

9075 Foreclosures

0597 and modified at Deed Book 59998 Page 154 Gwinnett County, Georgia records; as last transferred to or acquired by PNC BANK, N.A., LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$171,830.00, 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 June 6, 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 128 of the 5th District, Gwinnett County, Georgia, being Lot 182, Block B of Breckenridge Club Subdivision, Phase VII, as per plat recorded in Plat Book 93, Records of Gwinnett County, Georgia, which plat is by reference incorporated herein and made a part hereof.

Parcel ID: R5128 348

The debt secured by said Security Deed has been 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 intent to collect attorneys fees having been given).

Said property is commonly known as **269 Edingham Drive, Lawrenceville, GA 30052** together with all fixtures and personal property attached to and constituting a part of said property, and the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property are (are): Francis or tenant or tenants.

PennyMac Loan Services, LLC is the entity who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shelplott Mortgage Servicing, LLC as Agent and Attorney in Fact for Ruben L. Bermejo, National Association, not in its individual capacity, but solely as legal trustee for PRL Title Trust I, as agent and Attorney in Fact for Ruben L. Bermejo.

Aldridge Pite, LLP, Six Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1263-2996A

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

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This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

The debt secured by said Security Deed has been 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 intent to collect attorneys fees having been given).

Said property is commonly known as **939 Indi-an Way, Lilburn, GA 30047** 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): Ruben L. Bermejo and Candelaria Bermejo or tenant or tenants.

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

Shelplott Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826

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

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 of redemption of any taxing authority, 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 first set out above.

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.

U.S. BANK, National Association, not in its individual capacity, but solely as legal trustee for PRL Title Trust I, as agent and Attorney in Fact for Ruben L. Bermejo.

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1263-2996A

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

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Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. 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 Saturnino Fernandez and Maria Orbelina Curtis or a tenant or tenants and said property is commonly known as **5148 Falconwood Court, Norcross, Georgia 30071**. Should a conflict arise between the property address and the description the legal description will control.

The sale will be conducted subject to (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.

Wells Fargo Bank, N.A. as Attorney in Fact for Saturnino Fernandez and McCalla Raymer Leibert Pines, LLC

1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

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\*Action services provided by Auction.com Show Auction.com EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 19, BLOCK A OF UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 222 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE TO THE RECORDS, M/R MAC 646/23

Our file no. 22-10221GA - FT5

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Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1216-2887A

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**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Pearlene E. Bingley and Jervy O Bingley to Mortgage Electronic Registration Systems, Inc., as grantee, as last transferred to the Bank of New York Mellon FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006-ABCT as agent and Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1263-3039A

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

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need for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns and recorded in Book No. 53379; at the time the Gwinnett County records given to secure a note in the original amount of \$129,730.00 with interest on the unpaid balance of the loan as last assigned to Freedom Mortgage Corporation by virtue of the assignment recorded at Deed Book 60409 Page 5653

The Gwinnett County records, the following described property will be sold at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on June 6, 2023, to wit: June 06, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lots 25 and 26 of the 6th District, Gwinnett County, Georgia, being Lot 1, per plat recorded at Plat Book 28, Page 154, said county records, which plat is by reference incorporated herein and made a part hereof by reference. Tax Parcel ID No. R6026

253 Being real property owned by the undersigned, as shown on the Conesoga City, Stone Mtn, GA 30087.

The debt secured by the above-referenced security deed has been 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 debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: (1) restrictive covenants, easements and rights-in-way appearing or recording, if any; all zoning ordinances; matters which would be disclosed by an inspection of the property; all outstanding or unpaid bills and assessments for street lighting, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and liens superior to the security deed being foreclosed.

To the best knowledge and belief of the undersigned, the above-described property is in the possession of the undersigned, or persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 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.

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.

The foregoing notwithstanding, nothing in this O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation is hereby acting as Attorney in Fact for William Brumfield Attorney Contact:

Miller, George & Pines, LLC  
3009 Langford Road, Building 100  
Peachtree Corners, GA 30071  
Phone: 404-793-1447  
Fax: 404-793-1558  
23GA373-0022

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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superior to the Security Deed first set out above. Said property will be sold on a "as-is" basis; without any representation, warranty or recourse against the above-named or the undersigned.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-ABCT as Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CountryWide Home loans, Inc., its successors and assigns, dated February 23, 2007, recorded in Deed Book 4748, Page 731, Gwinnett County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$348,471.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry 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 June 6, 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 304 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING BLOCK F, APALACHEE HERITAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 297298, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said Security Deed has been 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 intent to collect attorneys fees having been given).

Said property is commonly known as **2580 Legend Mill Run, Decatur, GA 30034** together with all fixtures and personal property attached to and constituting a part of said property, if any.

Shelplott Mortgage Servicing, LLC, as agent and Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1263-3039A

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and Jermaine Anthony or tenant or tenants.

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

LoanCare, LLC Attention: Loss Mitigation Department, 3637 Sentinel Way Virginia Beach, VA 23452 800-909-9525

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 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, 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 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.

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.

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.

The foregoing notwithstanding, nothing in this O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation is hereby acting as Attorney in Fact for William Brumfield Attorney Contact:

Miller, George & Pines, LLC  
3009 Langford Road, Building 100  
Peachtree Corners, GA 30071  
Phone: 404-793-1447  
Fax: 404-793-1558  
23GA373-0022

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WEST 110.3 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS WEST 109.7 FEET TO A POINT; THENCE THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN. FOUND: THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 08 DEGREES 55 MINUTES EAST 51.1 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 262.8 FEET TO A POINT. LOCATED ON THE NORTHERLY SIDE OF WILLIAMS ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 81 DEGREES 30 MINUTES EAST 48.0 FEET TO A POINT AND THE POINT OF BEGINNING BEING THE SAME POINT AS SHOWN ON PLAT OF SURVEY PREPARED BY RUPPE ENGINEERING CO., DATED MAY 16, 1988, AND IMPROVED PROPERTY KNOWN AS 6049 WILLIAMS ROAD, NORCROSS, GA 30093

To the best of the undersigned's knowledge, the undersigned has no possession of said property or is a LARRY E CLOVER or tenant(s).

The debt secured by said Security Deed has been declared due and payable 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 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).

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

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan as provided immediately above.

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.

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.

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.

The foregoing notwithstanding, nothing in this O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation is hereby acting as Attorney in Fact for William Brumfield Attorney Contact:

Miller, George & Pines, LLC  
3009 Langford Road, Building 100  
Peachtree Corners, GA 30071  
Phone: 404-793-1447  
Fax: 404-793-1558  
23GA373-0022

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STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by LARRY E CLOVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$148,000.00 dated May 6, 2003 and recorded in Deed Book 3523, Page 260, Gwinnett County records, said Security Deed being last transferred to PNC BANK, NATIONAL ASSOCIATION, Deed Book 60441, Page 104, 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 June 06, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEING AT A POINT LOCATED ON THE COMMON LAND LOCATED CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALONG THE TRUE POINT OF BEGINNING TO WEST 66.8 MINUTES 50 A POINT; THENCE LEAVING SAID LAND LOT LINE, SOUTH 31 DEGREES 28 MINUTES EAST ALONG THE NORTHERLY BOUNDARY LINE OF PROPERTY NOW OF FORMERLY OWNED BY DRATON RAMMICK SOUTH 31 DEGREES 28 MINUTES EAST 218.0 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 28 MINUTES EAST 200.0 FEET TO AN IRON PIN; THENCE NORTH 31 DEGREES 35 MINUTES EAST 200.0 FEET TO AN IRON PIN; THENCE NORTH 31 DEGREES 35 MINUTES EAST 168.9 FEET TO A POINT; THENCE SOUTH 08 DEGREES 55 MINUTES EAST 51.1 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 262.8 FEET TO A POINT; THENCE SOUTH 31 DEGREES 35 MINUTES EAST 139.7 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 57 DEGREES 24 MINUTES 44 SECONDS WEST 30.0 FEET TO AN IRON PIN. FOUND: THENCE SOUTH 31 DEGREES 35 MINUTES 16 SECONDS EAST 139.7 FEET TO A POINT; THENCE NORTH 74 DEGREES 25 MINUTES 25 SECONDS EAST 168.9 FEET TO A POINT; THENCE SOUTH 08 DEGREES 55 MINUTES EAST 51.1 FEET TO A POINT; THENCE SOUTH 25 DEGREES 12 MINUTES EAST 262.8 FEET TO A POINT. LOCATED ON THE NORTHERLY SIDE OF WILLIAMS ROAD (HAVING AN 80' FOOT RIGHT OF WAY); THENCE NORTH 25 DEGREES 12 MINUTES WEST 169.9 FEET TO A POINT; THENCE SOUTH 59 DEGREES 57 MINUTES 01 SECONDS

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jean Tanon to RBC Centura Bank, National Association, recorded in Deed Book 48364 Page 640 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura Bank, conveying the after-described property to secure a Note in the original principal amount of \$36,750.00, 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 June 6, 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 205 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 160, THE PLANTATION AT CHATTAHOOCHEE RESERVE I, A SUBDIVISION OF THE PROPERTY RECORDED IN PLAT BOOK 72, PAGES 179-181, GWINNETT COUNTY RECORDS, WHICH RECORDS, PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF BY REFERENCE THERETO.

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

The foregoing notwithstanding, nothing in this O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation is hereby acting as Attorney in Fact for William Brumfield Attorney Contact:

Miller, George & Pines, LLC  
3009 Langford Road, Building 100  
Peachtree Corners, GA 30071  
Phone: 404-793-1447  
Fax: 404-793-1558  
23GA373-0022

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05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jean Tanon to RBC Centura Bank, National Association, recorded in Deed Book 48364 Page 640 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura Bank, conveying the after-described property to secure a Note in the original principal amount of \$36,750.00, 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 June 6, 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 205 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 160, THE PLANTATION AT CHATTAHOOCHEE RESERVE I, A SUBDIVISION OF THE PROPERTY RECORDED IN PLAT BOOK 72, PAGES 179-181, GWINNETT COUNTY RECORDS, WHICH RECORDS, PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF BY REFERENCE THERETO.

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

The foregoing notwithstanding, nothing in this O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation is hereby acting as Attorney in Fact for William Brumfield Attorney Contact:

Miller, George & Pines, LLC  
3009 Langford Road, Building 100  
Peachtree Corners, GA 30071  
Phone: 404-793-1447  
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