#### FORECLOSURE

Federal Holiday, in which case being the first Wednesday of said month), the following described proper PROPERTY: 

BEING IN LAND LOT 29 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK D, BRENTWOOD SUBDIVI-SION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 16, PAGE 205, GWINNETT GEORGIA RECORDS RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-

A.P.N. R6029-059
The debt secured by said
Security Deed has been and
is hereby declared due because 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 attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 3075 Arden Way, Snellville, GA 30039 togeth-er 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) Gerald A. Spencer or tenant

LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-

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

Said property will be sold subject to: (a) any 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 constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record. (c) the right of redemption of any taxing 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, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state of the leave with the hold. 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-iudicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided

immediately above.
LoanCare, LLC as agent and Attorney in Fact for Gerald A. Spencer
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Hoda, N.E., Suite 300, Allanta, Georgia 30305, (404) 994-7637.

1154-2264A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1154-2264A 02/08/2023 950-93120 02/22/2023, 03/01/2023.

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Pravin C. Mehta to JPMorgan Chase Bank, N.A. dated 2/1/2008 and recorded in Deed Book 48624 Page 153 and modi-fied at Deed Book 51716-Page 604Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC dba Shellpoint Mortgage Servicing, conveying the after-described prop erty to secure a Note in the original principal amount of \$160,000.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desi nated by Order of the Superior Court of said county) within the legal hours of sale on March 7, 2023 (being the on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY KNOWN AS 1850 EASTFORD TRACE, STONE MOUNTAIN, GEOR-GIA 30087. The debt secured by said

Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Dee'd and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 1850 Eastford Trc, Stone Mountain, GA 30087 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): Pravin C. Mehta or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-10826

FORECLOSURE

Greenville, SC 1-800-365-7107 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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not

be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordirestrictions nances.

nances, 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 prohibit ed under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1. which allows for 13-1/2.1, 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 provided immediately above. NewRez LLC dba Shellpoint

NewHez LLC on a Sneilpoint Mortgage Servicing as agent and Attorney in Fact for Pravin C. Mehta Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637. 1263-2728A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2728A 950-93034 02/08/2023, 02/15/2022 02/22/2023. 03/01/2023.

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Linda K. Co-mozzie to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for American Equity Mortgage, Inc., its successors and assigns dated 12/21/2007 and recorded in Deed Book 48557 Page 119 Gwinnett County, Georgia records; as last transferred to or acquired by US Bank Trust National Association, Not In Its Individual Capacity Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of \$189,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-

TAKE SUBDIVISION, UNIT

BOOK 37, PAGE 287 OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEOR-

GIA WHICH SAID PLAT IS INCORPORATED HEREIN BY

REFERENCE 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

as provided in the Security

PER PLAT THERE

house 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 March 7, 2023 (being the first Tuesday). the subject property is (are): Nar B Rai and Dhan K Rai or tenant or tenants. Shellpoint Mortgage Servicday of said month unless said date falls on a Federal said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-

amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-CEL OF LAND LYING AND BEING IN LAND LOT 339 OF THE 7TH LAND DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 11,
BLOCK B OF EMERALD

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate.

amend or modify the terms of the loan.

payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inspection 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. Bankrupt-cy Code; and (2) final confirmation and audit of the state of the loan with the hold. tus of the loan with the holder of the Security Deed. Pur-

having been given). Said property is commonly known as **475** Emerald Parkway, Sugar Hill, GA 30518 together with all fix-tures and personal property attached to and constituting a part of said property, i any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Linda K. Comozzie or tenant or ten-Shellpoint Mortgage Servicing is the entity or individual designated who shall have

full authority to negotiate amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

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

encumbrances, zoning ordi-

nances, 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 respiblit. that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holdto of the load with the flow 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 provided

immediately above US Bank Trust National Association, Not In Its Individ-ual Capacity But Solely As FORECLOSURE

Asset Trust as agent and Attorney in Fact for Linda K. Comozzie Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1263-2739A THIS LAW FIRM MAY BE ITHIS LAW THIM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1263-2739A 950-93060 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Nar B Rai and Dhan K Rai to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Lending nominee for Shefter Lending Services, LLC, its succes-sors and assigns dated 5/18/2015 and recorded in Deed Book 53569 Page 767 Gwinnett County, Georgia Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original activation of the county of the secure of the county of the secure as the se nal principal amount of \$190,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 March 7, 2023 (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 folday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 33 AND
34 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEOR-

GIA, BEING LOT 49, BLOCK A OF PRESERVE AT PARK-A OF PRESERVE AT PARK-WOOD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 98, PAGE 52, GWINNETT COUNTY GEORGIA COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION.

PARCEL ID NUMBER. R6034 522 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-

tent to collect attorneys fees having been given).
Said property is commonly known as 3001 Rusticwood Ct, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undergrend the party. the undersigned, the party (or parties) in possession of

ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). (b) transid wrater.

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, Deed and by law, including attorneys fees (notice of intent to collect attorneys fees suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

tus of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Nar B Rai and Dhan K

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 1263-2787A

THIS LAW FIRM MAY BE IHIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2787A 950-9070 2008/2023 02/08/2023, 02/22/2023, 950-93070 02/15/2023, 02/15/2023, 03/01/2023.

### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Brian Chun and Young Ok Chun to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors sors Group, its successors and assigns, dated 6/19/2019 and recorded in Deed Book 56698 Page 515 Gwinnett County, Georgia records; as last transferred to or acquired by Carrington Mortgage Services LLC, conveying the after-described property to secure a Note in the priginal principal anguent the original principal amount of \$274,500.00, 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 desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month

FORECLOSURE

unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THE FOLLOWING DESCRIBED PROPERTY, TO-

FORECLOSURE

WIT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 226 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK C,
UNIT TWO, EDGEMOOR
NORTH, AS RECORDED IN
PLAT BOOK S, PAGE 133,
GWINNETT COUNTY GEOR-PLAI BOOK S, PAGE 133, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-

TION.
TAX ACCOUNT #: R6226 015 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

beed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 2391 Plymouth Ln, Norcross, GA 30071 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 underground the party. the undersigned, the party (or parties) in possession of the subject property is (are): Brian Chun and Young Ok Chun or tenant or tenants Chun or tenant or tenants. CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924

Lansing, MI 4890 Phone: 866-446-0026 quired by law to negotiate, amend or modify the terms

of the loan. of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not 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 inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Seculrecord 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-cy Code; and (2) final confirmation 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 confirmation and audit of the status of the loan as provided

immediately above.
Carrington Mortgage Services LLC as agent and Attorney in Fact for Brian Chun and Young Ok Chun Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1823-425A THIS LAW FIRM MAY BE

ACTING AS A DEBT COL ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-425A 950-92952 02/08/2023 02/15/2023, 03/01/2023. 02/22/2023,

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

sale contained in the Securisale contained in the Security Deed executed by THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS in the original principal amount of principal amount of \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186, Page 126, Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES, LLC in Deed Book 60301, Page 668, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthyland does not be considered to the highest bidder for cash, before the Courthyland does not be considered to the courthyland does not be courthyland. before the Courthouse door

in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 07, 2023, the property in said 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-SION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID 108, PAGES 171-172, SAID
PLAT BEING REVISED AND
RE-RECORDED AT PLAT
BOOK 109, PAGES 288-289,
GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE PARCEL ID# R5249 091

Said property being known as: 1675 RIVERPARK DR DACULA, GA 30019

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are THOMAS CHRISTOPHER JOHNSON or tenant(s).

The debt secured by said
Security Deed has been and
is hereby declared due and
payable because of, among 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 attorneys fees having been given).

ing been given). Said property will be sold salu property will be solve 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-

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

Said sale will be conducted salid 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 other state of the conditions. the status of the loan with the holder of the Security

The name, address, telephone number of the individual or entity who has full authority to negotiate amend and modify all terms of the mortgage is as fol-Carrington Mortgage Services, LLC
1610 E St. Andrew Pl.,

B150

Santa Ana, CA 92705 855-345-9448 Note that pursuant to 0.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. CARRINGTON MORTGAGE SERVICES, LLC,

as Attorney-in-Fact for THOMAS CHRISTO CHRISTO PHER JOHNSON Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798

950-93055 02/08/2023 02/15/2023 02/22/2023 03/01/2023.

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Lauren Ashley Heberlein to Navy Federal Credit Union dated Credit Union dated 6/12/2019 and recorded in Deed Book 56676 Page 00840 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the afterdescribed property to secure a Note in the original principal amount of \$211,175.00, with interest at the rate specified therein, here will be cold by the unthere 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 Supe rior Court of said county) within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a 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 349 OF THE 7TH DISTRICT, OF THE TOWNING CORP.

GWINNETT COUNTY, GEOR-GIA, BEING LOT 16, BLOCK D OF BARRINGTON ES-TATES, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK 123, PAGES 219-222, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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

having been given).
Said property is commonly known as **694 Binkley Walk**, known as **694 Binkley Walk**, **Sugar Hill**, **GA 30518** 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): auren Ashley Heherlein or

Lauren Ashley Heberlein 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.
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

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 constithe 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. thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted white to (1) configuration. 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 Security Dead Burnor of the Security Dead Burnor of the Security Dead Burnor the Security Dead B er 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 confir-mation and audit of the sta-tus of the loan as provided

immediately above. Navy Federal Credit Union Navy Federal Credit Official as agent and Attorney in Fact for Lauren Ashley Heberlein Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637

994-7637.
2049-120A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-120A 950-92947 02/08/2023, FORMATION 02/15/2023. 02/22/2023 03/01/2023

950 94069 2/8,15,22,3/1, 2023

FORECLOSURE NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Terrence E. Williams to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, inc., as grantee, as nominee for Fairway Independent Mortgage Corporation , its successors and assigns dated 6/17/2010 and recorded in Deed Book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwin-pett County Georgia nett County, Georgia records; as last transferred to or acquired by JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION, conveying the afterdescribed prop-erty to secure a Note in the original principal amount of \$354,040.00, with interest at the rate specified therein, there will be sold by the unthere 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 large house of sale. rior Court of said county), within the legal hours of said on March 7, 2023 (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 106 of the 5th District, Gwinnett County, Georgia,

Lot 106 of the 5th District, Gwinnett County, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, according to Plat of Survey recorded in Plat Book 77, Page 132, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference and of the loan. thereof are incorporated herein by reference and made a part of this descrip-

4567

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

having been given). Said property is commonly known as 1455 Highland Lake Drive, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said proper-ty, if any. To the best knowlty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Terrence E. Williams or tenant or ten-

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 all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-4567

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of 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 èncumbrances, zoning ordi-nances. restrictions. nances 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-cyclet by Coquity Dead Purer 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 an individual color in the security of the secu non-judicial sales in the Staté of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided as follows: AS IOIOWS.

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 98 OF
THE 6TH LAND DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 8
BLOCK B OF EAST ROCKBRIDGE FOREST SUBDIVISION, UNIT 1, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK O PAGE 240 OF
THE PUBLIC RECORDS OF
GWINNETT COUNTY, GEORGIA, WHICH SAID PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF.
Said property being known
s. 5440 FRANCIS DR SW
LILBURN, GA 30047 ALL THAT TRACT OR PAR-

immediately above. JPMORGAN CHASE BANK. NATIONAL ASSOCIATION as agent and Attorney in Fact for Terrence E. Williams Aldridge Pite, LLP, 15 Pied-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2191-2663A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2663A 950-93690 02/08/2023, 950-93690 02/08/2023 02/15/2023 02/22/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Eric Pullum to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a Divi-sion of MetLife Bank, N.A., is successors and assigns, datsuccessors and assigns. dated 10/26/2011 and recorded in Deed Book 51014 Page 0426 and modified at Deed Book 55331 Page 280 Gwinnett County, Georgia records; as last transferred to or acquired by Wilming-ton Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, con-veying the after-described veying the after-described property to secure a Note in the original principal amount of \$286,020,00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month! the folday of said month), the following described property:
All that tract or parcel of land lying and being in Land Lots 123 and 134 of the 6th District, Gwinnett County, Georgia, being Lot 10, Block A. Bryson Cover Unit One as

A. Bryson Cove, Unit One, as

per plat recorded in Plat Book 71, Page 13, Gwinnett County Records, said plat being incorporated herein

being incorporated herein and made a part hereof by

The debt secured by said

reference

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

LILBURN, GA 30047

To the best of the undersigneds knowledge, the par-

ty or parties in pussession of said property is/are JOHN M. CAMP AND ZAIDA S.

M. CÁMP AND ZAIDA S. CAMP 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

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 attorneys fees has been sale to collect attorneys fees has

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

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 prop-

erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-

ters of record superior to the

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

telephone number of the in-

dividual or entity who has

above.

FORECLOSURE

FORECLOSURE

Security Deed has been and is hereby declared due because of, among other pos-

sible events of default, fail-

Austin, TX 78728 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. 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 terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION

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 hear given) OBTAINED MAY BE USED FOR THAT PURPOSE. CARRINGTON MORTGAGE SERVICES LLC, tent to collect attorneys fees having been given). Said property is commonly known as **55 Bryson Landing SW, Lilburn, GA 30047** together with all fixtures and personal property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is fare): as Attorney-in-Fact for JOHN M. CAMP AND ZAI-DA S. CAMP Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-090441 –

the subject property is (are). Eric Pullum or tenant or ten-950-93633 02/08/2023. 02/22/2023. Carrington Mortgage Services, LLC is the entity or individual designated who STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER shall have full authority to POWER

snain have full authority on negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-PUWER
Pursuant to the power of sale contained in the Security Deed executed by PAULETTE BARTLETT to WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL Note, however, that such entity or individual is not re-SAVINGS BANK in the original amount of nal principal amount of \$171,500.00 dated Decem-ber 21, 2004 and recorded in Deed Book 41410, Page quired by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right Gwinnett County zey, Gwillielt County records, said Security Deed being last transferred to THE BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTER-ST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERFORMED AND PERSISTENT be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by WRITING AND RESIDENTIAL FINANCE TRUST TIAL FINANCE TRUST
MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2005-BC2 in Deed
Book 54848, Page 162,
Gwinnett Country records,
the undersigned will sell at
public outcry to the highest
bidder for cash, before the
Courthouse door in said 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. rity Deed first set our above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-cycle the Court of the C Courthouse door in said County, or at such other place as lawfully designated,

within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 16 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 2, BLOCK A, PINE RIDGE AT MADISION PINE RIDGE AI MADISION FARMS (F/K/A PINEY RIDGE), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGES 253 AND 254, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE

immediately above.
Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan
Trust F as agent and Attorney in Fact for Eric Pullum
Mediate State 11.8 Fisch Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) SNELLVILLE, GA 30039 To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are PAULETTE BARTLETT or

Deed. The debt remaining idefault, this sale will be made for the purpose of

994-7637. 2191-2665A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED 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 indebtodeses as provided for FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2665A
950-94515 02/22/2023,
03/01/2023, 03/08/2023,
03/15/2023, 03/22/2023,
03/20/0023 debtedness as provided for in the Note and said Security

er 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-

mation and audit of the status of the loan as provided

03/29/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-POWER
Pursuant to the power of sale contained in the Security Deed executed by JOHN M. CAMP AND ZAIDA S. CAMP to MORTGAGE ELECTRONIC REGISTRATION 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 SYSTEMS, INC. AS NOMI-NEE FOR AMERICAN ADVI-SORS GROUP in the original principal amount of \$255,000.00 dated June 2, 2020 and recorded in Deed Book 57559, Page 425, Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES LLC SORS GROUP in the origina taxing authority matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-MORTGAGE SERVICES LLC in Deed Book 60408, Page 322, 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 March 07, 2023, the property in said Security Deed and described as follows: ters 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: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

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

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. THE BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED
SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST

TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-BC2, as Attorney-in-Fact for PAULETTE BARTLETT Robertson. Anschutz. Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-053255 -

DaG 950-93155 02/08/2023, 02/22/2023, 02/15/2023, 03/01/2023.

# STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER Pursuant to the power of sale contained in the Securi-

sale contained in the Security Deed executed by JUNE E.
KINION to METLIFE HOME
LOANS, A DIVISION OF
METLIFE BANK, N.A. in the
original principal amount of
\$255,000.00 dated July 1,
2010 and recorded in Deed
Book 50154, Page 163,
Gwinnett County records,
said Security Deed being last Security Deed first set out Said sale will be conducted Book 50154, Page 163, Gwinnett County records, said Security Deed being last transferred to MORTGAGE ASSETS MANAGEMENT, LLC in Deed Book 59883, Page 00001, Gwinnett County records, the under signed will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such the status of the loan with the holder of the Security Deed.
The name, address, and in said County, or at such other place as lawfully des-ignated, within the legal

FORECLOSURE

hours of sale, on March 07, 2023, the property in said Security Deed and described ALL THAT TRACT OR PAR

ALL IHAI I IHACI UN PAR-CEL OF LAND LOYING AND BEING IN LAND LOTS 296 AND 297, 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 2, BLOCK C, GIA, BEING LOT 2, BLUCK C, UNIT 1, OF HOWELL WOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 251, IN GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND BY DEEDED MAD A DAY REFERENCE MADE A PART HEREOF FOR A MORE COM-PLETE DESCRIPTION OF THE PROPERTY HEREBY DESCRIBED.

Said property being known as: 3989 HOWELL FERRY ROAD DULUTH, GA 30096

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are JUNE E. KINION or tenant(s).

The debt secured by said Security Deed has been and is backly dealered the and the parties. 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 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 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 mat-ters 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 in-

dividual or entity who has

full authority to negotiate, amend, and modify all terms of the mortgage is as follows: PHH Mortgage Corporation 1661 Worthington Road, Suite 100

West Palm Beach, FL 33409 866-503-5559 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 AT-

AS A DEBT COLLECT ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

MORTGAGE ASSETS MANGEMENT LICE AGEMENT, LLC

as Attorney-in-Fact for JUNE E. KINION Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-068707 -

950-93123 02/08/2023 02/22/2023 03/01/2023

NOTICE OF SALE UNDER POWER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by George E Kiser to Mortgage Electronic Registration Sysnominee for ClearPath Lending, its successors and as signs, dated September 16 2020, recorded in Deed 2020, recorded in Deed Book 58136, Page 224, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpo ration by assignment recorded in Deed Book 60026 Page 832, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY THOUSAND AND 0/100 DOLLARS (\$160,000.00), with interest thereon as set forth therein, there will be sold at public there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative.

designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO **HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 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, encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi thise 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-amend or the undersigned.

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 peoplify a grand

the entity that last full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corpora-tion, 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 modi-fy the terms of the loan. To the best knowledge and belief of the undersigned the party in possession of the property is George E Kiser or a tenant or tenants and said property is more commonly known as 4780 Beaver Road, Loganville, Georgia 30052. Should a conflict arise between the