FORECLOSURE

Burson by Warranty Deed dated and recorded April 16, 2007 in Book 47783 Page 147 or Instrument No. 56389 MR/ca 5/3/22 Our file no. 22-06197GA -

950-65402 4/6 13 20 27

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 Esther Lynne Christie to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated May 24, 2011, recorded in Deed Book 50704, Page 549, Gwinnett County, Georgia Records, as last transferred to MidFirst Rank by assignment record. Bank by assignment recorded in Deed Book 57571, Page 209, Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the original secure and th nal principal amount of OŇE HUNDRED FORTY-SIX THOUSAND NINETY-NINE 0/100 DOLLARS (\$146,099.00), with interest thereon as set forth therein. there will be sold at public outcry to the highest bidder

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: scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART 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 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 Secu-rity Deed first set out above. MidFirst 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: Midland Mortgage, a division of MidFirst Bank, 999 N. U. Grand Boulevard Suite 100 Oklahoma City, OK 73118-6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Esther Lynne Christie or a tenant or ten-ants and said property is more commonly known as 3894 Sagebrush Lane, Snel-

ville, Georgia 30039.

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.
MidFirst Bank

as Attorney in Fact for Esther Lynne Christie

McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net **EXHIBIT A**

All that tract or parcel of All tract for parcer of land lying and being in Land Lots 336 and 337 of the 4th District, Gwinnett County, Georgia, being Lot 89, Block A, of Woodgate Hills Subdivision, as per plat thereof recorded in Plat Book 126. pages 41-43, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference

MR/ca 5/3/22 Our file no. 22-06292GA – FT17 950-64793 3/30 4/6 13 20

and made a part of this de-

NOTICE OF SALE UNDER POWER GEORGIA GWINNETT 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 Adrienne Reynolds to Mortgage Electronic Registration Systems Inc. as grantee as tems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 31, 2006, recorded in Deed Book 47221, Page 212, Gwinnett County, Georgia Records, as last transferred to Windstream Capital LLC to Windstream capital by assignment recorded in Deed Book 57751, Page 622, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of THIRT ONE THOUSAND SEV HUNDRED AND 0/100 DOL LARS (\$31,700.00), 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,

the following de 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 in-tent 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 not yet due and payable), any matters which might be disclosed by an accurate

FORECLOSURE

property, any assessments, liens, encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. Windstream Capital LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Asset Management Holdings LLC, 551 North Cattlemen Road, Suite 100, Sarasota, FL 34232, 800-217-3880. To the hest knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Adrienne Reynolds or a tenant or ten-ants and said property is

ants and said property shown as 4417 Wheaton Way, Snel-Iville, Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Balkrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Windstream Capital LLC as Attorney in Fact for Adrienne Reynolds McCalla Reyno

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

EXHIBIT A ALL THAT TRACT OR PAR-ALL IHAI I HACT ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 105, BLOCK A, NEIT COUNTY, GEURGIA,
BEING LOT 105, BLOCK A,
UNIT TWO, OAKTREE SUBDIVISION. AS PER PLAT
RECORDED IN PLAT BOOK
70, PAGE 84, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND
MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY
KNOWN AS 4417 WHEATON
WAY, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING IN GWINNETT
COUNTY, GEORGIA.
Subject to that certain security deed from Adrienne L.
Reynolds, Adrienne L.

Revnolds. Adrienne Reynolds, Adrienne L. Reynolds to Home America Mortgage, Inc., dated Octo-ber 31, 2006 and recorded in Deed Book 47221, Page 195, Gwinnett County, Georgia Records

MR/ca 5/3/22 Our file no. 22-06577GA – FT17 950-65703 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 Sheikh M Rahman to First Union National Bank, a National Banking Assocation, dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 29553, Page 25, Gwin-Power of Sale contained in a

Agreement recorded in Jees Book 29653, Page 25, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND AND 0/100 THOUSAND AND 0/100
DOLLARS (\$127,000.00),
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 County, Georgia, or at such place as may be lawnative, 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

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 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 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.

Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA is the holder of the Security Deed to the

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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811. 508-8811.

To the best knowledge and belief of the undersigned, the party in possession of the property is Sheikh M Rahman or a tenant or tenants and said property is more commonly known as 2911 Spruce Cir, Snellville, Georgia 30078.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

ed 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. Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA as Attorney in Fact for

Sheikh M Rahman Snerki M Ranman McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
The following described real property, to-wit:
All that tract or parcel of land lying and being in Land Lot 51 of the 6th District, of County, Georgia, being Lot 9, Block C of the Lanier Mountain Woods Subdivision, as per plat recorded in Plat Book 29, Page 18 of Gwinnett County Records which plat is incor porated herein and made a

FORECLOSURE

MR/ca 5/3/22 Our file no. 22-06774GA -

950-65488 4/6 13 20 27

NOTICE OF SALE LINDER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
LINDER and by virtue of the

Under and by virtue of the Power of Sale contained in a Security Deed given by Lisa Cadorette and Scott Cadorette to Mortgage Electronic Registration Systems tronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc. its for Quicken Loans, Inc., its successors and or assigns, dated March 30, 2018, recorded in Deed Book 55814, Page 512, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 56808, Page 344, Gwinnett County, Georgia Records, conveying the after-described property to secure a

scribed property to secure a Mote in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), 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 County, Georgia, or at such place as may be lawat such place as may be lawfully designated as an alterof sale on the first Tuesday in May, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HFRFOF 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 surpress of poving the same 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. 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. ordinances, restrictions

The entity that has full authe entity time last bit and the 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 host knowledge To the best knowledge and belief of the undersigned, the party in possession of the property is Lisa Cadorette and Scott Cadorette or a tenant or tenant cadorette of a tenant of ten-ants and said property is more commonly known as 2467 Wagon Trce, 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 status of the loan with the holder of the security dead Notice of the security deed.

Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a
Quicken Loans Inc.

as Attorney in Fact for
Lisa Cadorette and Scott

Cadorette McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A

Tax ID Number(s): R6238 410

Land situated in the County of Gwinnett in the State of GA
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 238 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 13, BLOCK B,
COVERED BRIDGE SUBDIVI-SION, UNIT TEN, AS PER PLAT RECORDED IN PLAT PLAT RECORDED IN PLAT BOOK 23, PAGE 268, GWIN-NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Commonly known as: 2467 Wagon Trce, Duluth, GA 30096-4257 MR/meh 5/3/22 Our file no. 22-06959GA -

950-66446 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 DEE USED FOR THAT

PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Billy B Hillard to Citifinancial Services, Inc., dated November 8, 2007, recorded in Deed Book 48418, Page 433, Ewinnett County Georgia PURPOSE. Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National to U.S. Bank Trust National Association, as owner trustee on behalf of SLC 2018-1 Trust by assignment recorded in Deed Book 55832, Page 905, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-SIX THOUSAND FOUR HUNDRED NINETY-TWO AND 14/100 DOLLARS (\$36,492.14), with interest thereon as set forth therein,

(\$36,492.14), 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 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: 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, 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 intent to collect attorney's fees

FORECLOSURE FORECLOSURE

said property is more com-monly known as 5015 Jack-

holder of the security deed. SLC 2018-1 Trust

Roswell, GA 30076 www.foreclosurehotline.net

THE OFFICIAL SWIND-NETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, HILLCREST SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 63, PAGE 274, GWINNETT COUNTY GEORGIA

COUNTY

Records

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Joseph W. Delbo and Doris Delbo to

Branch Banking and Trust Co. dated 3/11/2008 and

recorded in Deed Book 48764 Page 0131 Gwinnett County, Georgia records; as last transferred to or ac-

quired by Truist Bank, suc-cessor by merger to Sun-

Trust Bank, conveying the after-described property to secure a Note in the original seriorical artistical and a secure as the se

principal amount of \$66,000.00, with interest at

the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash

before the Courthouse door

of Gwinnett County, Georgia

(or such other area as 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

briles said date fails of in 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

BEING IN LAND LOT 47 OF

BEING IN LAND LOT 47 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, FAIRVIEW POINTE SUBDI-VISION, UNIT ONE, AS PER PLAT THEREOF RECORDED

IN PLAT BOOK 23, PAGE
154, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY

REFERENCE AND MADE A

The debt secured by said

Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

manner provided in the Note

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 593 Lookown Pointe. Lawrenceville. GA

Pointe, Lawrenceville, GA

30043 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-

signed, the party (or parties) in possession of the subject property is (are): Joseph John Delbo, Executor of the

Estate of Joseph William

Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify

arriems of the mortgage.
Truist Bank Mortgage Loan
Servicing P.O. Box 2467
Greenville, SC 29602-2467
1-800-827-3722

Note, however, that such

entity or individual is not re-

quired by law to negotiate, amend or modify the terms

of the loan.
Said property will be sold

subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien argainst the prop-

tute a lien against the prop-

whether due

payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

thority, (d) any matters which might be disclosed by

an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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 prohibit-ed under the U.S. Bankrupt-

cy Code; and (2) final confir-mation and audit of the sta-

restrictions,

nances,

all terms of the mortgage

Delbo or tenant or tenants.

THIS DESCRIP-

amount

Brook Place, Lilburn,

having been given). Said property will be sold subject to any outstanding er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for ad valorem taxes (including certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foretaxes 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 closure documents may not be provided until final confir ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

SLC 2018-1 Trust is the mation and audit of the status of the loan as provided immediately above.

Immediately above.
Truist Bank, successor by
merger to SunTrust Bank as
agent and Attorney in Fact
for Joseph W. Delbo and
Doris Delbo
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Alholder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity trial rats full and and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

lanta, Georgia 30305, (404) 994-7637.
1207-1413A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED To the best knowledge and belief of the undersigned. FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1413A belief of the undersigned, the party in possession of the property is Billy B Hillard or a tenant or tenants and 950-65418 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-TY
Pursuant to the Power of

Sale contained in a Security

son Brook Place, Liburn, Georgia 30047.

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 Sale contained in a Security Deed given by Anne M. Fontaine to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin A Division of National City Bank, its successors and assigns dated 11/28/2006 and recorded to Deed Rook 47312 Page 4 cy Code and (2) to mind firmation and audit of the status of the loan with the as Attorney in Fact for
Billy B Hillard
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road in Deed Book 47312 Page 4 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as trustee, in trust for regis WWW.foreclosurenoline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 6TH DISTRICT, GWIN-METT COLINTY GEORGIA trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, conveying the after-described property to secure a Note in the original principal amount of \$416,000.00, with interest at the rate specified therein, there will be sold by the unservice of the property of t COUNTY, GEUNGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS LE-GAL DESCRIPTION. BEING THE SAME FE 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 Supe-BEING THE SAME FEE
SIMPLE PROPERTY CONVEYED BY WARRANTY
DEED FROM D.G. JENKINS
DEVELOPMENT CORPORATION TO BILLY B. HILLARD. rior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on 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 1D of the 2nd District of Swinnett County. Georgia. rior Court of said county)

DATED 05/26/1995 RECORDED ON 06/15/1995 IN BOOK 11391, PAGE 0206 IN GWINNETT County RECORDS, STATE OF GA. Subject to that certain se Subject to that Certain Scurity deed from Billy B. Hillard to Wells Fargo Home Mortgage, Inc., dated March 19, 2003, and recorded in Deed Book 31735, Page 117, Gwinnett County, Georgia Pecarde. Gwinnett County, Georgia being Lot 34, Block A, Unit Three, The Oaks at Ap-palachee Farms Subdivision, as per plat recorded in Plat Book 100, Page 207, in the Office of the Clerk of the Su-MR/meh 5/3/22 Our file no. 22-07034GA – perior Court of Gwinnett County, Georgia, which recorded plat is incorporated 950-66443 4/6 13 20 27

herein by reference and made a part of this descrip-The debt secured by said 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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given). Said property is commonly known as 899 Pathview Ct, Dacula, GA 30019 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): subject property is (are): Elite Partner Inc. or tenant or tenants

Select Portfolio Servicing Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms amend and modify all terrils of the mortgage.
Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT

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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record (c) the right of be of record, (c) the right of redemption of any taxing 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. 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in 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 Associ-U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 as agent and Attorney in Fact for Anne M. Fontaine Aldridge Pite, LLP, 15 Piedmont Center, 357 Piedmont Center, 357 Suite Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

(404) 994-7637.
1012-145984
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. 1012-14598A 950-65489 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Thomas L Reeder and Alison W Reeder to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns. dated 3/17/2006 and recorded in Deed Book 46322 Page 0224 Gwinnett

FORECLOSURE

County, Georgia records; as last transferred to or ac-quired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK THE BANK OF NEW YORK
SUCCESSOR INDENTURE
TRUSTEE TO JPMORGAN
CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLD-INDENTURE JPMORGAN FRS OF THE CWHEQ INC CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-B, conveying the afterdescribed property to secure a Note in the original principal amount of \$55,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county) rior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month) the fol-

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 194
STH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 43, BLOCK A, THE
COVE AT BAY CREEK SUBDIVISION, UNIT 2, AS PER
PLAT RECORDED IN PLAT
BOOK 92, PAGE 2141, AS
LAST REVISED IN PLAT
BOOK 92, PAGE 279, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE DETAILED DEday of said month), the fol-FOR A MORE DETAILED DE-SCRIPTION.
WITH APPURTENANCES

This foreclosure is subject to the Security Deed from Thomas L. Reeder to MERS as nominee for Pine State Mortgage Corporation, dated 12/19/2003, recorded 12/19/2004 in the crisical 12/19/2003, recorded 1/20/2004 in the original principal amount of \$95,000.00, recorded in Deed Book 36769, Page 262, Gwinnett County, Georgia

records. The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as **928 Shannon Rd**

SW, Loganville, GA 30052 together with all fixtures and 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): Thomas L Reeder and Alison W Reeder or tenant or ten-

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

Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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 of 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-

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. 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 confir mation and audit of the sta-tus of the loan as provided

immediately above.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK SUCCESSOR IN-NEW YORK SUCCESSOR IN-DENTURE TRUSTEE TO JP-MORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-B as agent and Attorney in Fact for Thomas L Reeder and Alison W Reeder and Alison W Reeder Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1016-5102A 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 PURPOSE. 1016-5102A 950-65424 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 Gunther Czarnecki to Bank of America, N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERI-CA, N.A., conveying the after-described property to secure a Note in the original amount of principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on May 3, 2022 (being the off way 5, 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.

lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

FORECLOSURE

BEING IN LAND LOT 290 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING KNOWN CONDOMINIUM NO. 701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM, DESCRIPTION UM PLAT BOOK 2, PAGE 12,

HECOHOED IN CONDOMINION
MPLAT BOOK 2, PAGE 12,
OF GWINNETT COUNTY,
GEORGIA, RECORDS, AND
AS MORE PARTICULARLY
DESCRIBED IN THAT CERTAIN DECLARATION OF
CONDOMINIUM FOR
BERKELEY WOODDS CONDOMINIUM DATED OCTOBER
5, 1989, AND RECORDED IN
DEED BOOK 6009, PAGE
323, AFORESAID RECORDS,
AS THE SAME MAY BE
AMENDED FROM TIME TO
TIME (HEREINAFTER, REFERRED TO AS THE 'DECLARATION') TOGETHER
WITH ALL THE RIGHTS, TITLE, AND INTEREST OF
GRANTEE IN THE AFORESAID UNIT AND THE APPURTENANCES THERETO
AS SET FORTH IN THE DECLARATION, INCLUDING
SUCH UNDIVIDED INTEREST IN THE COMMON AR-

SUCH UNDIVIDED INITEST
IN THE COMMON AREAS AS SET FORTH IN THE
DECLARATION.
BEING THE SAME PROPERTY CONVEYED TO GUNTHER CZARNECKI BY DEED
DROM BEING THE DEAD FROM BERKLEY DEVELOP-MENT. INC. RECORDED MENT, INC. RECORDED 08/13/1991, IN DEED BOOK 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWIN-NETT COUNTY, GEORGIA. TAX ID. # R6290A046
This foreclosure is subject to the Security Deed from

Gunther Czarnecki to Sun-Trust Bank, Atlanta, dated 5/15/2000 recorded principal amount of \$10,000.00, recorded in Deed Book 2005 \$10,000.00, recorded in Deed Book 20856, Page 116, Gwinnett County, Georgia records

records. records.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failof the loan. sible 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 purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 701 Berkeley
Woods Dr, Duluth, GA
30096-6357 together with all fixtures and personal property attached to and consti tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or ten-

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

Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-

rity Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the 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-iudicial salés in 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.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, AMERICA, Careira, 2025 lanta, Georgia 30305, (404) 994-7637. 1016-5125A

THIS LAW FIRM MAY BE HIS 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-TY Pursuant to the Power of

Sale contained in a Security Deed given by Patrick R. Shriver and Lori N. Shriver to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns dated 2/17/2006 and recorded in Deed Book 46187 Page in Deed Book 46187 Page 0697 Gwinnett County, Georgia records; as last transferred to or acquired by THE 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 CWHEQ INC., CWHEQ RE-CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-D, conveying the after-described property to secure a Note in the original principal amount of \$34,485.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courtfor 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 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: scribed property: ALL THAT TRACT 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

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 proper-ty, if any. To the best knowl-

FORECLOSURE

TWO, PER PLAT BOOK 93, PAGE 93, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS PERCENTION.

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

415, GWINNERT COUNTY, GEOF-gia 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, 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 surpress of points the same 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 2422 Snowshoe Bend, Bethlehem, GA 30620 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Lori N. Shriver or tenant or tenants.

Bank of America is the enti-

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

Bank of America Home
Loan Assistance Dept.

7105 Corporate Drive Plano, TX 75024 (800) 669-Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not payable and which may not 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

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the

holder of the Security
Deed. Pursuant to O.C.G.A.
Section 9-13-172.1, which
allows for certain procedures regarding the rescission of judicial and non-judicial country in the control of cial 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

and adult of the status of the loan as provided immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY VOLVING 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 Pied-mont Center, 3575 Piedmont

Road N.F. Suite 500 lanta, Georgia 30305, (404) 994-7637. 1016-5190A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5190A 950-66257 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

lowing described property
All that tract or parcel

land lying and being in Land Lot 244 & 269 of the 5th District of Gwinnett County,

District of Gwinnett County, Georgia, being Lot 3, Block "B", Alcovy Springs 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-

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, fail-ure 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, as a straight in the Security.

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).

apart of this description. This sale will be made sub-Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corporation, a California Corpora ration, a California Corpora-tion dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank National Association, as Trustee for Option One Mort-gage Loan Trust 2005-2. Asset-Backed Certificates, Series 2005-2. conveying the after-described property to secure a Note in the original principal amount \$153,765.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to National Association dersigned at public outcry to the highest bidder for cash having been given).
Said property is commonly known as 1857 Alcovy Trace
Way, Lawrenceville, GA
30045-7934 together with all before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county) rior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

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

Note however that such

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 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 ordi-nances, restrictions, nances, restrictions covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted mation and audit of the staer of the Security Deed. Pursuant to O.C.G.A. Section 9-

FORECLOSURE

edge and belief 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.

Said property will be sold salu property will be solve subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop ertv whether 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, activitions nances. restrictions 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 prohibitation of the sale is not prohibitation.

ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9 13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above

immediately above.

Wells Fargo Bank, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2005-2, Asset-Backed
Certificates, Series 2005-2
as agent and Attorney in Fact
for Robert Ball
Addicing Pite LLP, 15 Pied-

for Robert Ball
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-5387A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5387A PURPOSE, 1017-53874 950-65442 4/6 13 20 27

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by 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, Asgage Loan Trust 2005-2, As-set-Backed Certificates, Series 2005-2, conveying the after-described property to secure a Note in the original principal and a secure at the principal amount of \$153,765.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design (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 case being the day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 244 & 269 of the 5th Lot 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

ject to any right of the United States of America to redeem the hereinabove described property within 120 days 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for 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 busines bear given)

fixtures and personal property attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Robert Ball or tenant or tenants.

PHH Mortgage Corporation
is the optime or individual.

One Mortgage Way Mount Laurel, NJ 08054 (800) 750-

entity or individual is not required by law to negotiate, amend or modify the terms

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirtus of the loan with the hold-