records, conveying the arter-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND AND 0/100

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

ing described property:

SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF

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 cale.

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

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

right of redemptor 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, 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 recourse against the abovenamed or the undersigned.

U. S. Bank National Associ

ation as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 is the holder

of the Security Deed to the

The entity that has full au

Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned,

the party in possession of the property is Mark A Lewis or a tenant or tenants and said property is more com-

monly known as 651 Dog-wood Cir, Norcross, Georgia

holder of the security deed.

U. S. Bank National Assoc

Pass-Through Certificates. Series 2006-A7

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

www.foreclosurehotline.net

Roswell, GA 30076

as Attorney in Fact for

Mark A Lewis

tion will control.

Should a conflict arise between the property address and the legal description the legal descrip-

having been given)

AND 0/100 (\$271,000.00)

TION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW 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, 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 local bours of

within the legal hours of sale, on October 04, 2022.

the property in said Security Deed and described as fol-lows: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 78 OF

BEING IN LAND LOT / 8 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 FOOK 75 PAGES 23 OF

BOOK 76, PAGES 28-29 OF THE GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-ENCE AND MADE A PART

HEREOF. PARCEL: R5078

LAWRENCEVILLE, GA 30044

To the best of the under-

signeds knowledge, the par-ty 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 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 ex-

penses 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 dis-

closed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances,

zoning ordinances, restric-

ters of record superior to the

Security Deed first set out

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

not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

The name, address, and

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

of the mortgage is as fol-

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

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-

LoanCare, LLC

ING. LLC.

Suite 170

covenants, and mat-

tions.

not prohibited under the U.S Bankruptcy Code; and (2) fi nal confirmation and audit of the status of the loan with holder of the Security

telephone number of the individual 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 above individual of 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.
REVERSE MORTGAGE FUNDING LLC,

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170

as Attorney-in-Fact for BETTE ANDREWS

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-058486 KaH 950-79141 8/24 9/7 14 21 28 2022

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Pursuant to the power of

\$302,086.0U dated June 10, 2016 and recorded in Deed Book 54369, Page 709, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 60069, Page 405, Gwinnett County records Book 60069, Page 405, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the local bards of within the legal hours of sale, on November 01, 2022,

ALL THAT TRACT OR PARCEL OF LAND LYING AND ESING IN LAND LOT 134 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA DE 100 OF GRAYSON SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 132, PAGES 95-98, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREIO BY REFERENCE, PARCEL ID:

as: 499 MADISON PARK
DRIVE GRAYSON, GA 30017
To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are
SCOTT KELLEY AND
STEPHANIE KELLEY OF ten-

default, this sale will

made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent

the holder of the Security

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

point Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 866-825-2174

OBTAINED MAY BE USED

as Attorney-in-Fact for SCOTT KELLEY STEPHANIE KELLEY
Robertson, Anschutz,
Schneid, Crane & Partners,

10700 Abbotts Bridge Road

950-82075 9/28/ 10/5 12 NOTICE OF SALE UNDER

fore the courthouse door of

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 Na-tional 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 Rook 29653, Page 25, Gwinness Carlotte (1998), Page 25, Chipperson (1998), Page 25, Chipperson (1998), Page 25, Page 25, Page 25, Page 25, Page 26, Page Book 29653, Page 25, Gwin-

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

FORECLOSURE

To the best knowledge and belief of the undersigned, the party in possession of the property is Sarah Nwani the property is Sarah Nwani or a tenant or tenants and said property is more commonly known as 4225 Sharpton 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 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

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

holder of the security deed.

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 record-ed in Plat Book 138, Page 167, et. seq., Gwinnett Coun-ty Records, which plat is in-

950-80336 9/7 14 21 28

NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT

nominee for Primary Lapital 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 (M/M Mr. Cooper by assignconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND 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 for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Octaconveying the after-de-

HERETO AND MADE 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 as provided in the Security which might be disclosed by

an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, FT5 brances, zoning ordinances, 950-80055 9/7 14 21 28 restrictions, covenants, and any matters of record 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 above-named or the undersigned. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed

> 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

ed 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 Nationstar Mortgage LLC

Nationistal montgage LLC d/b/a Mr. Cooper as Attorney in Fact for Gregory S John McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

121, PAGES 59 THROUGH 61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-**ENCE** MR/meh 10/4/22

950-79848 9/7 14 21 28

FORECLOSURE the after-described property to secure a Note in the origi-nal principal amount of TWO HUNDRED SIXTEEN THOU-SAND FIFTEEN AND 0/100

SAND HIFTEEN 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 alter-native, 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

The debt secured by said 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 Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). having been given)

said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, 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 solid on a "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-

ty 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. 300, Fishers, IN 46037, 855-690-5900.
Note however that such

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 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

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the balder of the powerful ded 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 An that tract of parcer of land lying and being in Land Lot 213 of the 5th District, Gwinnett County, Georgia, being Lot 69, Block B, Bal-lantrae FKA Ashton Park Subdivision, as per plat recorded in Plat Book 109, Page 217-219 and replat recorded in Plat 110, Page 79.81, Gw County, Georgia Rec 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: R5213.244. Sub-ject to any Easements or Re-

NOTICE OF SALE LINDER

POWER GEORGIA, COUNTY **GWINNETT** 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 D/B/A Fidelity Bank Mortgage, A Georgia Chartered Bank, its successors and assigns, dated April 13, 2011, reported in Deed Book 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 Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, 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 FIFT-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 putery to the 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 house of sole on the first Thouse

of sale on the first 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 be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. and an expenses of this sacret, 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 cutteranding 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 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-

FORECLOSURE AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION in the origi-LOAN gia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53347, Page 249 Gwinnett County, Geornal principal amount of \$131,920.00 dated June 23 249, Gwinnett County, Georgia Records, as last transferred to U. S. Bank National 2005 and recorded in Deed Book 43307, Page 92, Gwinnett County records, said Security Deed being last transferred to THE BANK OF Association as trustee for CMALT REMIC 2006-A7 -REMIC Pass-Through Certifi-cates. Series 2006-A7 by as-signment recorded in Deed Book 52587, Page 662, Gwinnett County, Georgia Records, conveying the af-NEW YORK MELLON F/K/A

THE BANK OF NEW YORK
AS TRUSTEE FOR FIRST
HORIZON ALTERNATIVE
MORTGAGE SECURITIES
TRUST 2003-AA7 in Deed Book 56979, Page 766, 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-

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 exposted ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 20, BLOCK B OF SUMMIT BROOK SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED AT PLAT PLAI HECOMDED AI PLAI BOOK 58, PAGE 91, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE A PART HEREOF BY REFERENCE. PARCEL ID: R5069 260 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

Said property being known as: 1814 EMERSON LAKE CIRCLE SNELLVILLE, GA

30078
To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are MAR-IANNE MCCLEARY 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 called the paying the same and the called the paying the sale of the paying to collect attorneys fees hav-

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 closed 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

property in accordance with OCGA § 44-14-162.2. Security Deed first set out Said sale will be conducted subject to the following: (1) confirmation that the sale is thority to negotiate, amend, and modify all terms of the not prohibited under the U.S. mortgage with the debtor is: Cenlar FSB, Attn: FC Depart-ment, 425 Phillips Boule-vard, Ewing, NJ 08618, (877) 909-9416. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

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

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 Phone: 1-888-480-2432

Phone: 1-888-480-2432
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.
THE BANK OF MEN YORK The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-THE BANK OF NEW YORK cy Code and (2) to final con-firmation and audit of the MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE status of the loan with the FOR FIRST HORIZON AL-TERNATIVE MORTGAGE SE-CURITIES TRUST 2005-AA7, ation as trustee for CMALT REMIC 2006-A7 - REMIC as Attorney-in-Fact for MARIANNÉ MCCLEARY

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

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-076624 – 950-79965 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 Erma S. Nor-ris to Navy Federal Credit Union dated 11/13/2018 and EXHIBIT A Tract 1: ALL THAT TRACT r parcel of land lying and eing in Land Lot 272 of the th District of Gwinnett onion dated 1/13/2018 and recorded in Deed Book 56306 Page 622 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Creditation 6th District of Gwinnett County. Georgia; being Lot 12, Block A of Allen & Thomas Johnson Subdivision, as recorded in Plat Book H, Page 60-B, Gwinnett County, Georgia records, which plat is incorporated prein by reference and it Union, conveying the afterdescribed property to secure described property to secure a Note in the original princi-pal amount of \$65,000.00, with interest at the rate spec-ified therein, there will be sold by the undersigned at herein by reference and made a part hereof. 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 Octo-

Tract 2: ALL THAT TRACT or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County, Georgia being a por-tion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat of survey by C. M. Hig-gin Botham, dated April, 1050 paid to the being a postgin Botham, dated April, 1959, said plat being record-ed in Plat Book 'H", Page 60-B, Gwinnett County, Georgia records and

scribed as follows:

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 PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 5TH DISTRICT, OF GWINNETT COUNTY GEORGIA, BEING LOT 10, BLOCK B OF WINDSOR CREEK, UNIT ONE, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 202203, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DECRIPTION, PPN: RS121 258 being more particularly de-THE POINT OF BEGINNING IS LOCATED AS FOLLOWS: Begin at a point on the northerly side of the 50' right of way of Dogwood Cir-cle, said point being 620' northwesterly, as measured along the northeasterly side of said right of way, from the original line dividing Land Lots 255 and 272 of said District; thence running N 16§ 09' E along the western side of Lot No.12 of said MORE DETAILED DECRIP-TION. PPN: R5121 258
This foreclosure is subject
to that Security Deed dated
March 29, 2012, recorded
April 26, 2012 in Deed Book
51322, Page 431, Gwinnett
County, Georgia records,
from Erma S. Norris to
Mortgage Electronic Registration Systems, Inc. as
nominee for CBC National
Bank, in the original princi-Block, 198.1' to a corner; THIS IS THE POINT OF BE-THIS IS THE POINT OF BE-GINNING. From said point of beginning run northeasterly 103', more or less, to the property now or formerly owned by Repe Miller; thence run S 31§ 51§ E, along the said Miller line, 90', more or less, to a cor-ner at Lot No. 12 of said Block; thence N 83§ 51' W, along the line of said Lot Bank, in the original principal amount of \$76,000.00.
The debt secured by said Security Deed has been and along the line of said Lot No.12, for 130' to the POINT OF BEGINNING. is hereby declared due be-cause of, among other pos-sible events of default, fail-

Our file no. 20-03648GA -950-79935 9/7 14 21 28

sible events of detault, and 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 surpress of poving the same

purpose of paying the same and all expenses of this scale, as provided in the Security

Deed and by law, including

attorneys fees (notice of intent to collect attorneys fees

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by MARI-ANNE MCCLEARY to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

FORECLOSURE Said property is commonly known as 853 Windsor Creek Trl, Grayson, GA 30017 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 naties)

signed, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Erma S. Norris or tenant or tenants.
Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the mortgage.
Navy Federal Credit Union Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and including taxes which are a an accurate survey and in-

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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 holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above. Navy Federal Credit Union as agent and Attorney in Fact for Erma S. Norris Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

2049-068A THIS LAW FIRM MAY BE HIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-068A 950-79830 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 Meliah Kirk to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC., its successors and assigns. dated 5/6/2011 and recorded in Deed Book signs. dated 5/6/2011 and recorded in Deed Book 50683 Page 0702 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$97,367.00, 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 Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 29 of the 7th District, Gwinnett County, Georgia, being Lot 34, Block A, Olde Peachtree Station Subdivi-sion, Phase III, as per plat recorded in Plat Book 65, Page 224, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and

made a part of this descrip-Property Address: 400 Victoria Station Blvd., Lawrenceville, GA 30043 Lawrenceville, GA 30043
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 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 intent to collect attorneys fees having beauting beau

having been given). Said property is commonly Said property is commonly known as 400 Victoria Station Blvd, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Meliah Kirk property is (are): Meliah Kirk

or tenant or tenants. Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-

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

Said property will be sold said property will be solved subject to: (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 aligned to the proper tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-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, servicitions 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. Bankrupt-

mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-pation and sudit of the demation and audit of the status of the loan as provided

tus of the loan as provided immediately above.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Meliah Kirk for Melian Kirk Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 2191-2521A

2191-2521A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2521 950-79922 9/7 14 21 28

Notice of Sale Under Pow-

Georgia, GWINNETT Coun-Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RITA L. THOMAS to Mortgage Electronic Regis-tratics Systems Line as tration Systems, Inc. as nominee for COUNTRYWIDE tration nominee for COUNTRYWIDE
HOME LOANS, INC., dated
April 6, 2005, and recorded
in Deed Book 42379, Page 2,
GWINNETT County, Georgia
records, and last assigned to
Bank of America, N.A in
Book 58468, Page 816, conveying the after-described
property to secure a Note of
even date in the original
principal amount of principal amount \$149,728.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash the ingliest bloder for case before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November , 2022, to wit: November 1, 2022, the following described exactly. lowing described property: ALL THAT TRACT OR PAR-ALL HAT HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 62, BLOCK GIA, BEING LOT 62, BLOCK
A, DUNLIN SUBDIVISION
UNIT TWO, AS SHOWN ON
PLAT OF SUBJECT PROPERTARECORDED AT PLAT
BOOK 62, PAGE 239, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION, BEING IMPROVED
PROPERTY KNOWN AS 725
DUNLIN FARMS COURT.

DUNLIN FARMS COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth 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 attorneys fees (notice of intent to collect attorneys fees having hear given)

having been given).
Said property is commonly known as 725 DUNLIN FARMS CT LAWRENCEVILLE,

30044, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): RITA L. THOMAS or tenant or tenants.

Said property will be sold said property will be solved subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in 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, encumbrances, zoning ordinances, easements, restrictions,

easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as pro-

vided in the preceding para-Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is

Carrington Mortgage Services, LLC
Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A

Anaheim, CA 92806 1-800-561-4567 The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the se-cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-

behair of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Bank of America, N.A. as attorney in fact for RITA L. THOMAS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 SEPTEMBER 7, 14, 21, 28, 0CTOBER 5, 12, 19, 26,

22-0122 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. 950-80297 STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER Pursuant to the power of sale contained in the Securi-ty Deed executed by ALMA Y IMBERT to MORTGAGE ELECTRONIC REGISTRA-

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

950-79964 9/7 14 21 28

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 December 4, 2007 and recorded in Deed Book 48492, 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 door in said County, or at 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 de-scribed as follows: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 7, 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 RECORDS, WHICH

RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. Said property being known as: **522 RAVINIA WAY** LAWRENCEVILLE, GA 30044
To the best of the under-signeds knowledge, the par-

ty 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, among other possible events of default, 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 ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing been given)

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 assesserty: and (4) any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVICas Attorney-in-Fact for ALMA Y IMBERT Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road ing been given). Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-054661

due and payable); (2) right of redemption of any taxing authority: (3) any matters which might be dis-closed 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

above.

NEWREZ LLC D/B/A Shell-

above individual or entity and 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 NORTAINED MAY BE USED.

19 26 2022 POWER GEORGIA, COUNTY

THOUSAND AND 0/100
DOLLARS (\$127,000.00),
with interest thereon as set
forth therein, there will be
sold at public outcry to the Said sale will be conducted highest hidder for cash he subject to the following: (1)

HEREOF

sualite to U.G.A.A. § 19-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

Pursuant to the power of sale contained in the Security Deed executed by SCOTT KELLEY AND STEPHANIE KELLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME-BRIDGE FINANCIAL SERVICES, INC. in the original principal amount of \$302,086.00 dated June 10, 2016 and recorded in Deed

the property in said Security Deed and described as fol lows: ALL THAT TRACT OR PAR

BY REFERENCE. PARCEL ID: R5134 283 Said property being known as: 499 MADISON PARK

STEPHANIE KELLEY or ten-STEPHANIE KELLEY or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be

to collect attorneys fees havng 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 papelbe). (2) the

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

Deed.
The name, address, and telephone number of the in-

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is

FOR THAT PURPOSE.

NEWREZ LLC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney AND

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-064971 –

an "as-is" basis without any representation, warranty or recourse against the abovenamed 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, I Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. Note, however, that such nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN

FORECLOSURE at such place as may be law-fully 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 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

not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, NA suc-

cessor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811.

Moines, 508-8811. Note, however, that such nentity 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 Sheikh M Rahman or a tenant or tenants and said property is more commonly known as 2911 Spruce Cir, Snellville, Georgia 30078. Should a conflict arise between the property address and the legal description the legal entity is not required by law

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. Mells 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 Rahman Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.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 Country, 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 oart hereof by reference.

MR/jac 10/4/22

Our file no. 22-06774GA –

2022 NOTICE OF SALE UNDER **POWER** GFORGIA GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah Nwani to Mortgage Electronic Registration Sys-tems, 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 assignment recorded in Deed Book 60063, Page 46, Gwinnett 60063. Page 46. Gwinnett County, Georgia Records, conveying the after-de-County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOU-HUNDRED SAND

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 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 follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given) having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

not yet due and payable), the right of redemption of any

to négotiate, amend or modify the terms of the loan

corporated herein and made a part of this description. MR/meh 10/4/22 Our file no. 22-07703GA – 2022 Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Gre-gory S John to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Primary Capital

d/b/a Mr. Cooper by assignment recorded in Deed Book 60141, Page 355, Gwinnett County, Georgia Records, on the first Tuesday in Octo-ber, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED

strictions of Record. MR/ca 10/4/22 Our file no. 22-08555GA -

to the property in accordance with OCGA § 44-14-950-80104 9/7 14 21 28

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 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 conflict arise between the property address and the legal translations that the property address are the property address and the legal translations are the property and the property address and the legal translations are the property and the property address and the legal translations are the legal translations are the legal

gal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN GMD 1749, GWIN-NETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK

Our file no. 22-08287GA -

POWER

Electronic Registration Sys

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Robert K Prah to Mortgage

tems, 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 Corporation by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, Georgia Records, conveying