Book 63, Page 249 of Gwinnett County, Georgia records, which plat is incorporated heaving and made a porated herein and made a porated nerein 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 11501, Page 203 in the Gwinnett County, records. Property Address: 2385 Fortune Drive, Dacula, GA

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

30019

NOTICE OF SALE UNDER **POWER** GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Jonathan M Namer to Mort-Jonathan M Namer to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for State Farm Bank, F.S.B., its successors and assigns, dated April 15, and assigns, dated April 13, 2019, recorded in Deed Book 56533, Page 737, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment record-ed in Deed Book 59925. Page 120, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origito secure a wote in the original 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 outcome to the bighest hidden.

outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF debt secured by said is hereby declared due because 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 surrous of points the core.

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

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 Jonathan M Namer or a 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 le-gal description the legal de-

scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Freedom Mortgage Corpo

ration 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, Gwinnett County, Georgia, being Lot 125, Block A, Cascade Falls Subdivision Unit Four, as per plat recorded in Plat Book 86, pages 200, revised in Plat Book 92, page 245, Gwinnett County,

Georgia records, which recorded plat is incorporated

herein by reference and made a part of this descrip-

FORECLOSURE

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

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 af-BOOK 52570, Page 139 Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-SIX 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 local hours of sale

within the legal hours of sale on the first Tuesday in November, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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 attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hear given) suant to U.C.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassesments, liens, encumbrances, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, N.A.

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 modi-fy 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, Ruford Georgia 30510 **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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

Wells Fargo Bank, N.A.
as Attorney in Fact for
James Hohenstern
McCalla Raymer Leibert
Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

holder of the security deed.

www.foreclosurehotline.net
*Auction services provided by Auction.com (www.auc-

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

MR/chr 11/1/22 Our file no. 22-08684GA -950-81861 9/21 28 10/5 12 19 26 2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley Lee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its succes-sors and assigns, dated July sors 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 THOUSAND TWO HUNDRED FIFTY-TWO AND 0/100 DOL-FIFTY-TWO AND 0/100 DOL-LARS (\$247,252.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such 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, failsible events of default, fall-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 attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hear 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. restrictions, covenants, and

FORECLOSURE

MADE A PART HEREOF. MR/meh 12/6/22 Our file no. 22-09316GA -

950-10/5 12 26 11/2 9 16

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Primary Residential Mort-gage, Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-Under and by virtue of the Power of Sale contained in a Security Deed given by Ophelia I Hunte and Wayne A Hunte to Olympia Mortgage Corp. dba O.M.C. Mortgage Corp. dba O.M.C The entity that has full authority 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. gage Corp., dated July 29, 1999, recorded in Dead Book 19118, Page 133, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in 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 west was a such as the control of the loan. that certain Loan Modifica-tion Agreement recorded in Deed Book 59500, Page 32, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 30205, Page 202, Gwinnett County, Georgia Records, conveying the after-described property to seure a Note in the original principal amount of SEVEN-TY-SEVEN THOUSAND FOUR HUNDRED ELEVEN 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 description the legal description will benefice. TY-SEVEN THOUSAND FOUR HUNDRED ELEVEN AND 0/100 DOLLARS (\$77,411.00), with interest thereon as set forth therein, there will be sold at public The sale will be conducted outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

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

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

sale will be indee for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 baying bear given.)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

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

to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority that has ful

Ine entity that has full au-thority 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.

the perty in possession of the property is Ophelia I Hunte and Wayne A Hunte or a tenant or tenants and acid property is not property is ophelia I Hunte and Wayne A Hunte or a tenant or tenants and property is more comparable to the property is not property in the property is not property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property in the property is not property in the property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the property in the property is not property in the prope

said property is more com-monly known as 5173 Rose-

stone Drive, Lilburn, Geor-gia 30047. Should a conflict arise between the property address and the legal de-

scription the legal descrip-

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

cy Code and (2) to final con-

firmation and audit of the

status of the loan with the holder of the security deed.
MIDFIRST BANK

as Attorney in Fact for Ophelia I Hunte and Wayne

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A

ingbird Lake Estates Subdivision, Unit One, as per plat of record in Plat Book 8, Page 120, Gwinnett County records, which plat is incorporated horsin and made.

porated herein and made a

Our file no. 5367718 - FT17

fore the courthouse door of Gwinnett County, Georgia, or

Gwinnett County, Georgia, or at such place as may be law-fully 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 HEREFOF

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, 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

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 which the pay outstranding

subject to any outstanding ad valorem taxes (including

not yet due and payable), the

taxes which are a lien.

part hereof by reference.

MR/ca 11/1/22

2022

POWER

A Hunte

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. holder of the security deed.
Primary Residential Mortgage, Inc.
as Attorney in Fact for
Ashley Lee
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
FXHIRIT & within the legal hours of sale within the legal hours of say in November, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

tion will control

FORECLOSURE

any matters of record in-cluding, but not limited to, those superior to the Securi-

to be 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. Primary, Residential, Mort-

EXHIBITA
All that tract or parcel of
land lying and being in Land
Lot 333, 7th District, Gwinnett 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 - FT17 950-82254 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 Hiwot Tesfai and Beyene Tekle wot Tesfai and Beyene Tekle to Mortgage Electronic Registration Systems, Inc., as 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 transferred to MidFirst Bank by assignment recorded in gia Hecoroc, ferred to MidFirst barn assignment recorded in Deed Book 59630, Page 254, Comment County, Georgia

assignment recorded in Deed Book 59630, Page 254, Gwinnett County, Georgia Records, conveying the after-described property to secure 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 outry 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 beis 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 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 hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the 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, encumassessments, 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 "as-ic" basis without any Sald properly will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

MIDFIRST BANK is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity that has full ad-thority 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, Mklahoma, City. OK 72118. Oklahoma City, OK 73118-6116, 800-654-4566.

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 Hiwat Tesfan or a tenant or tenants and said property is more com-monly known as 4074 Indian Trace, Lilburn, Georgia
30047. Should a conflict
arise between the property
address and the legal description the legal description the legal descrip-

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

MIDFIRST BANK MIDFIRST BANK as Attorney in Fact for Hiwot Tesfai and Beyene

McCalla Raymer Leibert

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 72 OF
THE 5TH DISTRICT OG
GWINNETT COUNTY, GEORGIA BEING LOT 30, BLOCK
F, STONEMONT SUBDIVISION, UNIT TWO, AS PER F, STONEMUNI SUBDIVIS SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNET COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND

FORECLOSURE

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,

prances, 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 "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

MIDFIRST BANK is the bolder of the Security Deed holder of the Security Deed to the property in accordance with OCGA § 44-14-

162.2 The entity that has full au The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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-

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 Milton Yoffre and Guillermina Grasibel Yoffre or a tenant or tenants and said property is more commonly known as 1197 Adah Court, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK MIDFIRST BANN as Attorney in Fact for Milton Yoffre McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

Noswell, GA 300/6
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 25 OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, AND BEING LOT 26, BLOCK B OF THE HAD-AWAY, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 71, PAGE 61 OF BOOK 71, PAGE 61 OF GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

Our file no. 5471019 - FT17

HEREOF BY REFERENCE.

NOTICE OF SALE UNDER POWER GEORGIA,

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 "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed to the property in accor-COUNTY 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 tion will control. The sale will be conducted within the legal hours of sale

on the first Tuesday in November 2022 the follow A Hunte McCalla Raymer Leibert

All that tract or parcel of land lying and being in Land Lot 161 of the 6th District, Gwinnett County, Georgia, being Lot 25, Block A, Mockhaving been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but 950-83104 10/5 12 19 26 NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Milton Yoffre to JPMorgan Chase Bank, N.A., dated October 24, 2013, recorded in Deed Book 52611, Page 790, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 56380, Page 819, Gwinnett County, Georgia Records, conveying the after-described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND NINE HUNDRED EIGHTY-FIVE AND 0/100 DOLLARS (\$130,985.00), 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

tional Association, as Indenture Trustee 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 Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 888-818-6079. 84119, 888-818-6032.

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 Shakoor Mintu, Mohd Sajjad Chowd-hury and Shaheda Chowdhurv or a tenant or tenants and said property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019. Should a conflict arise between the property address and the le-

property address and 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. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Inden

FORECLOSURE

as Attorney in Fact for Shakoor Mintu 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 of parcer of land situate, lying and being in Land Lot 267 of the 5th District of Gwinnett County, Georgia, being Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181,182, Guite. 110, Page 181-182, Gwin-nett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference.
MR/mac 11/1/22

Our file no. 5669919 – FT1 950-82192 10/5 12 19 26 NOTICE OF SALE UNDER

POWER STATE OF GEORGIA

COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated June 24, 2005, from Brant B. Barber and Ki-motha R. Barber to First Franklin a Division of Nat. City Bank of In, recorded on August 12, 2005 in Deed Book 43973 at Page 0239 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Compa-Bank National Trust Company, as Trustee for FFMLT
Trust 2005-FF8, Mortgage
Pass- Through Certificates,
Series 2005-FF8 by Assignment and said Security Deed having been given to secure a note dated June 24, 2005, in the amount of \$274,320.00, and said Note \$274,320.00, and said Note being in default, the under-signed will sell at public out-cry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on Novem-ber 1, 2022 the following de-scribed real property (here-

brances;

the terms of the mortgage instrument. BANK OF AMER-

ICA, N.A. as Attorney in Fact for SUNITA BHANDARI THE

PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

30071 Telephone Number: (877) 813-0992 Case No. BAC-22-04089-1 Ad Run Dates 10/05/2022, 10/12/2022, 10/12/2022, 10/19/2022,

10/26/2022

950-82355

10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-

curity Deed from AULDITH M CREARY and JOHN A

M CREARY and JOHN A
MCLEAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
M&T BANK, dated January
25, 2013, recorded February
20, 2013, in Deed Book
52027, Page 72, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original

of even date in the original principal amount of One

principal amount of One Hundred Fifty-Four Thou-

Four

JANUARY 2, 2 RECORDED JANUARY

2007 IN BOOK 47451, PAGE 59, GWINNETT COUNTY, GA. Said legal description

being controlling, however

the property is more com-monly known as 3243 SPRING MESA COURT, SNELLVILLE, GA 30039. The

indebtedness secured by said Security Deed has been

and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining

in default, this sale will be made for the purpose of

made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against

warranty or recourse against

the above-named or the un-

dersigned. The sale will also

be subject to the following items which may affect the title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

inspection of the property:

Y 8, PAGE

ber 1, 2022 the following described real property (here-inafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 4, BLOCK F, SPALDING CORNERS SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS WHICH RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION, SAID PROPERTY BE-ITON. SAID PROPERTY BY ING KNOWN AS 3993 GLEN MEADOW DRIVE. ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. THE

debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among

purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to

collect attorneys' fees has

been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Brant B. Berbar and Kimethe B. Ber

Barber and Kimotha R. Bar-ber. The property, being commonly known as 3993 Gln Mdw Dr, Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and King

of Brant B. Barber and Ki-motha R. Barber, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspec-tion thereof, and all assess-ments, liens, encumbrances, restrictions, covenants, and

and

restrictions, covenants

matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or artitly who shall

individual or entity who shall have the full authority to ne-

have the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Specialized Loan Ser-vicing, LLC at 8742 Lucent Blvd Suite 300 Highlands Ranch, CO 80129 720-241-7251. The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor

require the secured creditor

to negotiate, amend or modi-

fy the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is

not prohibited under U.S

Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Deutsche Bank National Trust Company of Trust Company of Trust Company of

for Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005- FF8. Mortgage Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha R. Barber 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-008794 A-4760545 10/05/2022, 10/12/2022, 10/12/2022, 10/12/2022, 10/26/2022 950-83248

MR/ca 11/1/22 950-82923 10/5 12 19 26 2022

GWINNETT other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the

Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Systems land to the security of the security tems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by that cartin lean Medific Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54143, Page 432, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 57784, Page 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED THIRTEEN THOUSAND SIX HUNDRED (\$213,650.00), with interest thereon as set forth therein, there will be sold at public 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 colo

ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other 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

not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indentications of the security of the second process of the sec brances, zoning ordinances

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from SUNITA
BHANDARI to BANK OF
AMERICA, NA, dated December 30, 2006, recorded
January 31, 2007, in Deed
Book 47526, Page 189,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the a Note of even date in the original principal amount of One Hundred Thousand and 00/100 dollars (\$100,000.00), with interest

10/5,12,19,26,2022

NOTICE OF SALE

GEORGIA, GWINNETT COUNTY

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in November, 2022, all property described in said Security Deed including but not limited to the following described property. lowing described property: THE FOLLOWING DE-THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF
GWINNETT, IN THE STATE
OF GEORGIA, TO WIT: THAT
TRACT OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT(S) 68 OF DISTRICT 6, GWINNETT COUNTY, GEORGIA, BEING LOT
(S) 37, BLOCK A, ASHWOOD GROVE SUBDIVISION, UNIT 4, AS PER PLAT THE

FORECLOSURE

RECORDED IN PLAT BOOK 82, PAGE 271, GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as 3038 REDWOOD GROVE PARK, SNELLVILLE, GA 30078. The indebtedness sequend by said Security Deed the owner and party in possession of the property is AULDITH M CREARY, JÖHN A MCLEAN, ESTATE AND/OR HEIRS OF LAW OF AULDITH CREARY, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrunter Code and (2) to cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (noauthority to negotiate amend or modify all terms amend or modify all terms of the loan (although not re-quired by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coptice to collect same having tice to collect same naving been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, TX 75019, Number: 833-685-8589/888-480-2432. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NATIONSTAR MORTGAGE LLC as Attorney in Fact for AULDITH M CREARY, JOHN A MCLEAN items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters CREARY, JOHN A MCLEAN
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-09992 Case No. which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions; covenants, and any other matters of record superior to (877) 813-0992 Case No. NATR-22-02469-2 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022, said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-Dates 10/12/2022, session of the property is SUNITA BHANDARI, S. LYLE ZUCK, ELIZABETH C ZUCK, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is 10/5.12.19.26.2022 not prohibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security
Deed. The entity having full
suthority to produce the authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Bank of America, N.A., as: quired by law to do so) is:
Bank of America, N.A., as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home
Loans Servicing, LP, Loss
Mitigation Dept., 7105 Corporate Drive, Plano, TX
75024, Telephone Number:
800-846-2222. Nothing in
O.C.G.A. Section 44-14162.2 shall be construed to
require a secured creditor to
negotiate, amend, or modify
the terms of the mortgage

FORECLOSURE

the owner and party in pos

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-DRAKE to MORTGAGE ELEC TRONIC REGISTRATION SYSTEMS, INC., AS SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR HOMEWARD RESIDENTIAL, INC., dated December 4, 2018, recorded December 20, 2018, in Deed Book 56322, Page 00612, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the priginal principal amount of Hundred TOT SUNITA BHANDART HE
BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
RUDDOS CAREAR

original principal amount of Thousand One Hundred and 00/100 dollars (\$114,100.00), with interest thereon as provided for therein, said Security Deed therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shell-point Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in November, 2022, all property described in said Security Deed including but not limited to the following described property. Ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 179 AND 180, OF THE 5TH DIS-

AND 180, OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING UNIT 59, BLOCK B OF SPRINGLAKE COVE, A CONDOMINIUM, UNIT THREE, PHASE B, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3 PAGES M PLAT BOOK 3, PAGES
24-26, GWINNETT COUNTY,
GEORGIA RECORDS. SUB-JECT TO THAT CERTAIN
DECLARATION OF CONDO-MINIUM FOR SPRINGLAKE COVE, A CONDOMINIUM, FILED FOR RECORD JULY 25, 2000, AND RECORDED AT DEED BOOK 20961, PAGES 224-258, GWINNETT COUNTY, GEORGIA RECORDS, WHICH DECLA FROM TIME TO TIME AND WHICH TERMS AND CONDITIONS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

00/100 dollars (\$154,400.00), with interest (\$154,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Nationstar Mortgage LLC, HEROF BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE, there will be sold at public outcry to the highest bidder for cash at the Gwinnet Country Courthouse, within the legal hours of sale on the first Tuesday in November, 2022 all property described GA 30046. The indebtedness secured by said Security Deed has been and is hereby declared due because of de 2022, all property described in said Security Deed including but not limited to the folfault under the terms of said Security Deed. The indebting but not limited to the following described property: THE FOLLOWING DESCRIED PROPERTY: ALL THAT TRACT OR PARCEL OF TRAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 9. SPRINGDALE FKA SPRINGDALE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 87, AGES 256, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY purpose of paying the same, all expenses of the sale, including attorneys' fees (no tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or OF SAID PROPERTY, SUB-JECT TO ALL ZONING ORDI-NANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BAR-GAINED PREMISES, BEING GAINED PREMISES, BEING not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by GAINED PREMISES. BEING THE SAME PREMISES CON-VEYED UNTO AULDITH M CREARY AND JOHN A. MCLEAN, AS JOINT TEN-ANTS WITH RIGHT OF SURall zoning ordinances; as sessments; liens; encumbrances: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and ANTS WITH RIGHT OF SUR-VIVORSHIP AND NOT AS TENANTS IN COMMON, BY VIRTUE OF DEED FROM BUKOLA V. AYENI AND ABIODUN R. A YENI DATED ABIODUN R. A YENI DATED

belief of the undersigned, the owner and party in possession of the property is MARIA E DRAKE, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not pro hibited under the Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
NewRez LLC, F/K/A New
Penn Financial, LLC, D/B/A Penn Financial, LLC, D/B/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICE POINT MORIGAGE SERVIC-ING as Attorney in Fact for MARIA E DRAKE THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact Rubin Lublin, LLC, 3145 Avalon Ridge Place. 100. Peachtree Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02341-2 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022,

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned 10/5,12,19,26,2022