

**FORECLOSURE**

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

Pursuant to the power of sale contained in the Security Deed executed by HAZEL DURAN AND BLANCA DURAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR US MORTGAGE CORPORATION in the original principal amount 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 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 92, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, UNIT ONE, SECTION ONE, SUMMIT CHASE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 227, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property is being sold as: **2947 OVERWOOD LANE SNELLVILLE, GA 30078**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are HAZEL DURAN AND BLANCA DURAN or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of one or more 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 attorney's fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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 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 follows:

U.S. Bank National Association  
4801 Frederica Street  
Owensboro, KY 42301  
855-MYUSMAP (855-698-7627)

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

U.S. BANK NATIONAL ASSOCIATION  
As Attorney-in-Fact for  
HAZEL DURAN AND BLANCA 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 – 8/24/9/14/21/28/2022

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

Pursuant to the power of sale contained in the Security Deed executed by BETTE ANDREWS to MERIDIAN LENDING, INC. DBA ALL-SOURCE MORTGAGE in the 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 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **522 RAVINIA WAY LAWRENCEVILLE GA 30044**

To the best of the undersigned's knowledge, the party or parties in possession 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 one or more 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 attorney's fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-

**FORECLOSURE**

closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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 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 follows:

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 negotiate, amend, or modify the terms of the mortgage.

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GWINNETT COUNTY**

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 National Banking Association, dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records, and as modified by that certain Loan Modification 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-SEVEN THOUSAND AND 0/100 DOLLARS (\$127,000.00), 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 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

Said property will be sold subject to the following: (1) 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 matters of record 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.

U.S. Bank National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finea, 3501 Olympus Boulevard, 5th Floor, 5400 Peachtree Dunwoody, N.W., Atlanta, GA 30328, 713-6252304.

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, Georgia 30043**. Should a conflict arise between the property address and the legal description the legal description will control.

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

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 51 of the 6th District, Gwinnett 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 Records, which plat is incorporated herein and made a part hereof by reference.

MR/jac 10/4/22  
Our file no. 22-06774GA – FT5  
950-80055 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 Frank K Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10,

**FORECLOSURE**

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 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 59482, Page 398, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED AND 0/100 DOLLARS (\$139,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GWINNETT COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by Gregeory S John to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Advisors, LC, its successors and assigns, dated August 28, 2009, recorded in Deed Book 49689, Page 657, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 60141, Page 355, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-ONE THOUSAND SEVEN 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 for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 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 the following: (1) 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 matters of record 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Robert C Stays, Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as 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-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND FIFTY AND 0/100 DOLLARS (\$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 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 following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 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 the following: (1) 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 matters of record 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.

Athene Annuity and Life Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lane, Salt Lake City, UT 84119, 888-818-6032.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Estate Of Robert C Stays Sr or a tenant or tenants and said property is more commonly known as **780 Arbor Gate Lane Unit 2308, Lawrenceville, Georgia 30044**. Should a conflict arise between the property address and the legal description the legal description will control.

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

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 PARCEL OF LAND LYING AND BEING IN LAND LOT 5 OF THE 7TH DISTRICT, GWIN-

**FORECLOSURE**

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

Acopia LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Sarah Nwani or a tenant or tenants and said property is more commonly known as **4225 Sharpburn Park Drive, Auburn, Georgia 30011**. Should a conflict arise between the property address and the legal description the legal description will control.

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

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 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 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**

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 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-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND FIFTY AND 0/100 DOLLARS (\$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 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 following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 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 the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Athene Annuity and Life Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Robert K Prah to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpora-

tion by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, 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 forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

**FORECLOSURE**

NETT COUNTY, GEORGIA, BEING LOT 78 OF THE ARBORS AT SUGARLOAF CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 265 AND 266, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF; AND AS SHOWN ON FLOOR PLANS RECORDED AS CONDOMINIUM FLOOR PLANS 3636 THROUGH 3669, GWINNETT COUNTY, GEORGIA RECORDS, WHICH FLOOR PLANS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF; TOGETHER WITH ITS 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; IN SAID UNIT BEING KNOWN AS UNIT 78H IN BUILDING 23 AND HAVING AN ADDRESS OF 780 ARBOR GATE LANE, LAWRENCEVILLE, GA. 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 Gregeory S John to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Advisors, LC, its successors and assigns, dated August 28, 2009, recorded in Deed Book 49689, Page 657, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 60141, Page 355, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-ONE THOUSAND SEVEN 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 for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 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 the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Athene Annuity and Life Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Robert K Prah to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpora-

tion by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, 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 forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as 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 the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Robert K Prah to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpora-

tion by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, 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 forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

**FORECLOSURE**

ration by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, 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 forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert K Prah or a tenant or tenants and said property is more commonly known as **951 Ashton Park Dr, Lawrenceville, Georgia 30045**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Freedom Mortgage Corporation 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 6th District, Gwinnett County, Georgia, being Lot 69, Block 1, Parkside at Mulberry, 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 will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is