FORECLOSURE

CORPORATION, as Attorney-LINCOLN CARBERRY AND

MARVA CARBERRY MARVA CARBERRY
Robertson, Anschutz,
Schneid, Crane & Partners,
PLLC 10700 Abbotts Bridge
Road Suite 170 Duluth, GA
30007 Phone: 470.321.7112 Firm File No. 22-016673 -

950-65407 3/30 4/6 13 20

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Di-ane G Knepp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns , dated March 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 57366, Page 60, Gwinnett County, Georbol, dwillner country, georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$106.675.00), with interest (\$106,575.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett nouse goor of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May,

the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note 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 of intent to collect attorney's fees having heen given) having been given). Said property will be sold

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing. LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entity time last full additional thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

To the best knowledge and belief of the undersigned, the party in possession of the property is Diane G Knepp, William C. Knepp and Estate of Diane Gall And Estate of Diane Gall
Knepp or a tenant or tenants
and said property is more
commonly known as 224
Park Place Drive,
Lawrenceville, Georgia

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

Lakeview Loan Servicing,

LLC

as Attorney in Fact for McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 150 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, being Lot 1. Block B . Waverly on. Unit Woods Subdivision, Unit One, as per plat thereof recorded in Plat Book 7, Page 166, Gwinnett County, Georgia, records, which plat is incorporate herein by ref-

Our file no. 22-06304GA - FT5 MR/meh 5/3/22 950-64692 3/30 4/6 13 20

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION

OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by Tien Nguyen and Minh P Tran to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated August 6 and assigns, dated August 6 2019, recorded in Deed Book 56797, Page 6, Gwin-Book 56/97, Page 6, Gwin-nett County, Georgia Records, as last transferred to Ameris Bank by assign-ment to be recorded in the Office of the Clerk of Superi-

Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$228,250.00), 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 a place the solution of the court-house door of the c designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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 of intent to collect attorney's fees having hear given) having been given). Said property will be sold

FORECLOSURE

ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the MR/ca 5/3/22 950-65245 3/30 4/6 13 20 27 2022 property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above.

Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage,

Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. To the best knowledge and belief of the undersigned, the party in possession of the property is Tien Nguyen, Minh P Tran, Thao Ngoc Huynh and Hoa Phuoc Tran or a tenant or tenants and or a tenant or tenants and said property is more commonly known as 360 Timber Laurel Ln. Lawrenceville,

Georgia 30043.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Ameris Bank as Attorney in Fact for Tien Nguyen and Minh P

Tran McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net WWW.Toreclosurenotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 50 OF
THE 7TH DISTRICT, GWIN-

THE 7TH DISTRICT. GWNNNETT COUNTY, GEORGIA
BEING LOT 10, BLOCK A OF
TIMBER OAKS SUBDIVISION, UNIT ONE, AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 43, PAGE 40,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE DETAILED DESCRIPTION SAID PROPER-FOR A MORE DETAILED DE-SCRIPTION SAID PROPER-TY BEING KNOWN AS 360 TIMBER LAUREL LANE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

PARCEL ID NO.: R7050 126 MR/ca 5/3/22 Our file no. 22-06438GA -

950-65696 3/30 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT **PURPOSE**

Under and by virtue of the Power of Sale contained in a Security Deed given by Bob-by Collins to Mortgage Elecronic Registration Systems, nc., as grantee, as nomine or Citizens Fidelity Mortgage Corp, its successors and assigns, dated January 26, 2004, recorded in Deed Book 37199, Page 223, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in that certain Loan Modification Agreement recorded in
Deed Book 53879, Page 359,
Gwinnett County, Georgia
Records, as last transferred
to U.S. BANK NATIONAL
ASSOCIATION by assignment recorded in Deed Book
52635, Page 476, Gwinnett
County, Georgia
Conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
TORTY-FOUR THOUSAND
SEVEN HUNDRED THIRITY-SEVEN HUNDRED THIRTY-TWO AND 0/100 DOLLARS thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having hear given) 27 2022

tent to collect autorney's rees 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), any matters which might be disclosed by an accurate POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

U.S. BANK NATIONAL AS-SOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

U.S. Bank National Associa-

U.S. Bank National Associa-tion, 4801 Frederica Street, Owensboro, KY 42301-0005, 855-698-7627. To the best knowledge and belief of the undersigned, chie party in possession of the property is Bobby Collins or a tenant or tenants and said property is more commonly known as **4760 Mille** nium View Court, Snellville,

Georgia 30039.

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

U.S. BANK NATIONAL ASSOCIATION

as Attorney in Fact for Bobby Collins

Bobby Collins
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 318, OF
THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA THE 41H DISTRICT, GWINMETT COUNTY, GEORGIA
AND BEING LOT 59B,
BLOCK B, MILLENINUM
EAST PLACE, PHASE TWO
"A" AS PER PLAT RECORDED IN PLAT BOOK 91 PAGE
148-150, GWINNETT COUNV GEORGIA BEFORDS TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS

FORECLOSURE

REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Our file no. 22-06541GA -

NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Tamika Herrington to Mortradinka Herrington to Wortz gage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LLC, its succes-sors and assigns, dated April 23, 2020, recorded in Deed Book 57432, Page 97, Gwin-nett County Georgia Book 5/432, Page 97, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED FORTY-FIVE THOUSAND FOUR HUN-DRED SEVENTY ONE AND

DRED SEVENTY-ONE AND 0/100 DOLLARS (\$245,471.00), with interest thereon as set forth therein, there will be sold at public without the bisheat bidden. there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** HEREOF
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, fall-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 attorney's fees (notice of intent to collect attorney's fees having heen given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances. ordinances, restrictions, covenants, and matters of record superior to the Secutive Ded first set out above. CrossCountry Mortgage, LLC is the holder of the Secutive Ded to the proportion of the Secutive Ded to the Secut

curity Deed to the property in accordance with OCGA § 44-14-162.2. 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage, Mortgage,

Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. To the best knowledge and belief of the undersigned, the party in possession of the property is Tamika Herrington or a tenant or tenants and said property is more commonly known as 1111 Rose Terrace Cir. Lo-1111 Rose Terrace Cir. Lo-

ganville, Georgia 30052.

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

as Attorney in Fact for Tamika Herrington McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 100 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 49, ROSE TERRACE SUBDIVISION, AS
PER PLAT RECORD IN
PLAT BOOK 111, PAGES
289-290, GWINNETT COUNTY, GEORGIA RECORD,
WHICH SAID PLAT IS IN-IY, GEORGIA RECURDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY
THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY.

Our file no. 22-06645GA -950-65304 3/30 4/6 13 20

NOTICE OF SALE UNDER GEORGIA, GWINNETT

Security Deed given by Elizabeth Johnson to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Fairway Inde-pendent Mortgage Corpora-tion its especies and as tion, its successors and assigns, dated April 21, 2016, signs, dated April 21, 2016, recorded in Deed Book 54239, Page 156, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Loan Servicing, LLC by assignment recorded in Deed Book 59457, Page 744, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND ONE HUNDRED EIGHTY-FOUR AND 0/100 DOLLARS (\$147,184.00), with interest thereon as set forth therein, there will be

forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas 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 inder 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 of in-tent to collect attorney's fees having bean given) having been given). Said property will be sold

FORECLOSURE

ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Lakeview Loan Servicing,

is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

To the best knowledge and belief of the undersigned

LLC

to the best knowledge and belief of the undersigned, the party in possession of the property is Elizabeth Johnson and Estate Of Eliza-beth Johnson or a tenant or tenants and said property is more commonly known as Drive, Arborwood Grayson, Georgia 30017.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the

Lakeview Loan Servicing, as Attorney in Fact for Elizabeth Johnson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

holder of the security deed.

EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 70, of the 5th District, of Lot 70, of the 5th District, of Gwinnett County, Georgia, being Lot No 21, Block A, The Arbors at Crestview Subdivision, Unit One, as per plat recorded in Plat Book 86, pages 18-19, Gwinnett County, Georgia records, which plat is hereby adopted and made a part hereof by reference thereto for a more complete de-scription of said property. Said property being im-proved property now or for-merly known as 1850 Arbor-wood Drive, according to the present system of number-ing in Evilonett County. ing in Gwinnett County.

MB/ca 5/3/22 Our file no. 22-06826GA -950-65239 3/30 4 6 13 20 27 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Richard J Kwon and Gregory Y Kwon to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its succesfor Afferts Bank, its successors and assigns, dated March 17, 2020, recorded in Deed Book 57358, Page 149, Gwinnett County, Georgia Records, as last transferred

nectors, as last transferred to Ameris Bank by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the or to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-NINE THOUSAND SIX HUNDRED FIFTY-SIX AND 0/100 DOLIARS (\$280 656 00) LARS (\$289,656.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such lounty, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failmanner 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 of intent to collect attorney's fees

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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Ameris Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Dovenmuehle Mortgage. Dovenmuehle Mortgage, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. To the best knowledge and

the party in possession of the property is Richard J Kwon and Gregory Y Kwon or a tenant or tenants and said property is more commonly known as 2015 Par-liament Dr. Lawrenceville, Georgia 30043.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Ameris Bank

as Attorney in Fact for Richard J Kwon and Grego-ry Y Kwon McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 89 of the 7th District of Gwinnett County, Georgia being Lot 7, Block A, Unit One of Buckingham Subdivision, as per plat recorded in Plat Book 45, Page 189, Gwinnett County, Georgia Records. Said plat being in-corporated herein and made a part hereof by reference. Subject to all easements and restrictions of record. MR/ca 5/3/22 Our file no. 22-06892GA -950-65310 3/30 4/6 13 20 27 2022 **FORECLOSURE**

GWINNETT GEORGIA. COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Olivia Antwi to Mortgage Electronic Registration Sys-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 tems, Inc., as grantee, as nominee for Pine State Mortnominee for Pine State Mortgage Corporation, its successors and assigns, dated
May 27, 2005, recorded in
Deed Book 43423, Page 79,
Gwinnett County, Georgia
Records, as last transferred
to The Bank of New York
Mellon, f/k/a The Bank of
New York, successor in interest to JPMorgan Chase
Bank, NA. as Trustee for
Structured Asset Mortgage
Investments II Inc., Bear
Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 by assignment recorded in Deed
Book 53706, Page 458, Book 53706, Page 458, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of HUNDRED TWENTY TWENTY-FIVE HUNDRED TWENTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$125,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such county, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HERETO AND MADE A PART HFRF0F The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failsible events of detailt, 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 inade for in-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 of in-tent to collect attorney's fees

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) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. The Bank of New York Mellon, fk/a The Bank of New York mattered to the security of the securit successor in interest

York, Successor III Interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. NETT COUNTY The entity that has full au-BY REFERENCE.

thority to negotiate, amend. and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050 lage, 6059.

To the best knowledge and belief of the undersigned, the party in possession of the property is Olivia Antwi or a tenant or tenants and or a tenant or tenants and said property is more commonly known as 3155 Millington Place, Duluth, Georgia 30096.

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

firmation and audit of the status of the loan with the holder of the security deed holder of the security deed. The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7 2005

as Attorney in Fact for Olivia Antwi McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

Noswell, GA 300/6 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206 OF THE CELL LAND DISTRICT BEING IN LAND LOT 206 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS TOWNHOME UNIT 220 OF BRECKINRIDGE STATION AS SHOWN ON THAT CER-TAIN FINAL PLAT OF BRECKINRIDGE STATION TOWNHOMES DATED IIII BRECKINRIDGE STATION TOWNHOMES, DATED JULY 29, 2004. SAID PLAT OF SURVEY FILED FOR RECORD ON JULY 29, 2004 AND RECORDED AT PLAT BOOK 104, PAGES 245 BOOK 104, PAGES 245 & 246, AND REVISED AT PLAT BOOK 105, PAGES 267 & 268, AND REVISED AT PLAT BOOK 107, PAGES 12-13, AND PLAT BOOK 109, PAGE

107, GWINNETT COLINTY COUNTY, GEORGIA RECORDS, REFERENCED TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BE-ING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. MR/ca 5/3/22

Our file no. 22-07030GA -950-66447 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Lin-coln Phillips and Delilah Phillips to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dat-ed October 8, 2019, record-ed in Deed Book 56969, Page 814, Gwinnett County, Captilla Co Page 814, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC fi/A2 Quicken LLC by assignment recorded in Deed Book 59385, Page 475, Gwinnett County, Georgia Records, conveying the after-deposited to the county of t County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$211,750.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or

FORECLOSURE

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said

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 of in-tent to collect attorney's fees 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). not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of proceed curporier to the Security of the Security and accurate the security and the record superior to the Security Deed first set out above Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. To the hest knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Lincoln Phillips and Delilah Phillips or a tenant or tenants and said property is more com-monly known as 3118 Tus-can Ridge Ct, Snellville, Genral 30030

can Hidge Ct, Snellville, Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc as Attorney in Fact for Lincoln Phillips and Delilah

Phillips McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R6032 303

Land situated in the County

of Gwinnett in the State of ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA,
BEING LOT 29, BLOCK A,
TUSCAN RIDGE SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
126, PAGES 271-274, GWIN-GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF

BY REFERENCE.
Commonly known as: 3118
Tuscan Ridge Ct, Snellville,
GA 30039-4796
THE PROPERTY ADDRESS
AND TAX PARCEL IDENTIFICATION NUMBER LISTED
ARE PROVIDED SOLELY
OF INFORMATIONAL BUR FOR INFORMATIONAL PUR-

MR/ca 5/3/22 Our file no. 22-07051GA -950-66445 4/6 13 20 27

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA, COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Fred-dy Martinez to Mortgage dy Martinez to mortgage Electronic Registration Sys-Electronic Registration Sys-tems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its succes-sors and assigns, dated November 17, 2006, record-ed in Deed Book 47435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by transferred Mortgage Services, LLC assignment recorded in Deed Book 53563, Page 719, County, Georgia Deed BOOK 33003, Page 719, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF**

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the remaining in default, this sale will be made for the and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but the state of the sold subject to any outstanding advalorem taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

To the best knowledge and belief of the undersigned

the party in possession of the property is Freddy Mar-tinez and Juan Francisco Al-mendarez or a tenant or tenants and said property is more commonly known as 2181 Hollywood

FORECLOSURE

30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankri cy Code and (2) to final c firmation and audit of the status of the loan with the

nolder of the security deed.
Carrington Mortgage Services, LLC
as Attorney in Fact for
Freddy Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell CA 30076 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and made a part hereof for a more complete description. MR/ca 5/3/22 Our file no. 5361910 - FT17

950-66453 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Rickie J Hirst to Wells Fargo
Bank, N.A., dated May 26,
2011, recorded in Deed
Book 50700, Page 222,
Gwinnett County, Georgia
Records and as modified by
that certain Loan Modifica-Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53021, Page 723, Deed Book 35021, Fage 725, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of SEVEN-TY-FOUR THOUSAND EIGHTY-THREE AND 0/100 DOLLARS (\$74.083 00) DOLLARS (\$74,083.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees 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). not yet due and payable), any matters which might be

disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-

14-162.2 The entity that has full aumortgage with the debtor is: Well's Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. To the best knowledge and belief of the undersigned, the party in possession of the property is Rickie J Hirst and Estate of Rickie J Hirst

or a tenant or tenants and said property is more com-monly known as 2200 Lake-way Drive, Dacula, Georgia 30019.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security dee Wells Fargo Bank, N.A. as Attorney in Fact for Rickie J Hirst

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided

by Auction.com (www.auction.com) EXHIBIT A EXHIBIT A
All that tract or parcel of
land lying and being in GMD
1749 of Gwinnett County,
Georgia and being Lot 11,
Block A, Unit One of Lake Subdivision, as per plat recorded in Plat Book 51, page 163, Gwinett County, Georgia records, which Plat is incorporated herein and made a part hereof by refer-MR/ca 5/3/22

Our file no. 5611813 -950-65821 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark H. Dees to Mortgage Electronic Registration Systems. Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed 2005, recorded in Deed Book 44419, Page 89, Gwin-Book 44419, Page 89, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 by assignment recorded in Deed Book 50904, Page 692, Gwinnett ment recorded in Deed Book
50904, Page 692, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of SIX HUNDRED
FIFTY THOUSAND AND
0/100 DOLLARS (\$650,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett nouse door of GWINNett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following de**FORECLOSURE**

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

having been given)

naving 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),
any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of covenants, and matters of record superior to the Security Deed first set out above. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 is the holder of the Security Deed to er of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

WITH OLGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite

ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. To the best knowledge and belief of the undersigned, the party in possession of the property is Mark H.
Dees, Joseph Benjamin Taplin, Claire Dees, Cecil
Wade, S Woods, as Trustee
of the Belmore Intervivos Irrevocable RBD Trust, B Taplin as Trustee of the Bel plin, as Trustee of the Bel-more Intervivos Irrevocable JCD Trust, M Tucker, as Trustee of the Belmore Intervivos Irrevocable DBD Trust B. Taplin, A. Cook and J. Elnot trustee of the Delaware MB5 Trust or a tenant or tenants and said property is more commonly known as 5167 Belmore Ct, Suwanee,

Georgia 30024.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC. AL-TERNATIVE LOAN TRUST 2005-51, MORTIGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 as Attorney in Fact for

as Attorney in Fact for Mark H. Dees McCalla Raymer Leibert

Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 309 OF
THE 7th DISTRICT, OF
GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT
19, BLOCK A OF PELMODE GIA, BEING KNOWN AS LOT 19, BLOCK A OF BELMORE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 77, PAGE 79 GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAP-DESCRIPTION OF CAP-TIONED PROPERTY; BEING IMPROVED PROPERTY IMPROVED PROPERTY KNOWN AS 5167 BELMORE COURT, SUWANEE, GEOR-GIA 30024, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN

SAID COUNTY. MR/meh 5/3/22 Our file no. 5832320 -FT18 950-65575 4/6 13 20 27

2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Midgladis J Greco to Mort-Midgladis J Greco to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for NetBank, its successors and assigns, dat-ed April 5, 2005, recorded in Deed Book 42742, Page 37, Gwinnett County, Georgia Records, as last transferred Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-111 by assignment recorded in Deed Book 56407, Page 19, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$129,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following de scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

Security Deed has been and is hereby declared due because of, among other 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 attorney's fees (notice of in-tent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. THE BANK OF NEW YORK MELLON FKA THE BANK OF MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-IM1 is the holder of the Se

FORECLOSURE

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity trait has full aid, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

To the best knowledge and belief of the undersigned, the party in possession of the property is Midgladis J Greco or a tenant or tenants

Greco or a tenant or tenants and said property is more commonly known as 2450 Walnut Grove Way, Suwanee, Georgia 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loam with the holder of the security deed. holder of the security deed THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-

as Attorney in Fact for Midgladis J Greco McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Attorney in Fact for Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 108 of the 7th District, Gwinnett County, Georgia, being Lot 32, Block A, Wal-nut Grove Park Subdivision, referred to and made a part of this description; because of the succession of the su ing improved property known as 2450 Walnut Grove Way, according to the present system of numbering property in said county.

Tax ID 17108 092 MR/ca 5/3/22 Our file no. 5840607 -FT18

950-66621 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

CURITY Deed from SENADA
AVDIC, SENAD AVDIC to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS
INC. AS GRANTEL, AS NOM-INEE FOR SUNTRUST MORTGAGE, INC., dated May 18, 2012, recorded May 25, 2012, in Deed Book 51386, Page 74, Gwinnett County, Georgia Records, cald Security Deed having 51386, Page 74 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Four Thousand and 00/100 dollars (\$134,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to US Bank Trust National Associ-Bank Trust National Association. Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset
Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the fol-ING DUT NOT INITIAL IN THE IN-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206 OF THE 5TH DISTRICT, OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEOR-

GIA, AND BEING LOT 82 BLOCK A OF ASHLAND BLOCK A OF ASHLAND PARK, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 89, PACE 118 OF GWINNETT COUNTY, GEOR-

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

Said legal description being

controlling, however the property is more commonly known as 186 ASHLAND CREEK COURT, LAWRENCEVILLE, 30045. The indebtedness sehas been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same all expenses of the sale, in cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security r the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; sessments; liens; en sessments; liens; encum-brances; restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SENADA AVDIC, SENAD AVDIC, SENADA TOTAL TOTAL SENADA TOTAL TOTAL SENADA TOTAL TOTAL SENADA TOTAL TOTAL SENADA TOTAL SENADA TOTAL TOTAL SENADA TOT SENADA AVDIC, SENADA AVDIC, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and the state of the s mation and audit of the status of the loan with the hold er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-

all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage the terms of the mortgage instrument. US BANK instrument. US BĂNK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLE-LY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST as Attorney in Fact for SENADA AVDIC, SENAD SENADA ÁVDIC, SENAD AVDIC THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Bidge Place, Suite 100. bin Lubini, L. Ridge Place, Suite Corners, Ridge Hacc, Peachtree Corners, 30071 Telephone Number: (877) 813-0992 Case No. FAY-22-00376-1 Ad Run Cates 04/06/2022, 04/20/2022,

4/6,13,20,27,2022