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 hear given) having been given).

Said property is commonly known as 899 Pathview Ct, Dacula, GA 30019 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). subject property is (are): Elite Partner Inc. or tenant or

Select Portfolio Servicing Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

amend and modify an letting of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 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 (in-cluding taxes which are a lien, but not yet due and ilen, 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 see freed to the site of the control of the seed freed to the site of the seed freed to the seed freed freed freed to the seed freed to the seed freed fre 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 ordinances, restrictions, and matters of redemption of any taxing au

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 prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state of the least the bald. 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 an individual color in the security of the secu 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

U.S. Bank National Associ-ation, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 as agent and Attorney in Fact for Anne M. Fontaine Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637 (404) 994-7637. 1012-14598A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

immediately above.

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14598A 950-65489 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Thomas L Reeder and Alison W Reeder Reeder and Alison W Reeder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns. dated 3/17/2006 and recorded in Deed Book 46322 Page 0224 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS IN-DENTURE TRUSTEE ON BE-HALF OF THE NOTEHOLD-ERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST. RIES 2006-B, conveying the afterdescribed property to secure a Note in the original principal amount of \$55,000.00, 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 design nated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 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 fol-Iowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 194 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 43, BLOCK A, THE COVE AT BAY CREEK SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 92, PAGE 141, AS LAST REVISED IN PLAT BOOK 95, PAGE 279, GWINETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HERFIN AND MADF A PART CEL OF LAND LYING AND

HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DE-SCRIPTION.
WITH APPURTENANCES THERETO This foreclosure is subject to the Security Deed from Thomas L. Reeder to MERS

as nominee for Pine State Mortgage Corporation, dated 12/19/2003, recorded 12/19/2003, recorded 1/20/2004 in the original principal amount of \$95,000.00, recorded in Deed Book 36769, Page 262, Gwinnett County, Georgia records

records.
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

FORECLOSURE

attorneys fees (notice of in-

tent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 928 Shannon Rd SW, Loganville, GA 30052 together with all fixtures and

the undersigned, the party (or parties) in possession of

ants.
Bank of America is the enti-

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 prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-

tus of the loan with the hold-

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 sta-

MORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-

nta, Georgia 30305, (404) 34-7637

records; as

the rate specified therein, there wi**ll** be sold by the un-

(or such other area as desig-

DESCRIBED IN THAT CERTAIN DECLARATION OF
CONDOMINIUM FOR
BERKELEY WOODS CONDOMINIUM DATED OCTOBER
5, 1989, AND RECORDED IN
DEED BOOK 6009, PAGE
323, AFORESAID RECORDS,
AS THE SAME MAY BE
AMENDED FROM TIME TO
TIME (HERFINATER BE-

TIME (HEREINAFTER, RE-FERRED TO AS THE "DEC-LARATION") TOGETHER

FERRED IU AS THE DELO LARATION") TOGETHER WITH ALL THE RIGHTS, TI-TLE, AND INTEREST OF GRANTEE IN THE AFORE-SAID UNIT AND THE AP-SUBSTRIANCES THERETO

AS SET FORTH IN THE DEC

LARATION, INCLUDING SUCH UNDIVIDED INTER-EST IN THE COMMON AR-EAS AS SET FORTH IN THE

DECLARATION.
BEING THE SAME PROPERTY CONVEYED TO GUNTHER CZARNECKI BY DEED FROM BERKLEY DEVELOPMENT, INC. RECORDED 08/13/1991, IN DEED BOOK 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWINNETT COUNTY, GEORGIA. TAX ID. # R6290A046
This foreclosure is subject

TAX ID. # R6290A046
This foreclosure is subject to the Security Deed from Gunther Czarnecki to Sun-Trust Bank, Atlanta, dated

5/15/2000, recorded 7/10/2000 in the original

principal amount of \$10,000.00, recorded in Deed Book 20856, Page 116, Gwinnett County, Georgia

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 Mote 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.

as provided in the Security Deed and by law, including

records.

THERETO.

PURTENANCES

DECLARATION.

2022

BANK

MORGAN CHASE

of the loan

FORECLOSURE attorneys fees (notice of intent to collect attorneys fees 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 inhaving been given). Said property is commonly known as **701 Berkeley Woods Dr, Duluth, GA 30096-6357** together with all

fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or ten-Bank of America is the enti-ty or individual designated who shall have full authority

personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of to negotiate, amend and modify all terms of the mortthe subject property is (are): Thomas L Reeder and Alison W Reeder or tenant or tengage.
Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home Said property will be sold Loan Assistance Dept. 7105
Corporate Drive Plano, TX
75024 (800) 669-6650
Note, however, that such entity or individual is not resatu property will be solved as 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 proper quired by law to negotiate, amend or modify the terms bit sewage bits 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 extensi Said property will be sold subject to: (a) any outstanding 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 property whether due and payable or not yet due and payable and which may not be of record, (c) the right or redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation 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-ref the Sequetty Deed Burtus of the local with the holds 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 immediately above.
BANK OF AMERICA, N.A. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

Ination and adult of the says tus of the loan as provided immediately above. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR IN-DENTURE TRUSTEE TO JP-1016-5125A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-OBTAINED FORMATION FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5125A 950-65498 4/6 13 20 27

2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

LOAN IRUS1, SERIES 2006-B as agent and Attorney in Fact for Thomas L Reeder and Alison W Reeder Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-Pursuant to the Power of Sale contained in a Security Deed given by Patrick R. Shriver and Lori N. Shriver to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns dated 2/17/2006 and recorded in Deed Book 46187 Page 0697 Gwinnett County, Geor-994-7637.

1016-5102A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5102A
950-65424 4/6 13 20 27
2022 0697 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-D., conveving the after-de-0697 Gwinnett County, Geor-NOTICE OF SALE UNDER POWER, GWINNETT COUN-Sale contained in a Security Deed given by Gunther Czar-necki to Bank of America, N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnets D, conveying the after-de-scribed property to secure a Note in the original principal amount of \$34,485.00, 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 last transferred to or acquired by BANK OF AMERI-CA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$50,000.00, with interest at other area as designated by dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia offer area as obesignated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Helidal in subth case being 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 May 3, 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 290 OF GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM, RECORDED IN CONDOMINIUM, PLAT BOOK 2, PAGE 12, OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY GEORGIA, RECORDS, AND AS MORE PARTICULARLY GEORGIAD. Holiday, in which case being the first Wednesday of said month), the following de-

scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 355 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 70, BLOCK A, WYNTERBERRY, PHASE TWO, PER PLAT BOOK 93, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

This foreclosure is subject This foreclosure is subject to the Security Deed from Lori N Shriver to Bank of America, N.A., dated 10/11/2013, recorded 10/22/2013 in the original principal amount of \$163,360.00, recorded in Deed Book 52600, Page 415, Gwinnett County, Georgia records.

gia records.
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 been given).
Said property is commonly known as 2422 Snowshoe Bend, Bethlehem, GA 30620 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): Lori N. Shriver or tenant or tenants. Bank of America is the enti-

ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home

Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 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 propwhether due payable or not yet due and

FORECLOSURE

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 ordinances. restrictions. covenants, and matters of

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 prohibitationally that the Security to U.S. Polykrust ed 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 Beet Under Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided immediate-THE BANK OF NEW YORK HHE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE WHIED INC.

CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-D as agent and Attorney in Fact for Patrick R. Shriver Fact for Patrick R. Shriver and Lori N. Shriver Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637,

1016-5190A 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 1016-5190A 950-66257 4/6 13 20 27

2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corpo-ration, a California Corpora-tion dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County, Georgia records; as last transferred to or ac-quired by Wells Fargo Bank, National Association, as National Association, as Trustee for Option One Mort-Trustee for Option one morigage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2, conveying the after-described property to secure a Note in the original secure a Note III the Original principal amount of \$153,765.00, 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. 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 May 3, 2022 (being the party on May 3, 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 244 & 269 of the 5th District of Gwinnett County,

District of Gwinnett County, Georgia, being Lot 3, Block "B", Alcovy Springs Subdivi-sion, Unit Two, as per plat recorded in Plat Book 86, Page 66, Gwinnett County, Georgia Records, which plat is incorporated herein by

this reference and made a apart of this description.
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. order to satisfy certain tstanding federal tax liens. 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

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 1857 Alcovy Trace Way, Lawrenceville, GA 30045-7934 together with all fixtures and personal property attached to and constituting a part of said property if any Latence to said property in the said property and the said property in the said property in the said property and the said property in t ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Robert Ball or tenant or tenants.

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

PHH Mortgage Corporation

One Mortgage Way Mount

One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518 Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms of the loan property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

994-7637. 1017-5387A cluding taxes which are a THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the proppayable or not yet 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-NOTICE OF SALE UNDER POWER, GWINNETT COUNan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of Pursuant to the Power 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. Bankrupt-cy Code; and (2) final confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation that the sale is the subject to (1) confirmation that the sale is not prohibited to (1) confirmation that the sale is n mation and audit of the status of the loan with the hold-er of the Security Deed. Pur-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 foreclosure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the sta-tus of the loan as provided immediately above. Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 as agent and Attorney in Fact for Robert Ball Aldridge Pite, LLP, 15 Pied-Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

FORECLOSURE

Federal Holiday, in which case being the first Wednesday of said month), the fol-994-7637.
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1017-5387A 950-65424 246 13 20 27

Iowing described property: ALL THAT TRACT OR PAR-OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 67, OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK "C", RUSSELL PLANTATION, BEING LOT 1, BLOCK "C", RUSSELL PLANTATION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 200 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE ALSO KNOWN AS 1658 LAUREL RIDGE LANE, AWRENCEVILLE, GEOR-950-65442 4/6 13 20 27

2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

FORECLOSURE

Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corpo-ration, a California Corpora-tion dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnets RNOWN AS 1036 LAUREL RIDGE LANE, LAWRENCEVILLE, GEOR-GIA, 30043, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. Parcel # R7067-207 The debt secured by said County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, National Association, as Trustee for Option One Mort GIA. Parcel # R7067-207
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 gage Loan Trust 2005-2, As-set-Backed Certificates, Series 2005-2, conveying the after-described property to secure a Note in the original principal amount of \$153,765.00, with interest at 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). 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 May 3, 2022 (being the having been given).
Said property is commonly first Tuesday of said month unless said date falls on a

known as 1658 Laurer niuge Ln, Lawrenceville, GA 30043 together with all fix-tures and personal property attached to and constituting a part of said property, if 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 244 & 269 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block Br, Alcovy Springs Subdivision, Unit Two, as per plat recorded in Plat Book 86, Page 66, Gwinnett County, Georgia Records, which plat a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Christo-pher P Pulido and Kim A Pulido or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have Page 66, Gwinnett County, Georgia Records, which plat is incorporated herein by this reference and made a apart of this description. This sale will be made subfull authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750ject to any right of the United States of America to redeem the hereinabove described property within 120 days 2518 Note, however, that such property within 120 days from the sale date aforesaid, entity or individual is not required by law to negotiate, amend or modify the terms in order to satisfy certain outstanding federal tax liens. Outstanding rederal tax liefs.
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failof the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 of the loan.

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 position the same 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 ausale will be made for interest of 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 bean given) thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, encumbrances, zoning ordinances.

tent to collect attorneys rees having been given). Said property is commonly known as 1857 Alcovy Trace Way, Lawrenceville, GA 30045-7934 together with all fixtures and personal property attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject

in possession of the subject property is (are): Robert Ball or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-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 (in-cluding taxes which are a lien, but not yet due and payable), (b ınpaid water or sewage bills that consti-tute a lien against the prop-erty whether 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. Jiens. encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

Pulido

1017-5398A

PURIVIALIUN OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5398A 950-65700 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Shani McNeil and Shawki McNeil to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Invest-

ment & Loan, its successors

ment & Loan, its successors and assigns dated 2/18/2005 and recorded in Deed Book 41753 Page 0051 Gwinnett County, Georgia records; as last transferred to or ac-

National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, Company as the Company as th

2005-1, conveying the after-described property to secure a Note in the original principal amount of \$115,920.00, with interest at the rate spec-ified therein, there will be

sold by the undersigned at

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 holdto the foat will the louder 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 Coorgie the Deed 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.

immediately above.
Wells Fargo Bank, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2005-2, Asset-Backed
Certificates, Series 2005-2
as agent and Attorney in Fact
for Robert Ball as agent and Attorney in Fact for Robert Ball Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

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 May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5387A 950-65455 4/6 13 20 27 2022 Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 6TH DISTRICT, GWIN-

THE OF DISTRICT, GWINN
NETT COUNTY, GEORGIA,
BEING LOT 23, BLOCK D,
UNIT NO. 2, MEADOW
RIDGE SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT Sale contained in a Security Deed given by Christopher P Pulido and Kim A Pulido to Mortgage Electronic Regis-Moltgage Electrollic Registration Systems, Inc., as grantee, as nominee for Wilmington Finance, a division of AIG Federal Savings Bank, its successors and assigns, dated 9/29/2005 and accorded in Dand Pools VEY RECORDED IN PLAI BOOK 22, PAGE 29, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO recorded in Deed Book 45113 Page 0244 Gwinnett County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATIONAL TRUST COMPA-The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-NY, as Trustee for MORGAN STANLEY HOME FOLLITY sible events of detault, all 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 LOAN TRUST 2006-2, conveying the after-described property to secure a Note in the original principal amount of \$193,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including before the Courthouse door attorneys fees (notice of inof Gwinnett County, Georgia (or such other area as desigtent to collect attorneys fees tent to conect attorneys fees having been given). Said property is commonly known as 3504 Joel Ct., Stone Mountain, GA 30087 together with all fixtures and (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month personal property attached to and constituting a part of unless said date falls on a

FORECLOSURE

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): Shani McNeil or tenant or tenants PHH Mortgage Corporation

is the entity or individual designated who shall have designated with shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2512 Mortgage way that the bourges, that

2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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 au-

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 ordin 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 status of the loan with the hold-ref the Security Dead Burer 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 salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-nation and sulfit of the dismation and audit of the status of the loan as provided

immediately above. Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 20051, Asset-Backed Certificates, Series 2005-1 as agent and Attorney in Fact for Shani McNeil and Shawki

for Shani Michell and Gramm McNeil Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637 1017-5409A THIS LAW FIRM MAY HIS LAW FIRM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5409A 950-65583 4/6 13 20 27 2022

2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Melanie Stratman and Nicholas Stratman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Amtrust Mortgage Corporation, its successors and assigns dated 5/8/2007 and recorded in Deed Book 47884 Page 22 Gwinnett County, Georgia records; as 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. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-47884 Page 22 Gwinnett County, Georgia records, as last transferred to or acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016CTT, conveying the after-described property to secure a Note in the original principal amount of \$95,000.00, with interest at the rate specified therein, er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regard-ing 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 the rate specified therein, there will be sold by the unimmediately above.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia AL IRUS COMPANY, as Trustee for MORGAN STAN-LEY HOME EQUITY LOAN TRUST 2006-2 as agent and Attorney in Fact for Christo-pher P Pulido and Kim A (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale within the legal nours of sale on May 3, 2022 (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 fol-lowing described property: Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, ACA Ianta, Georgia 30305, (404) THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED lowing described property: ALL THAT TRACT OR PAR

CEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 5TH DISTRICT, GWIN-

THE 5TH DISTRICT. GWINNETT COUNTY, GEORGIA
BEING LOT 40, BLOCK A,
THE STATION SUBDIVISION, UNIT ONE, AS PER
PLAT RECORDED IN PLAT
BOOK 14, PAGE 160, GWINNETT COUNTY, GEORGIA
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION.

TION. PROPERTY ADDRESS:

3210 Grand Central Dr. Snellville, GA 30078 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 sale will be made for integrating burpose 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 busing bean given) having been given).
Said property is commonly known as 3210 Grand Central Drive, Snellville, GA 30078 together with all fixtures and personal property stephol dr. and exercitating.

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). Malania property is (are): Melanie Stratman and Nicholas Stratman or tenant or tenants.
Rushmore Loan Management Services, LLC is the entity or individual designat-

ed who shall have full authority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage-ment Services, LLC PO Box

52708 Irvine, CA 92619 888.504.7300

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 or not yet 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

FORECLOSURE

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, Pur suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and on-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.
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Melanie Stratman and Nicholas Strat-

man Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.
1208-3548A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3548A
950-65706 4/6 13 20 27
2022

2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Tab Brooks to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for New Liberty Home Loans, LLC, its successors and assigns dat-ed 6/9/2006 and recorded in Deed Book 46618 Page 0829 Gwinnett County, Georgia records; as last transferred to or acquired by Wilming-ton Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust, conveying the after-described property to secure a Note in the original principal amount of \$156,000.00, 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 designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 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: before the Courthouse door

lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 3, BLOCK B, UNIT I, LEE ACRES SUB-DIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK N, PAGE 298, GWIN-NETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-

MORE DETAILED DESCRIPTION.
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 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 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 904 Hickory Ridge

Dr., Lilburn, GA 30047 to-gether 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): Tab Brooks or tenant or tenants. Rushmore Loan Manage-

ment Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage-

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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 argainst the prontute a lien against the property whether due 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 ordinances, restrictions, covenants, and matters of

covenants, and matters or 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 logarith to be defined. 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its indi-

Society, FSB, not in its indi-vidual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust as agent and Attorney in Fact for Tab Brooks Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500 500, Atlanta, Georgia 30305, (404) 994-7637. 1208-3574A 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. 1208-3574A 950-65416 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Maria Lourdes Perez to Argent Mortage Company, LLC dated 11/19/2004 and recorded in Deed Book 41006 Page 0108 Gwinnett County, Georgia records; as last transferred to or acquired by LLS Rapk National Associa-U.S. Bank National Associa

pacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the afterdescribed property to secure a Note in the origina principal amount of \$132,720.00, 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 Supe nated by Order of the Superior Court of said county, within the legal hours of sale on May 3, 2022 (being the lirst 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 322 OF THE 7TH DISTRICT OF

FORECLOSURE

BEING IN LAND LOT 3/22 UP THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 3, BRAN-DON OAKS, AS SHOWN ON PLAT OF SUBJECT PROP-ERTY RECORDED AT PLAT BOOK 55, PAGE 11, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

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

tent to collect attorneys fees tent to collect attorneys fees having been given). Said property is commonly known as 5615 Austin Gar-ner Road, 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): Hector Perez or tenant or tenants. Rushmore Loan Manage-ment Services, LLC is the

entity or individual designat-ed who shall have full au-

thority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required 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 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 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 ordinances, restrictions, covenants, and matters of record superior to the Secu-

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-cy Code; and (2) final confirmation and audit of the status of the loan with the holdtus of the loan with the hold-er of the Security Deed. Pur-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 confir mation and audit of the status of the loan as provided

tus of the loan as provided immediately above. U.S. Bank National Association, not in its individual capacity but solely as truste for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Maria Lourdes Perez Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

lanta, Georgia 30305, (404)
994-7637.
1208-3606A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 1208-3606A 950-66260 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Exar J Henr-riquez Escobar to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., its successors and assigns dated 7/13/2005 and recorded in Deed Book 44317 Page

129 Gwinnett County, Geor-129 GWINNERT COUNTY, GEORGE
gia records; as last transferred to or acquired by THE
BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWALT,
NEW ALTERNATIVE LOAN INC., ALTERNATIVE LOAN
TRUST 2005-J12 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2005-J12, conveying the after-described property to secure a Note in the original principal amount of \$129,920.00, 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 designated by Order of the Supenated by Order of the Supp-rior Court of said county), within the legal hours of sale on May 3, 2022 (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 fol-lowing described property: All that tract or parcel of land lying and being in Land Lots 47 and 50, 5th District, Gwinnett County, Georgia. Gwinnett County, Georgia, being Lot 138, Block A, The Landings at River Park, Unit I, as shown on plat recorded in Plat Book 38, Page 176, Chinaett County, Records Gwinnett County Records

which plat is incorporated herein and made a part hereof by reference.

The debt secured by said Security Deed has been and is backly dealard due here. is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

The sale will be conducted subject to (1) confirmation