ZONING

proceed North 71°35'33" West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed Non 04°50'29" West a distance of 264.36 feet to a point (1-2) North 264.36 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 84°32'50" East a distance of 258.52 feet to a point; THENCE proceed South 71°42'22" East a distance of 365.96 feet to a point on the northwesterly right-of-way of aforesaid Suwanee Dam THENCE following Road; IHENCE following said northwesterly right-of-way proceed along a curve to the right a distance of 198.92 feet with a radius of 2 034 07 feet (said curve be-2,034.07 feet (said curve being subtended by a chord bearing South 19°37'32" West a chord distance of 198.84 feet) to a point; THENCE leaving said rightof-way proceed North 71°42'47" West a distance of 211.18 feet to a point; THENCE proceed South 25°09'53" West a distance of 150.00 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all coverants, easements, and restrictions of record. Tract described herein containing 3.46 acres of land (150,861 Square feet), more or less, described as Tract 2 as shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frantling Surveying & Manvey for Creekside Georgia 2, Frontline Surveying & Map-iob number ping, Inc., job 11411. 78378, dated 06/14/2021.

LEGAL DESCRIPTION

TRACT 3 - 11.86 ACRES
ALL THAT TRACT OR PAR-CEL OF LAND lying and being in Land Lot 340 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows: TO LOCATE THE POINT OF

BEGINNING, COMMENCE at a point (Iron Pin found, #4 Re-Bar) located on the northwesterly right-of-way of Suwanee Dam Road (R/W Varies), said point being a distance of 402.52 feet along said northwesterly right-of-way of Suwanee Dam Road way of Suwanee Dam Road from the northeasterly right-of-way of Ramey Road (60' R/W); THENCE leaving said right-of-way proceed North 71°39'05' West a distance of 213.39 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 71°35'33' West a distance of 264.98 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed North 04°50'29' West a distance of 264.36 feet to a point (Iron Pin Found, #4 Re-Bar), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, proceed North 31°33'52" West a distance of 1,120.04 feet to a point (Iron Pin Found, #4 Capped Re-Bar) THENCE proceed North 59°19'02" East a distance of 410.52 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed South 29°44'42" East a distance of 800.27 feet to a point (Iron Pin Found, #4 Capped Re-Bar); THENCE proceed South 43°27'25" East a distance of 461.32 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 67°22'53" East a dis-South 67-22-35 Edst a uistance of 186.62 feet to a point (Iron Pin Found, #4 Capped Re-Bar) on the northwesterly right-of-way of aforesaid Suwanee Dam Road; THENCE following said northwesterly right-ofway proceed South 17°38'42" West a distance of 160.18 feet to a point; THENCE leaving said right-IHENCE leaving said right-of-way proceed North 71°42'22" West a distance of 365.96 feet to a point; THENCE proceed South 84°32'50" West a distance of 528.52 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record. Tract described herein con-Tract described herein containing 11.86 acres of land (516,495 Square feet), more or less, described as Tract 3 as shown on a survey titled Boundary Retracement Survey for Creekside Georgia by Frontline Surveying Mapping ping, Inc., job num 78378, dated 06/14/2021.

The Sugar Hill City Council will consider whether or not to annex and rezone the property. The Mayor and City Council has authority to annex and rezone the property as requested or place such other zoning classification on the property as they deem appropriate, constitu-tional, and in the best inter-est of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for Monday, August 15, 2022, at 7:00 p.m. for the Planning Commission and Monday, September 12, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed anexation and rezoning is scheduled for Monday. Au nexation and rezoning is available for review in the ofavailable for Fewer III file of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

7/27,8/3,10,24,31,9/7,2022 CITY OF SNELLVILLE

PUBLIC HEARING Notice is hereby given to the general public that the City of Snellville has re-ceived application (#RZ 22-08) from Lazaro Mota (appli-cant) and Britt and Camp, LLC (property owner) re-question to approach to Offi cant) and Britt and Camp, LLC (property owner) re-questing to amend the Offi-cial Zoning Map for the City of Snellville, Georgia from RS-30 (Single-family Residential) District to RS-5 (Single-family Residential)
District for an 11-lot single-family (detached) residential subdivision on a 2.765 +/acre site having a gross density of 3.978 units per acre, located at 2706 Lenora Church Road, Snellville, Georgia (Tax Parcel 5028

trust ballik, conveying the al-ter-described property to se-cure a Note in the original principal amount of \$259,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia A Public Hearing with the Planning Commission, as provided by law, on the request is scheduled for Tuesday, September 27, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia rior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls to consider said request and Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public of the Mayor and City Council for consideration, public of the Mayor and City Council for consideration, public of the Mayor and City Council for consideration, public of the Mayor and City Council for consideration, public of the Mayor and City Council for consideration, public of the Mayor and City Council for Counc 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 cil for consideration, public hearing and action at a later BEING IN LAND LOT 213 VEHICLE THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL GROVE THE COUNTY OF THE COUNTY OF

For inquiries please call the Public Information Office at 770-985-3517 or visit Snel-Iville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor,

ZONING

LAWRENCEVILLE

GEORGIA 30045 PHONE: 678.518.6000 HEARING: September 14th,

AT 3:00 PM

Stream Buffer Variance SBV2022-00010 Mixed-Use

RZT Zoning, 6th District, Land Lot 489, Parcel 052 Stream Buffer

Encroachments 934-81005 9/4.7.2022

CITY OF SNELLVILLE

ed at the intersections of Oak Road, North Road, Wis-

teria Drive, and Clower Street, Snellville, Georgia.

A Public Hearing with the

Planning Commission, as provided by law, on the request is scheduled for **Tues**-

quest is scheduled for Tues-day, September 27, 2022 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department, con-duct a public hearing and forward a recommendation

forward a recommendation

to the Mayor and City Council for consideration, public hearing and action at a later

For inquiries please call the

Public Information Office at 770-985-3517 or visit Snel-lville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Capital Road, 2nd Floor, Capital Road, 2nd Floor,

Snellville, Georgia 30078.

Application information may

also be found on the City's website at www.snel-

934-80000 9/7,2022

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville, Georgia will consider a text amendment to the text of The Unified De-

velopment Ordinance (IU-DOI) for the City of Snellville, Georgia ("UDO"), adopted 10-26-2020 and last amended 2-28-2022. The proposed amendment is to Section

amendment is to Section 207-6. (Signs) of Article 7 of Chapter 200 (Zoning and Land Use) of the UDO.

A copy of the proposed amendment is available for

arrientment is available for review on the City of Snel-lville website (www.snel-lville.org) and in the office of the Planning and Develop-ment Department located in

Snellville City Hall, 2nd Floor, 2342 Oak Road, Snellville, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. during normal business hours.

A Public Hearing with the

Planning Commission, as provided by law, is scheduled for Tuesday, Septem-

ber 27, 2022 at 7:30 p.m. in

the UDO listed above.

934-79999 9/7, 2022

FORECLOSURE

Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and as-signs dated 2/11/2020 and

signs dated 2/17/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the affective from the control of t

(or such other area as desig-

nated by Order of the Supe

BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF

ESTATES. UNIT ONE. AS

22-02

date.

PUBLIC HEARING

website

PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED Snellville, Georgia 30078. Application information may also be found on the City's at www.snellville.org. 934-79998 9/7, 2022 HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION; BE-ING PROPERTY KNOWN AS 1265 MARTINS CHAPEL PUBLIC HEARING PUBLIC HEARING
NOTICE
GWINNETT COUNTY
BOARD
OF CONSTRUCTION
ADJUSTMENTS AND APPEALS
GWINNETT JUSTICE &
ADMINISTRATION CENTER
75 LANGLEY DRIVE
LAWRENCEVILLE 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

FORECLOSURE

The debt secured by said The debt secured by said is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for in-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 in-tent to collect attorneys fees having hear given) having been given).

having been given).
Said property is commonly known as 1265 Martins
Chapel Ln, Lawrenceville,
GA 30045 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): Charleston Notice is hereby given to the general public that the City of Snellville has received application from Casto/MidCity JV (applicant) and the Snellville Downtown Development Authority, Gwinnett County, and Snellville Towne Center, LLC property is (are): Charleston (property owners) requesting approval of a Master Signage Plan for The Grove at Towne Center, a master-planned mixed-use development on a 10 acre site location of the properties of the contraction of the Leek, Jr. or tenant or ten-

ants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Truist Bank Mortgage Loan
Servicing P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722

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

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) unpaid water or sewage bills that constitute a lies project the page 1 tute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, accurate survey and inspection of the property, and (e) any assessments, liens, and the property and the pro encumbrances, zoning ordinances. restrictions. covenants, and matters of

covenans, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. 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.A. Section 9staan to U.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 Truist Bank, successor by Iriust Bank, successor by merger to Suntrust Bank as agent and Attorney in Fact for Charleston Leek, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

994-7637.
1207-1498A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1498A 950-79949 9/7 14 21 28

2022 POWER, GWINNETT COUN-

the Council Chambers, Snel-lville City Hall, 2342 Oak Road, Snellville, Georgia to consider said amendment and recommendations by the Planning Department, conduct a public hearing and Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Steven E. Ansley and Barbara L. Ans-ley to Norwest Mortgage, Inc. dated 4/9/1998 and recorded in Deed Book forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later announced date, where the Mayor and City Council has the authority to amond the recorded in Deed Book 15927 Page 186 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, not the authority to amend the UDO as they deem appropri-ate, constitutional, and in the best interest of the citizens in its individual capacity, but solely as trustee of NRPL.

Trust 2019-1, conveying the afterdescribed property to secure a Note in the original amount of the secure and the original amount of the secure and the secu principal amount of \$107.600.00, with interest at The public is invited and encouraged to attend the public hearings. All citizens are advised that the adoption the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash of the proposed text amend ment could affect: the use of any property located within the City; the definitions of words as applied to the zoning and use of any property located within the City; the displayed to the zoning and set of any groups within the City; the displayed to the convergence within the city; the before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale display of any signs within the City; procedures con-tained in the UDO; table of on October 4, 2022 (being the first Tuesday of said 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 contents; addenda; and other conditions, requirements or allowed items or uses contained in the chapter of

For inquiries please call the Public Information Office 700-985-3517. Case #UDO All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 230 of the 6th District of Gwinnett County, Georgia, being Lot 106, Block B, Phase One, Stanton Court, f/k/a Gwinnet Place Oaks), as per plat recorded at Plat Book 72, Page 53, revised as Plat Book 75, Page 183, Gwinnett County, Georgia NOTICE OF SALE UNDER POWER, GWINNETT COUN-

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

tent to collect attorneys fees having been given).
Said property is commonly known as 2312 Oak Glenn Circle, Duluth, GA 30096 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the 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): Steven E. Ansley and Barbara L. Ansley or tenant or

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

Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

Said property will be sold

FORECLOSURE FORECLOSURE

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation mation and audit of the status of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-pation and qualit of the street mation and audit of the status of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its indi-

vidual capacity, but solely as trustee of NRPL Trust 2019trustee of NRPL Irust 2019-as agent and Attorney in Fact for Steven E. Ansley and Barbara L. Ansley Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.
1208-3687A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-WILL BE USED FOR THAT PURPOSE. 1208-3687A 950-79958 9/7 14 21 28 2022

NOTICE OF SALE UNDER GEORGIA, GWINNETT

COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from VALERIE POWELL to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC. , dated February 22, 2021, recorded March 16, 2021, in Deed Book 58500, Page 00574, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Nine Thousand Five Hundred and 00/100 dollars (\$149,500.00), with interest TION SYSTEMS INC (\$149.500.00), With Interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to GUARANTEED RATE, INC, there will be sold at public outcry to the highest bidder for cash at the Gwinneth

County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed including but not limited to the fol-III Said Security Deed Iniciping but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING KNOWN AS LOT 63, BLOCK B OF IVEY POINTE, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 95, PAGES 268 AND 269, AND ALL REVISIONS OF SAID PLAT, FANY, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPETIONED PROPERTY AND TRANS AND TRANS AND CAPETIONED PROPERTY AND TRANS AND TRANS AND THE COMPETITY OF THE PROPERTY AND TRANS AND THE PROPERTY AND THE PARCE TO THE PROPERTY AND THE

TY KNOWN AS 1624 ROYAL DRIVE

30043. Should a conflict arise between the property address and the legal de-scription the legal descrip-I AWRENCEVILLE. 30045 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORtion will control The sale will be conducted

Donald Johnston

ALL IRACT OF PARCET of land lying and being in Land Lot 130 of the 7th Dis-trict of Gwinnett County, Georgia, being Lot 41, Block B, Whitlock Farm Subdivi-

Notice of Sale Under Pow

Georgia, Gwinnett County

by Neil T. Jackson to Ameriquest Mortgage Com-

pany, dated October 8, 2002.

not in its individual capacity

therein, there will be sold by

scribed property: All that tract or parcel of

land lying and being in Land Lot 215 of the 6th Land Dis-trict, Gwinnett County, Geor-gia, known as Lot 14, Block B, Unit I, Springdale Estates

Subdivision, as shown and

delineated on plat of survey for Myron J. Jordan and Sara Lue Jordan by Borders

and Associates Land Survey ors, dated July 21, 1981

and being more particularly

Beginning at an iron pin at a point on the southeastern right-of-way of Lanier Boule-

vard, said point being 1,097.0 feet, along the

1,097.0 feet, along the southeastern right-of-way of

described as follows:

Said legal description being controlling, however the controlling, however the property is more commonly known as 1624 ROYAL IVES DR. LAWRENCEVILLE. GA 30045

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 re maining in default, this sale will be made for the purpose of paying the same, all ex-penses 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

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 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; all zoning ordinances; as-sessments; liens; encumbrances: restrictions:

covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is VALERIE POWELL, or tenants(s).

The sale will be conducted which the confirmation

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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Guaranted Bet less less less Mitters by law to do so) is: Guaran-teed Rate Inc., Loss Mitiga-tion Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in 0.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.
GUARANTEED RATE, INC

as Attorney in Fact for VALERIE POWELL VALERIE POWELL
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)

FORECLOSURE

a distance of 85.00 feet to an iron pin; thence running south 29 degrees 18 minutes east a distance of 180.00 feet to an iron pin; thence running south 60 degrees 51 minutes west a distance of 85.00 feet to an iron pin; thence running and 20

pin; thence running north 29 degrees 18 minutes west a distance of 180.00 feet to an

iron pin, the point of begin-

iron pin, the point of beginning.
Being that parcel of land conveyed to Neil T. Jackson from Bruce D. Manning and Patricia A. Manning by that deed dated 11/09/1995 and recorded 12/20/1995 in Deed Book 12106, at Page 197 of the Gwinnett County, Georgia Public Registry.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-

due because of, among oth-

due because of, alliong off-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure

Debt. The debt remaining in

default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure

Debt and by law, including

an accurate survey and in

spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-

cluding, but not limited to, assessments, liens, encum-

brances, zoning ordinances, easements, restrictions,

status of the loan with the

judicial and nonjudicial sales

paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne-

with the debtor is

holder of the security deed.

of the intersection of the southeastern right-of-way of Lanier Boulevard and the 22-03346-1 Ad Run Dates 09/07/2022, 09/21/2022. eastern right-of-way of Georeastern right-or-way of deor-gia Highway No. 141 Con-nector (Norcross-Tucker Road): thence running north 60 degrees 51 minutes east a distance of 85.00 feet to an

950-80148 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

09/14/2022

09/28/2022

Under and by virtue of the Power of Sale contained in a Security Deed given by Oral-lie Alene Johnston and Don-ald Johnston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home nominee for MetLife Home Loans, a division of MetLife Bank, N.A., its successors and assigns, dated September 19, 2008, recorded in Deed Book 49090, Page 235, Gwinnett County, Georgia Deed Book 49090, Page 230 Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 56018, Page 737, Gwinnett County, Georgia Deed Book 36016, Page 757, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assign-ment recorded in Deed Book 59490, Page 570, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure 3 conveying the alter-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND FOUR HUNDRED EIGHTY AND 0/100 DOLLARS

AND 0/100 DOLLARS (\$235,480.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bedout for cash before the court house door of Gwinnett house door of dwinned 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 October, 2022, the following described property: scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

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 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.

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 taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. 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. MidFirst Bank is the holder of the Security Deed to the

or 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: Midland Mortgage, a division of MidFirst Bank, 999 N. Crand Boulevard, Suite 1.00. gotiate, amend and modify all terms of the mortgage Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law

Inc.
Attention: Loss Mitigation Attention: Loss Mittigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwith-standing, nothing in O.C.G.A. Section 44-14-162.2 shall be 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 Orallie Alene construed to require the se

cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt Johnston and Donald Johnston or a tenant or tenants and said property is more commonly known as 2520 Marthagem Court, described herein. Georgia Lawrenceville.

described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being. specifically being U.S. Bank Trust National Association not in its indi-

vidual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral Trust 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 belder of the powerful dead. as attorney in fact for Neil T. Jackson Richard R Maner P.C. holder of the security deed. MidFirst Bank

as Attorney in Fact for Orallie Alene Johnston and Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT or parcel

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-136 950-80260 9/7 14 21 28

2022

NOTICE OF SALE UNDER POWER. GWINNETT COUN-

Pursuant to the Power of sion, as per plat recorded in Plat Book 36, page 141, Gwinnett County, Georgia Records, which plat is incor-Sale contained in a Security Deed given by Henry A. Farmer, Jr. to Mortgage Electronic Registration Sys-Farmer, Jr. to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns dated 11/23/2005 and recorded in Deed Book porated herein and by this reference made a part hereof MR/meh 10/4/22 Our file no. 22-08112GA - FT17 950-79783 9/7 14 21 28 2022 45469 Page 0210 Gwinnett County, Georgia records; as last transferred to or acraist trainsferred to or ac-quired by Wilmington Sav-ings Fund Society, FSB, not in its individual capacity but solely as Owner Truste of CSMC 2021-JR1 Trust, con-veying the after-described property to secure a Note in Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given the original principal amount of \$30,400.00, with interest party, dated october 5, 2002, and recorded in Deed Book 29696, Page 104, Gwinnett County, Georgia records, as last transferred to U.S. Bank Trust National Association, act is it individual consoits. 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 Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral Trust by Assignment record-ed in Deed Book 60134, Page 167, Gwinnett County, on October 4, 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 Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$82,400.00, with interest at the rate specified the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property:

following described the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDIVISION LINIT 1 AC PER VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 204A, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

This foreclosure is subject to the Security Deed from Henry A Farmer, JR to MERS as nominee for Proficio Mortgage Ventures, LLC, dated 5/15/2013, recorded dated 3/13/2013, recorded 5/24/2013 in the original principal amount of \$118,100.00, recorded in Deed Book 52247, Page 780, Gwinnett County, Georgia recorde. records. The debt secured by said Security Deed has been and

FORECLOSURE

cause 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 reaining 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 3052 Skyland Drive, Snellville, GA 30078 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): the subject property is (are):
Henry A. Farmer, Jr. 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 amend and modify all terrils of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT

84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record. (c) the right of attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 5968 Lanier known as 5968 Lanier Boulevard, Norcross, GA 30071, together with all fix-tures and personal property attached to and constituting a part of said property. To 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, accumbrance archive and the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): Neil T. Jackson or tenant or tenants. tenant or tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes (including taxes which are a
lien, but not yet due and
payable), (b) any matters
which might be disclosed by

(e) any assessments, itens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold ref the Security Deed Purer of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

covenants, etc.
The sale will be conducted certain procedures regardsubject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the ing 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 Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of

tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR1 Trust as agent and Attorney in Fact for Henry A. Farmer, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305. (404) ludicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

lanta, Georgia 30305, (404) 994-7637.
1012-14707A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14707A 950-79951 9/7 14 21 28 Select Portfolio Servicing, 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Thomas J. Porter to Mortgage Electron-ic Registration Systems, ic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage, LLC ditech.com, its successors and assigns dated 2/5/2007 and recorded in Deed Book 5967 Page 89 Hall County, Georgia Hall County, Georgia records: as last transferred to or acquired by PHH Mort-gage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$190.000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door before the countriouse door of Hall County, Georgia (or such other area as designat-ed by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the

October 4, 2022 (being 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 PARELLE AND LYING AND ALL HALL HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 1ST LAND DISTRICT (PUCKETTS GMD 1397) OF GWINNETT COUNTY, GEOR-GIA AND LAND LOT 155 OF GIA AND LAND LOT 155 OF
THE 8TH LAND DISTRICT
(FRIENDSHIP GMD 1419)OF
HALL COUNTY, GEORGIA,
BEING KNOWN AND DESIGNATED AS LOT 16, BLOCK B
OF MORGANS CROSSING II
AS MORE PARTICULARLY
DESCRIBED ON A PLAT OF
SURVEY FILED FOR
RECORD ON NOVEMBER 6,
1995 AND RECORDED AT
PLAT BOOK 68, PAGE 140,
GWINNETT COUNTY, GEORGIA RECORDS AND FILED GWINNETI COUNTY, GEDR-GIA RECORDS AND FILED FOR RECORD ON NOVEM-BER 1, 1995 AND RECORD-ED AT PLAT SLIDE 478, PAGE 117A, HALL COUNTY, PAGE 117A, HALL COUNTY, GEORGIA RECORDS, REF-ERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COM-PLETE LEGAL DESCRIP-

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security. 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 3320 Lake Semi-

nole Place, Buford, GA 30519-3782 together with all fixtures and personal property attached to and constituting a part of said property. To the back leave ty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Thomas J. Porter or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have

FORECLOSURE

full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation One Mortgage Way
Mount Laurel, NJ 08054
(800) 750-2518

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

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 tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and sudit of the street. mation 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 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 sta-

mation and audit of the sta-tus of the loan as provided immediately above. PHH Mortgage Corporation as agent and Attorney in Fact for Thomas J. Porter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1017-5651A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5651A
067-70664-077-14-21-28 950-79945 9/7 14 21 28

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Emery Stewart to Aames Funding Corporation DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modified at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as successor in interest to Bank of America National to Bank of America National Association, successor by merger to LaSalle Bank National Association, a Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the afterdescribed property to secure a Note in the original principal amount of principal amount of \$181,520.00, 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 design nated by Order of the Sune nated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 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 233 OF THE 5TH DISTRICT GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK

111, PAGES 130-13 GWINNETT COUNTY, GEOF GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-

ENCE HERETO.
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 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 as and 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 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 1285 Union Station Drive, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty attached to and constituting a part of said property, if any. To the best knowl edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Emery Stewart or tenant or tenants. Emery PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the 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. 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 covenants, and matters or 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. Bankruptcy Code; and (2) final confirmation and audit of the transfer of the properties and qualit of the properties and cy code; and (2) final commation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

certain procedures regarding the rescission of judicial and

non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

FORECLOSURE

closure documents may not he provided until final confir mation and audit of the sta tus of the loan as provided immediately above. U.S. Bank National Associa-

tion, as successor in interest to Bank of America Nationa to Bank of America National Association, successor by merger to LaSalle Bank Na-tional Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and At-torney in Fact for Emery Stewart Aldridge Pite, LLP, 15 Pied-Aldridge Pite, LLP, 15 Pied-

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

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-5652A
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. 1017-5652A
950-79957 9/7 14 21 28
2022 2022

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

Sale contained in a Security
Deed given by Nancy Sue
Wernert-Wright and Craig
Wright to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SOUTHPOINT FINANfor SOUTHPUTION CIAL SERVICES, INC., CIAL SERVICES, INC., IIIS successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by Combine Lora Consists. PennyMac Loan Services, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$295,075.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Puesday of said month un-Tuesday of said month un-less 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-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVI-SION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREIN AND MADE A PART HEREOF BY THIS REFER

HEREOF BY THIS REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note as an when due and in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 6089 Grand Loop

known as **6089 Grand Loop Road, Sugar Hill, GA 30518 8178** 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 underitemed the part (or action) and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Nancy Sue Wernert-Wright and Craig Wright 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 required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold salu property will be solve subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tate a lies against the prep tute a lien against the propertv whether 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

encumbrances, zoning ord; nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-31-172.1, 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 Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E. Suite, 500, At.

Road, N.E., Suite 500, lanta, Georgia 30305, (404) 994-7637 994-7637.
1120-23663A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 1120-23663A 950-80248 9/7 14 21 28 2022

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

Sale contained in a Security Deed given by Cathy Charles to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage, Inc., its successors and assigns dated 12/29/2006 and recorded in Deed Robe 47/4/8 Page in Deed Book 47448 Page 0652 and modified at Deed Book 53453 Page 374 Gwinnett County, Georgia records; as last transferred to or acquired by UMB BANK, National Association, not in its individual capacity, but solely as Legal Title