cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 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 no be provided until final confir mation and audit of the sta tus of the loan as provided immediately above. BANK OF AMERICA, N.A.

as agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1016-5125A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION 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 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 dat-ed 2/17/2006 and recorded in Deed Book 46187 Page 0697 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by THE BANK OF NEW YORK MEL-BANK OF NEW YORK MEL-LON 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 OWNLEO INC. COMPED BE. CWHEQ INC., CWHEQ VOLVING HOME EQ LOAN TRUST, SERIES 2006-D, conveying the after-described property to secure a Note in the original principal amount of \$34,485.00, with therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court order of the Superior Country 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:

scribed property: ALL THAT TRACT OR PAR-ALL HAI I HACT OR PAR-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 WYNTERBERRY, PHASE TWO, PER PLAT BOOK 93, PAGE 93, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION

DESCRIPTION.

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

415, Gwinnett County, Georgia records.

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, Deed and by law, including attorneys fees (notice of in tent to collect attorneys fees

having been given).
Said property is commonly known as 2422 Snowshow Bend, Bethlehem, GA 30620 together with all fixtures and personal property attached to and constituting a part of to and constituting a part of said property, if any. To the best knowledge and belief of best undersigned the property of the the undersigned, the party (or parties) in possession of the subject property is (are): Lori N. Shriver or tenant or

ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage.
Bank of America Home Bank of Amorosa 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.

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a cluding 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 see frequent (b) the right of 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

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta-

tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures reactions the procedures reactions and the procedures reactions the procedures reactions and the dures 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 immediate

IY ADOVE.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, SUCCESSOR
INDENTURE TRUSTEE TO JPMORGAN CHASE BANK 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 as agent and Attorney in Fact for Patrick R. Shriver and Lori N. Shriver Aldridge Pite, LLP, 15 Piedment Conte. 2575 Piedment Conte.

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-1046, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO

#### **FORECLOSURE**

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5190A 950-66257 4/6 13 20 27 2022

NOTICE OF SALE LINDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corporation, a California Corporation dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, As-Sale contained in a Security gage Loan Trust 2005-2. Asset-Backed Certificates, Se set-backet certificates, series 2005-2, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$153,765.00, with interest at the rate specified therein, there will be sold by the undersigned at public output. dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia

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:

day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land tot 244 & 269 of the 5th 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 this reference and made a

apart of this description.

This sale will be made sub-Inis sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and 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 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. To the best knowledge and helief of the underedge and belief of the under-

edge and belier of the under-signed, 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 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.

or 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 constior sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in

an acturate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted

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

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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

lanta, Georgia 30305, (404) 994-7637

994-7637.
1017-5387A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5387A 950-65442 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 Robert Ball to Option One Mortgage Corporation, a California Corporation dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Faron Bank last transferred to or acquired by Wells Fargo Bank, Mational Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2, conveying the after-described property to secure a Note in the original principal amount of rincipal 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 of Gwinnett County, Georgia (or such other area as designated by Order of the Supe rior Court of said county), within the legal hours of said 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 Georgia, being Lot 3, Block rior Court of said county)

Georgia, being Lot 3, Block

**FORECLOSURE** 

"B", Alcovy Springs Subdivision, 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 sub-

ject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been 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 attorneys fees (notice of in-tent to collect attorneys fees having hear given)

having been given).
Said property is commonly known as 1857 Alcovy Trace Way. Lawrenceville, GA 30045-7934 together with all fixtures and personal property extended to and constitutions. erty 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

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

encumbrances, zoning ordi-

restrictions.

nances.

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loam with the holdtus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above Wells Fargo Bank, National Wells Fargo Balik, 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

for Robert Ball Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7637 994-7637 1017-5387A 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. 1017-5387A 950-65455 4/6 13 20 27 2022

### NOTICE OF SALE LINDER POWER. GWINNETT COUN-

Sale contained in a Security Deed given by Christopher P Pulido and Kim A Pulido to Mortgage Electronic 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 recorded in Deed Book 45113 Page 0244 Gwinnett County, Georgia records; as last transferred to or activity. DELITISCHE BANK raisi transferred to of ac-quired by DEUTSCHE BANK NATIONAL TRUST COMPA-NY, as Trustee for MORGAN STANLEY HOME EQUITY LOAN TRUST 2006-2, conreving 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 undescribed in the specified therein. dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the 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 Holliday in which 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 67, OWN-NETT COUNTY, GEORGIA, BEING LOT 1, BLOCK 'C', RUSSELL PLANTATION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 50, PAGE 200 GWINNETT COUNTY, GEORGIA COUNTY GEORGIA COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE ALSO
KNOWN AS 1658 LAUREL Pursuant to the Power of

LANE, GEOR-LAWRENCEVILLE. GIA, 30043, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

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, 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 inade 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 bean given)

having been given).
Said property is commonly known as 1658 Laurel Ridge Ln, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Christo**FORECLOSURE** 

Pulido 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

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 cluding 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 treart (a) 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 inspection of the property, and (e) any assessments. liens.

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

The sale will be conducted white set will be conducted with the set of t 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 holds er of the Security Deed. Pur-suant 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 fore-closure documents may not be provided until final confirmation and audit of the sta-

immediately above.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as
Trustee for MORGAN STAN-HOME EQUITY LOAN TRUST 2006-2 as agent and Attorney in Fact for Christo-pher P Pulido and Kim A Pulido

tus of the loan as provided

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Hodd, N.E., Sille Sub, Allanta, Georgia 30305, (404) 994-7637.
1017-5398A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 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 Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for Fremont Investment & Loan, its successors
and assigns dated 2/18/2005 and assigns dated 2/18/2005 and recorded in Deed Book 41753 Page 0051 Gwinnett County, Georgia records; as last transferred to or ac-quired by Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Packed Cartificates Series Backed Certificates 2005-1, conveying the after-described property to secure a Note in the original princi-pal amount of \$115,920.00, with interest at the rate spec with interest at the rate spec-fied therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett 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 and date follows a Federal said date falls on a Federal

Holiday, in which case being the first Wednesday of said the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 23, BLOCK D, UNIT NO. 2. MEADOW RIDGE SUBDIVISION, AC-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT BOOK 22, PAGE 29, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO

THERETO The debt secured by said Security Deed has been and 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 Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 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 **3504 Joel Ct.**, Stone Mountain, GA 30087 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Shani McNeil 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) 7502518 Note, however, that
such entity or individual is
such entity or individual is
such against the law to peop-

not required by law to nego-

tiate, 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 consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the

## **FORECLOSURE**

State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided

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 McNeil

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

1017-5409A THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5409A 950-65583 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 Melanie Stratman and Nicholas Stratman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for grantee, as nominee for Amtrust Mortgage Corporation, its successors and as-signs dated 5/8/2007 and recorded in Deed Book 47884 Page 22 Gwinnett 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, there will be sold by the undersigned at public outcry to dersigned 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

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 36 OF 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, GWIN-PLAI RECURDED IN PLAI BOOK 14, PAGE 160, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION

TION PROPERTY ADDRESS:

3210 Grand Central Dr. Snellville, GA 30078 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 attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as 3210 Grand Central Drive, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting attached to and constituting 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 roperty is re): Melanie Stratman and Nicholas Stratman or tenant or tenants.
Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full au-

thority to negotiate, amend and modify all terms of the and mounty an 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. Said property will be sold 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 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 Security Deed first set out above. The sale will be conducted

Gwinnett 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 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 principal non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above. ' U.S. Bank National Association, not in its individual ca-pacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and Attorney in Fact for Melanie Stratman and Nicholas Strat-Aldridge Pite, LLP, 15 Piedmont 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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3548A 950-65706 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Pursuant to the Power of Sale contained in a Security Deed given by Tab Brooks to 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 **FORECLOSURE** 

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 \$100,000.00, will 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 Courty, Georgia (or such other area as desig 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 Wednes-day of said month), the fol-

lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND 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 DESCRIPTION.
The debt secured by said

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

tent to collect attorneys fees having been given). Said property is commonly known as **904 Hickory Ridge Dr., Lilburn, GA 30047** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned the party the undersigned, the party (or parties) in possession of the subject property is (are) Tab Brooks or tenant or ten

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the more trace.

mortgage.
Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300
Note, however, that such entity or individual is not required by law to perotiste.

quired by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject fo: (a) any outstanding ad valorem taxes (including taxes which are allien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inof the loan

an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
Wilmington Savings Fund Society, FSB, not in its indi-

Piedmont Road, N.E. 500, Atlanta, Georgia 30305, (404) 994-7637.

(404) 994-7637.
1208-3574A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED 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-

of by reference. 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 attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 2124 Crystal Lake Drive, Lawrenceville, GA 30044 together with all fix-

tures 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): Daniel Alexander Escobar or tenant

Shellpoint Mortgage Servic-ing is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

1-800-365-/10/ Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the lean

Said property will be sold

saliphoperly 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 constituted lies against the present

the 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-

thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary.

covenants and matters of

restrictions

or tenants

of the loan.

nances

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Maria Lourdes Perez to Argent Mortgage Company, LLC dated 11/19/2004 and recorded in Panel Panel 10/108 Panel Deed Book 41006 0108 Gwinnett ( County, Georgia records; as last transferred to or acquired by U.S. Bank National Associa tion, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the af-terdescribed property to se-cure a Note in the original principal amount of \$132,720.00, 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

CEL OF LAND LYING AND BEING IN LAND LOT 322 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-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-TION. The debt secured by said Security Deed has been and

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 attorneys fees (notice of in

**FORECLOSURE** 

nt to collect attorneys fees having been given). Said property is commonly known as **5615 Austin Gar**known as 5015 Austin Gar-ner Road, Sugar Hill, GA 30518 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-cing signed, the party (or parties) in possession of the subject property is (are): Hector Perez or tenant or tenants. Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority and the state of the state thority to negotiate, amend and modify all terms of the

mortgage. Rushmore Loan Management 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. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority.

thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters or 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. Bankrupted 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. 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 closure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided

immediately above. U.S. Bank National Association, not in its individual caation, not in its individual ca-pacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Maria Lourdes Perez Lourdes Perez Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 004, 7827

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 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

month), the following described property:
All that tract or parcel of land lying and being in Land Lot 69, 7th District, Gwinnett Pursuant to the Power of County, Georgia, and being Lot 25, Block A, of Rustic Ridge Subdivision, Unit Pursuant to the Power of Sale contained in a Security Deed given by Exar J Henriquez Escobar to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., is successors and assigns dat-Ridge Subdivision, Unit Two, as per Plat recorded in Plat Book 34, Page 180, Gwinnett County, Georgia Records, which Plat is incor-Mortgage Company, LLC, its successors and assigns dated 7/13/2005 and recorded in Deed Book 44317 Page 129 Gwinnett County, Georgia 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, INC., ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE PASS-THROUGH porated herein by reference for a more complete de-scription of said property. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

Map Parcel No. R7069 176

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 PASS-THROUGH CERTIFICATES. 2005-J12, conveying the afmanner provided in the Note and Security Deed. The debt cure a Note in the original remaining in default, this sale will be made for the principal amount of \$129,920.00, with interest at purpose of paying the same and all expenses of this sale the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash as provided in the Security Deed and by law, including beed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 394 Russell Ridge
Dr., Lawrenceville, GA before the Courthouse door of Gwinnett County, Georgia 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: Dr., Lawrenceville, GA 30043 together with all fix-tures and personal property attached to and constituting a part of said property, lowing described property:
All that tract or parcel of An that tract of parcer of land lying and being in Land Lots 47 and 50, 5th District, Gwinnett County, Georgia, being Lot 138, Block A, The Landings at River Park, Unit

any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Joshua Jay Stewart or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms I, as shown on plat recorded in Plat Book 38, Page 176, Gwinnett County Records, which plat is incorporated herein and made a part here-

of the mortgage. Shellpoint Mortgage Servicsneipoliit wortgage Servic-ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms Said property will be sold subject to: (a) any outstanding ad valorem taxes (in-Ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing 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

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

mation and audit of the sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Joshua Jay Stewart Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305 (404) lanta, Georgia 30305, (404)

1263-2322A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED PURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2322A 950-65906 4/6 13 20 27 2022 FORECLOSURE

**FORECLOSURE** 

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

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-

immediately above

Henrriquez Escobar

1263-2318A

950-65857

PURPOSE. 1263-2318A

legal hours of sale on May 3, 2022 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY.

GEORGIA 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 Yvonne J. Ponder and Ricky

Ponder to Citifinancia

Services, Inc. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. mation and audit of the sta-tus of the loan as provided Morgan Mortgage Acquisi-tion Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J12 MORT-ACE DASS TRUSTED TO THE STATE OF Book 56099, Page /UI, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Two PASS-THROUGH CERTIFICATES, SERIES 2005-J12 as agent and Attorney in Fact for Exar J cure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301.39), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for each before the sourt neirriquez Escodar Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. for cash before the courtror cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 9
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, AND BEING LOT 3,
BLOCK A, BROOKWOOD
MEADOWS SUBDIVISION,
MINT AS SUBDIVISION,
MINT AS SUBDIVISION, 4/6 13 20 27 MEADOWS SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS NOTICE OF SALE UNDER POWER, GWINNETT COUN-INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID #: R5009 263 The debt secured by said Security Deed has been and is hereby declared Pursuant to the Power of Sale contained in a Security Deed given by Joshua Jay Stewart to Mortgage Elec-tronic Registration Systems, due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in tronic Registration Systems, Inc., as grantee, as nominee for Keller Mortgage, LLC dba Keller Mortgage, its successors and assigns dated 10/1/2019 and recorded in Deed Book 56937 Page 00613 Gwinnett County, Coordin Research the Note and Security Deed The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shell-point Mortgage Servicing, conveying the after-de-scribed property to secure a this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been given). Your mortgage servicer Rushmore Loan Manage Note in the original principal amount of \$190,950.00, with Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes) interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3,

which are a lien, but not ver due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens encumbrances, zoning ordi-nances, restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned

the parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more com-1727 monly known Manor Brook, Snellville, GA 30078. 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 loan with the holder of the security deed. J.P. Morgan Mortgage Acquisition Corp. as Attorney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

00044 950-67013

4/6,13,20,27,2022 STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER **POWER** 

PURSUANT to the power of sale contained in the Security Deed executed by CARL D. BREWER AND JAN BREWER to SUNSHINE BREWER to SUNSHINE MORTGAGE CORPORATION in the original principa amount of \$161,400.00 dat ed December 11, 1998 and recorded in Deed Book 17382, Page 127, Gwinnett 17382, Fage 127, GWIIIIett County records, said Securi-ty Deed being last trans-ferred to LOANCARE, LLC in Deed Book 59750, Page 240, Gwinnett County records, the undersigned will sell at the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated,

within the legal hours of sale, on May 3rd, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4, 1ST BEING IN LAND LUT 4, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, ELINBURG SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 66. PAGE 260 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-

TION. Said property being known as: 3515 ELINBURG DRIVE BUFORD, GA 30519

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are CARL D. BREWER AND JAN BREWER or tenant(s). The debt secured by said

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

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

out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-