FORECLOSURE

AMERICAN FUNDING in the original principal amount of \$227,950.00 dated April 8, 2020 and recorded in Deed Book 57403, Page 00855, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59698, Page 133, Gwinnett County records Deed Book 59698, Page 133, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LOT 78 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 78, BLOCK A, TOWNE PARK SUBDIVI-SION, PHASE V, AS PER PLAT RECORDED IN PLAT BOOK 76, PAGES 28-29 OF THE GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFERENCE AND MADE A PART HEREOF. PARCEL: R5078

Said property being known as: 35 ROSEMARY PLACE LAWRENCEVILLE, GA 30044
To the best of the under-signeds knowledge, the par-

signeds knowledge, the party or parties in possession of said property is/are ALMA Y IMBERT or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the inchetedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be default, this sale will default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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

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

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

lows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Phone: 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

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

as Attorney-in-Fact for ALMA Y IMBERT Anschutz. Robertson. Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-054661 -SeV 950-79964 9/7 14 21 28

STATE OF GEORGIA

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

Pursuant to the power of sale contained in the Securi-ty Deed executed by HAZEL DURAN AND BLANCA DU-RAN to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SOLELY AS NOMINEE FOR US MORTGAGE CORPORA-TION in the original principal amount of \$219,942.00 datamount of \$219,942.00 dated March 29, 2018 and recorded in Deed Book 55795, Page 619, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION in Deed Book 57559, Page 233, Gwinnett County records, the underging of the second section of the section of the second section of the section of the second section of the section of Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 92, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 35, BLOCK B, UNIT ONE, SECTION ONE, SUM-MIT CHASE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 227, GWINNETT COUNTY GEORGIA GIA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: 2947 OVERWOOD LANE

SNELLVILLE, GA 30078

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are HAZEL DURAN AND BLAN-CA DURAN or tenant(s)

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

ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assess ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out ber, 2022, the following de-

Said sale will be conducted subject to the following: (1) confirmation that the sale is FORECLOSURE

Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate. amend, and modify all terms of the mortgage is as fol-

lows: U.S. Bank National Associa-4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-698-

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION. OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK NATIONAL ASSOCIATION,

as Attorney-in-Fact for HAZEL DURAN AND BLAN-CA DURAN
Robertson, Anschutz,
Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-058438 8/24 9/7 14 21 28 2022

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Pursuant to the power of

Pursuant to the power or sale contained in the Securi-ty Deed executed by BETTE ANDREWS to MERIDIAN LENDING, INC. DBA ALL-SOURCE MORTGAGE in the original principal amount of \$225,000.00 dated Decem-ber 4, 2007, and recorded in original principal amount of \$225,000.00 dated December 4, 2007 and recorded in Deed Book 48492, Page 301, Gwinnett County records, said Security Deed being last transferred to REVERSE MORTGAGE FUNDING LLC in Deed Book 56719, Page 701, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Countrhouse door in said Country, or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OTHE 5TH DISTRICT, GWINTET COUNTY, GEORGIA, BEING LOT, BLOCK J UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA, RECORDE PLAT IS INCORPORATED HEREIN BY REF-

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

Said property being known s: 522 RAVINIA WAY LAWRENCEVILLE, GA 30044
To the best of the undersigneds knowledge, the party or parties in possession of said property is of said property is/are BETTE ANDREWS or tenant

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

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop

erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted

subject to the following: (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code: and (2) final confirmation and audit of status of the loan with holder of the Security the holder of the Security Deed.
The name, address, and

telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Compu-Link Corporation 101 W. Louis Henna Blvd.,

Suite 450
Austin, TX 78728
Phone: 1-866-654-0020
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
REVERSE MORTGAGE FUNDING LLC,

FUNDING LLC,
as Attorney-in-Fact for
BETTE ANDREWS
Robertson, Anschutz,
Schneid, Crane & Partners,
PLIC

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-058486 –

950-79141 8/24 9/7 14 21 28 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 Zemin Liu to Wells Fargo Bank, N.A., dated October 6, 2009, recorded in Deed Book 49746, Page 281, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred records, as rans transfered to Specialized Loan Servicing LLC by assignment recorded in Deed Book S8937, Page 294, Gwinnett County, Georgia Records, conveying the after-desibled transfer desibled to Special Records, as the service of the service County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-EIGHT THOUSAND AND 0/100 DOLLARS (\$268,000.00), 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 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 Octo-

scribed property: SEE EXHIBIT A ATTACHED

FORECLOSURE

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, fail-ure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security

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 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 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

representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-with Dead to the preparts. 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 LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

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 Zemin Liu or a tenant or tenants and said property is more commonly known as 3979 Bennigan Lane, Duluth, Georgia 30097. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted whist (1) to 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.
Specialized Loan Servicing
LLC

as Attorney in Fact for Zemin Liu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 243 OF
THE 7TH DISTRICT OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 66, BLOCK A, OF CASTLEMAINE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 142, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Property Address: 3979

Property Address: 3979 Bennigan Lane Duluth, GA 30097 Parcel ID: R7243 223 MR/chr 10/4/22 Our file no. 22-06515GA -

950-79937 9/7 14 21 28

NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY **GWINNETT**

Under and by virtue of the Power of Sale contained in a Security Deed given by Sheikh M Rahman to First Union National Bank. a Naomion National Balin, a My tional Banking Assocation, dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification Agreement recorded in Deed Agreement recorded in Deed Book 29653, Page 25, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVENTHOUSAND AND 0/100 DOLLARS (\$127,000.00), with interest hereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Agreement recorded in Deed

fore 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 October, 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 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

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. Wells Fargo Bank, NA sucwells raigo balin, INA Suc-cessor by merger to Wa-chovia Bank, NA formerly known as First Union Na-tional Bank, NA is the 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811. Note. however, that such Note, however, that such entity is not required by law

to negotiate, amend or modito hegotate, amend of modify fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Sheikh M Rahman or a tenant or tenants and said property is

FORECLOSURE FORECLOSURE

GEORGIA.

tems. Inc., as grantee.

COUNTY

more commonly known as **2911 Spruce Cir, Snellville, Georgia 30078.** Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA as Attorney in Fact for Sheikh M Rahman McCalla, Bayman Leibert

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

The following described real property, to-wit:
All that tract or parcel of land lying and being in Land Lot 51 of the 6th District, of Cowinnett County, Georgia, being Lot 9, Block C of the Lanier Mountain Woods Subdivision, as per plat recorded in Plat Book 29, Page 18 of Gwinnett County Pagertle Which plat is incor-Records, which plat is incorporated herein and made a part hereof by reference. MR/jac 10/4/22 Our file no. 22-06774GA –

950-80055 9/7 14 21 28

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Frank A Mazza and Judith A Frank Á Mazza and Judith Á Mazza to Phoenix Financial Group Inc., dated April 10, 1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Georgia Records as last trans-496, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book ment recorded in Deed Book
59482, Page 398, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
THIRTY-NINE THOUSAND
DNE HUNDRED AND 400 ONE HUNDRED AND 0/100 DOLLARS (\$139,100.00), with interest thereon as set with interest interest as set of orth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an afterfully designated as an alter-native, within the legal hours of sale on the first Tuesday of sale on the first Tuesday in October, 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 surpress of powint the same sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11

having been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum brances zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National

Association, not in its indi-Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust c/o U.S. Bank Trust National Association is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the and moonly an terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

Note, however, that such

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 Frank A Mazza and Judith A Mazza or a tenant or tenants and said property is more commonly known as 3139 Brookgreen Trail, Lawrenceville, Geor-

Trail, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and 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. Bankrupt yo Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Notice of the security deed.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Activities Trust of U.S. Pagis quisition Trust c/o U.S. Bank Trust National Association

as Attorney in Fact for Frank A Mazza and Judith A Mazza 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 91, 7th District, Gwinnett Lot 91, 7th District, Gwinnett County, Georgia, being Lot 28, Block B, Unit One-Phase Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat is hereby referred to and made a part of this description, being property known as 3139 Brookgreen Trail according to the present syscording to the present syscording to the present system of numbering houses in said county, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.

MR/meh 10/4/22

Our file a 22-06855CA

Our file no. 22-06855GA -FT8 950-80334 9/7 14 21 28 2022 **FORECLOSURE**

those superior to the Security Deed first set out above. Said property will be sold on NOTICE OF SALE UNDER POWER **GWINNETT** an "as-is" basis without any Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah Nwani to Mortgage Electronic Registration Sysrepresentation, warranty or recourse against the above-named or the undersigned.

Athene Annuity and Life Company is the holder of the Security Deed to the proper

Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

The entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, loc 2417 S Decker Lake tenis, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC, by acsign to Acopia LLC by assignment recorded in Deed Book 60063, Page 46, Gwinnett County, Georgia Records, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. conveying the Note, however, that such entity is not required by law after-described property to secure a scribed property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOU-SAND SIX HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$345,624.00), 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 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 Estate Of Robert C Stays Sr or a tenant or tenants and said property is more commonly known as 780 Arbor Gate fore the courthouse door of Gwinnett County, Georgia, or Lane Unit Gwinnett Courty, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED tion will control

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 HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding at valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any expressedation, warranty or representation, warranty or recourse against the above-named or the undersigned. Acopia LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

UCUSA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268

8006694268 Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned the party in possession of the property is Sarah Nwani or a tenant or tenants and said property is more commonlv known as on **Park** 4225

Sharpton Park Drive, Auburn, Georgia 30011. Should a conflict arise between the property address and the legal description the legal description 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.

Acopia LLC

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

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat recorded in Plat Book 138, Page 167, et. seq., Gwinnett County Records, which plat is incorporated herein and made corporated herein and made a part of this description.

MR/meh 10/4/22 Our file no. 22-07703GA - FT18 950-80336 9/7 14 21 28

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
Robert C Stays, Sr. to Mortgage Electronic Registration
Systems, Inc., as grantee, as scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF nominee for EquiFirst Corporation, its successors and assigns, dated January 8, 2008, recorded in Deed Book 48583, Page 728 Gwinnett County, Georgia Records, as last transferred to Athene Annuity and Life Company by assignment recorded in Deed Book 60141, Page 214, Gwinnett County, Georgia Records, conveying the after-denominee for EquiFirst Corpo PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this
sale will be made for the
purpose of paying the same County, Georgia conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND TWO HUNDRED TWO DOLLARS 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 SAND TWO HUNDRED FIFTY AND 0/100 DOLLARS

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but act yet due and page lien, but (\$123,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtnot yet due and payable), the house door of Gwinnett right of redemption of any nouse door or dwinner 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 Octo-ber, 2022, the following de-scribed property: 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 scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

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. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accor-The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a specified in the Security. to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity tinal rias full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

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.

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to,

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

Lame Unit 2308, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal de-scription the legal descrip-The sale will be conducted

status of the loan with the holder of the security deed.
Athene Annuity and Life

Athene Annuity and Life Company as Attorney in Fact for Robert C Stays, Sr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 5 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 780 OF THE ARBORS AT SUGARLOAF CON-DOMINIUM ON OMINIUM ON PLAT ECORDED IN CONDOMINI-M PLAT BOOK 3, PAGES 3AND 266, RECORDS OF GWINNETT COUNTY. GEOR GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF: AND AS SHOWN ON FLOOR PLANS RECORDED AS CONDO-MINIUM FLOOR PLANS 3636 THROUGH 3669, GWINNETT COUNTY, GEOR-GIA RECORDS: WHICH FLOOR PLANS ARE INCOR-PORATED HEREIN BY REF-PORATED HEREIN BY REF PURAIEU HEREIN BY REFERENCE AND MADE A PARTHEREOF: TOGETHER WITH HITS APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE ARBORS AT SUGARLOAF CONDOMINIUM, AS SET FORTH AND PROVIDED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE ARBORS AT SUGARLOAF CONDOMINIUM BY BEAZER HOMES, CORP., A TENNESSEE CORPORATION, RECORDED IN DEED BOOK 37467, PAGE 247, AFORESAID RECORDS; AS AMENDED FROM TIME TO TIME AS PROVIDED THEREIN; SAID UNIT BEING KNOWN AS UNIT 780 INIT SINIT SAID UNIT BEING KNOWN AS UNIT 780 INIT SAID BUILDING 23 AND HAVING AN ADDRESS OF 780 AFTER AND THE ARBORD. ERENCE AND MADE A PART

AN ADDRESS OF 780 AR-BOR GATE LAWRENCEVILLE, GA. LANE,

MR/chr 10/4/22 Our file no. 22-08279GA – FT1 950-79799 9/7 14 21 28

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 Gre-gory S John to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Advisors, Lo, its Successors and assigns, dated August 28, 2009, recorded in Deed Book 49689, Page 657, Gwinnett County, Georgia Records as last transferred Book 49689, Page 657, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assign-ment recorded in Deed Book 60141, Page 355, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND SIX HUNDRED SEVENTY-SIX HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$271,679.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

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 Robert K Prah or a tenant or tenants and said property is more 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 Decreta, in Octocommonly known as 951 Ashton Park Dr, Lawrenceville, Georgia 30045. Should a conflict on the first Tuesday in Octo-ber, 2022, the following de-

30045. Should a conflict arise between the 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. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

ration
as Attorney in Fact for
Robert K Prah
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 213 of the 5th District,

Lot 213 of the 5th District, Gwinnett County, Georgia, being Lot 69, Block B, Ballantrae FKA Ashton Park Subdivision, as per plat recorded in Plat Book 109, Page 217-219 and revised plat recorded in Plat Book 110, Page 79,81, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 951 ASHTON PARK DRIVE according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number: RS213.244. Subject to any Easements or Reject to any Easements or Re-strictions of Record.

MR/ca 10/4/22 Our file no. 22-08555GA – 950-80104 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the

Order and by write of the Power of Sale contained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage A Georgia Chartered D/B/A Fidelity Bank Mort-gage, A Georgia Chartered Bank, its successors and as-signs, dated April 13, 2011, recorded in Deed Book 50637, Page 429, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification belief of the undersigned, the party in possession of the property is Gregory S John or a tenant or tenants and said property is more commonly known as 2338 Well Springs Drive, Buford, Georgia 30519. Should a

to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia 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 Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 0/100 DOLLARS (\$153.419.00), 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 firmation and audit of the status of the loam with the holder of the security deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Gregory S John McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA,
BEING LOT 31, BLOCK A,
MERANOVA AT MILL
DEFERY AS DEED IN AT BEING LOT 31, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK 121, PAGES 59 THROUGH 61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A DART LIBEROE PROFECT A PART HEREOF BY REFER-

MR/meh 10/4/22 Our file no. 22-08287GA – 950-79848 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert K Prah to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Honline for caller Holling Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia Records, as last transferred records, as last transferred to Freedom Mortgage Corpo-ration by assignment record-ed in Deed Book 60153, Page 757, Gwinnett County, Georgia Records, conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND FIFTEEN AND 0/100 DOLLARS (\$216,015.00), with interest thereon as set With Interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

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. Bankrupthaving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Michele English McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PARtaxes 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 inan accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-ALL THAT TRACT OR PAR-ALL IHALI IHACI ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 94, BLOCK A OF ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or reposures against the above.

WOODGATE HILLS SUBDI-VISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 268§270, GWINNETT COUN-V CEDECIA PECORDS 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. § 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.

TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 300, Fishers, IN 46037, 855-

MR/ca 10/4/22 Our file no. 22-08564GA

950-80395 9/7/14 21 28 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 Michele English to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage A Fidelity Bank Mortgage A Georgia Chaptered A Georgia Chartered gage, A Georgia Chartered Bank, its successors and as-Bank, its successors and assigns, dated April 13, 2011, recorded in Deed Book 50637, Page 429, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the air ter-described property to se-cure a Note in the original principal amount of ONE principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUN-DRED NINETEEN AND 0/100 to the property in accor-dance with OCGA § 44-14-DOLLARS (\$153,419.00), 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

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failsible 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 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 hear given)

at such place as may be law

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-

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, **FORECLOSURE**

FORECLOSURE

is hereby declared due be-

manner provided in the Note

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

representation, warranty or

recourse against the above-named or the undersigned.

The entity that has full au-

an accurate survey and in

Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred any matters of record in-cluding, but not limited to, cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance 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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
The debt secured by said To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Michele English or a tenant or tenants and said property is more commonly known as 3844 Sagebrush Lane, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description the legal description. Security Deed has been and 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 attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding advalorem 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 ingal description the legal de-scription will control.

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

INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039

950-80423 9/7 14 21 28 2022

GEORGIA, COUNTY to negotiate, amend or modi-

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara Ann Pettigrew to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated November 3, 2017, recorded in Deed Book 55535, Page 383, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC sassignment recorded in assignment recorded in Deed Book 55954, Page 697, and as re-recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, conveying the after described property to see records, conveying the an-ter-described property to se-cure a Note in the original principal amount of EIGHTY-HREE THOUSAND SEVEN HUNDRED THIRTY AND 0/100 DOLLARS (522.720.00) with intered 0/100 DOLLARS (\$83,730.00), 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 Gwinnet County, Georgia, or at such place as may be lawfully designated as an alternative, within the least hours of cale on the first Tuesday in Octo-ber, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF 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, as provided in the Security. as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including 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 an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Sequity Dead holder of the Security Deed

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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate amend or modito 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 Barbara Ann Pettigrew or a tenant or tenants and said property is more commonly known as 4239 Berkeley Mill Close, Duluth, Georgia 30096. Should a conflict arise beshould a conflict alise be-tween 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. Bankrupted 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. Rocket Mortgage, LLC ft/ka

Quicken Loans Inc.
as Attorney in Fact for
Barbara An Pettigrew McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

LLC f/k/a

Quicken Loans

1544 UIG AIADAMA ROAG ROSWEII, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 6TH DISTRICT, GWIN-

fore the courthouse door of Gwinnett County, Georgia, or Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Michele English McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 94, BLOCK A OF WOODGATE HILLS SUBDI-VISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 2688270, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS WICH RECORDED PLAT IS WICH RECORDED PLAT IS INCORPORATED HEREIN BY

Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. MR/ca 10/4/22 Our file no. 22-08564GA –

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modi-NOTICE OF SALE UNDER POWER GWINNETT