FORECLOSURE

TRADE NAME

Lawrenceville, GA 30046 and that the nature of the business to be carried on at such address is: Mortgage -s- ANUJ KHURANA Sworn to and Subscribed before me this 30 day of March, 2022

NOTARY PUBLC Clerk Superior Court Gwinnett County, GA 933-68356 4/27,5/4,2022

> **GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00377 PAGE 003/7 Personally appeared the undersigned who on oath deposes and says that: TPH ZeroDown Brokerage Cali-fornia Inc. 410 N. Scottsdale Rd., Suite 1000, Tempe, AZ 85281 is/are doing business in Gwinnett County, Georgia under the name of: www.zerodown.com 279

W. Crogan Street, Lawrenceville, GA 30046 and that the nature of the business to be carried on at such address is: Mortgage -s- Lakshminarasimhan Srinivasa Raghavan, Secretary Sworn to and Subscribed

before me this 3rd day March, 2022 -s- MICHAEL SHAULIS me this 3rd day of Notary Public Filed in Office Clerk Superior Court Gwinnett County, GA 22 APR 8 933-68366 4/27,5/4,2022

ZONING

The City of Buford Planning and Zoning Board will mee and Zoning Board will meet on Tuesday, April 12, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, May 2, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider aspecial use permit at 4996 special use permit at 4996 Lanier Islands Parkway, 08-157-000001, for Theo Stone, Atwell, LLC. The special use permit requested is to allow an automotive repair minor with a parking count of 30 spaces with retail tire sales. 934-65433 3/23,30,4/6,13,20,27,2022

NOTICE
The City of Buford Planning and Zoning Board will meet and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from C-2 to RM-6 with a special use permit to allow townhomes at mit to allow townhomes at 5575 Lanier Islands Parkway for Bruce A. Rippen. 934-67684 4/20,27,5/4,11,18,25,6/1,

NOTICE
The City of Buford Planning and Zoning Board will meet and Zonnig Suda Will media on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 2002 2002 at 2000 at December 2002 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 3750 Buford Drive for Josh Rusrequested is to allow a car 4/20,27,5/4,11,18,25,6/1. 2022

NOTICE The City of Buford Planning and Zoning Board Will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request at 155 West Moreno Street from C-2 to R-100 for Roger Kurth. 934-67682

4/20,27,5/4,11,18,25,6/1,

NOTICE The City of Buford Planning and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Putod Course, 2051, and Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request at 4238 Thompson Mill Road from C-2 to R-100 for Tonya Woods, Thomas and Hutton. 4/20,27,5/4,11,18,25,6/1, NOTICE

The City of Buford Zoning Board of Appeals will meet on Monday, May 16, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 4615 South Lee Street for Walker Hoge. The variances requested are to reduce the undisturbed buffer from 75 feet to a 10 foot planted buffer and to reduce the separation for access drivewa on Hogan Street from 150 feet to 73.67 feet. 934-69002 4/27,5/4,11,2022

NOTICE

The City of Buford Zoning Board of Appeals will meet on Monday, May 16, 2022, at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 5540 Wood Falls Drive for Derrick and Teka Walker. The variance requested is to allow a fence within the front 934-68991 4/27,5/4,11, NOTICE OF PUBLIC

HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

ty as requested or place such other zoning classification and conditions on the property as they deem appropriate, constitutional, and in the heat interest of the cit Pursuant to O.C.G.A. § 36-36-20 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the nex and zone property to the p.m. for the Planning Com-mission and Monday June corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing contiguous to the existing limits. The property proposed for annexation and rezonina is contiauous to the present corporate limits of the City of Buford and is

ZONING

mendation on such applica

tion for annexation and re

mission meeting

City Attorneys

Waterworks Rd

327 and running in a south-westerly direction along right

of way line of Waterworks

or way line of waterworks Rd 370.5 ft to an iron pin on the corner thence in a north-westerly direction along property now or formerly of E.E. Robinson 125 ft more

or less to a point on the original line between Land Lots 301 and 327 thence north 59 degrees 28 minutes east along said original line 390 feet more or less situation of the same property is

ed on the above property is a frame dwelling house with a garage and a storage building.

934-68994

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-005

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia re-questing to rezone to Medi-

um Density Mixed Residential District (R36), for the property located at 467 Burdord Highway, also known as Tax Parcel ID: R7-255-013 containing 4.753 acres 4/-

and more particularly de-scribed as follows:

All that tract or parcel of land lying in Land Lot 255 of the 7th District Gwinnett

County, Georgia, and being

Commencing at a point at the intersection of the Southeasterly right of way of

Southeasterly right of way of Buford Highway (having a publicly dedicated 100 foot right of way) and the North Easterly right of way of Westbrook Road (having a publicly dedicated 80 foot right of way), thence leaving said right of way of Westbrook road and continuing along said right of way of Buford Highway North 55 degrees 15 minutes 45 seconds East a distance of 312.96 feet to a 5/8 inch rebar found, said 5/8 in rebar being the TRUE POINT OF BEGINNING.

being the TRUE POINT OF BEGINNING. Thence continuing along said right of Buford Highway

North 56 degrees 58 min-utes 00 seconds East a dis-

creek; Thence leaving said right of way of Buford High-

way and continuing along said centerline of creek the

following chords and distances: South 37 degrees 38 minutes 25 seconds East a distance of 14.72 feet to a

point; South 20 degrees 37

point; South 20 degrees 37 minutes 50 seconds East a distance of 20.35 feet to a point; South 42 degrees 48 minutes 20 seconds East a distance of 55.82 feet to a point; South 02 degrees 37 minutes 28 seconds West a distance of 12.19 feet to a point; South 34 degrees 56 minutes 44 seconds East a distance of 99.00 feet to a point; South 30 degrees 56 minutes 40 seconds East a distance of 99.00 feet to a point; South 00 degrees 21

distance of 99.00 feet to a point; South 00 degrees 21 minutes 05 seconds East a distance of 24.16 feet to a point; South 14 degrees 39 minutes 59 seconds East a distance of 108.68 feet to a point; South 22 degrees 56 minutes 14 seconds East a distance of 70.80 feet to a point; South 66 degrees 01 minutes 35 seconds East a distance of 54.24 feet to a point; South 18 degrees 57

point; South 18 degrees 57

point; South 18 degrees 57 minutes 03 seconds East a distance of 5.65 feet to a point; Thence leaving said centerline of creek South 46 degrees 34 minutes 50 sec-

onds West a distance of

387.70 feet to a 1/2 inch rebound found; Thence North 24 degrees 26 minutes 42 seconds West a distance of 10.71 feet to a 1/2 inch rebar found.

found: Thence North 25 degrees 26 minutes 42 seconds West a distance of 299.99 feet to a 1/2 inch rebar found; Thence South 57 degrees 27 minutes 37 seconds

degrees 27 imitues 37 seconds West a distance of 166.57 feet to a 1/2 inch rebar found; Thence North 36 degrees 47 minutes 24 seconds West a distance of 203.49 feet to a 5/8 inch repar found in the Sauthacet.

bar found in the Southeast-

bal lound in the Southeast erly right of way of Buford Highway, said 5/8 inch rebar being the TRUE POINT OF BEGINNING. Said tract of land contains 4.753 acres (207,047 square feet)

The properties are presently zoned Highway Service Business District (HSB) in

the City of Sugar Hill. The

applicant is requesting to re-zone to Medium Density Mixed Residential District (R36) for 37 single-family

The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the proper-

in the best interest of the cit-

izens of Sugar Hill. The public is invited to attend public

13, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street,

Sugar Hill, Georgia. A copy

of the proposed rezoning is

available for review in the of-

fice of the Planning and De

àttached homes.

feet).

of 549.08 feet to a

more particularly as follows

4/27,5/4,11,18,25,2022

velopment Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. more particularly described in Exhibit "A" attached here-The City of Buford Planning Commission will hold a pub-lic hearing and make recoma.m. to 4:30 p.m. 934-68993 4'27,5/25,2022

FORECLOSURE

ZONING

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

zoning on Tuesday, May 17, 2022, at 7:00 pm, Buford City Hall, 2300 Buford High-way, Buford, Gwinnett Coun-ty, Georgia 30518. Pursuant to the Power of Porsuant to the Power of Sale contained in a Security Deed given by Sherry L. Hobbs and Sherry L. Hobbs as trustee of the Sherry L. Hobbs Revocable Trust to BANK OF AMERICA, N.A. dated 3/10/2018 and recorded in Deed Book 55771 Page 686 Gwignett County Centre The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, June 6, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Av-enue, Buford, Gwinnett County, Georgia 30518. Please note that this is a 686 Gwinnett County Georgia records; as last trans-ferred to or acquired by BANK OF AMERICA, N.A., conveying the after-dechange in location from the conveying the after-de-scribed property to secure a Note in the original principal amount of \$150,000.00, regular monthly City Comamount of \$150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at This 18th day of April, CHANDLER, BRITT & JAY, 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 EXHIBIT "A"
OWNER: William Pettite
and Chantell Pettite of said county), within the legal hours of sale on May 3, CURRENTLY ZONED: M-I PROPOSED ZONING: R-2022 (being the first Tuesday of said month unless said date falls on a Federal ADDRESS : 2584 South Holiday, in which case being the first Wednesday of said month), the following de-ceribed property: Land Lot 301 of 7th District of Gwinnett County Georgia, beginning at the iron pin corner on the northwesterly right of way line of Water-works Rd on the original line between Land Lots 301 and

month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 199, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, UNIT TWO, PARSON'S RIDGE, AS RECORDED IN PLAT BOOK 34, PAGE 94, GWINNETT COUNTY, GEORGIA, COUNTY, RECORDS. GEORGIA, ALSO BEING THE SAME

ALSO BEING THE SAME PREMISES CONVEYED TO SHERRY L. HOBBS, AS TRUSTEE OF THE SHERRY L. HOBBS REVOCABLE TRUST, DATED NOVEMBER 5, 2009, FROM SHERRY L. 5, 2009, FROM SHERRY L. HOBBS, BY QUIT CLAIM DEED DATED 11/5/2009, AND RECORDED ON 11/06/2009 AT DOCUMENT REFERENCE 49789/250 IN GWINNETT COUNTY, GEOR-

PARCEL ID: R7199 063
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly

Said property is commonly known as 3429 Parsons RIOWN as 3429 Parsons Ridge Ln, Duluth, 6A 30097 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): Kelly Anne Powell or tenant or tenants. Bank of America is the enti-

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

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.
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 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 prohibit-ed under the U.S. Bankruptcy Code: and (2) final confirmation and audit of the status of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the

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.
BANK OF AMERICA, N.A.

as agent and Attorney in Fact for Sherry L. Hobbs and Sherry L. Hobbs as trustee of the Sherry L. Hobbs Re-vocable Trust Aldridge Pite, LLP, 15 Pied-ment Coates. mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1016-5173A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5173A 950-65502 4/6 13 20 27 950-65502 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

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Aliam M Spring and Patrick M Spring to Bank of America, NA, dated December 22, 2006, recorded in Deed Book 47507, Page 783, Gwinnett County, Georgia Records, as last transferred to Legacy Mortgage Asset Legacy Mortgage Asset ust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee by assignment recorded in Deed Book 59552, Page Deed Book 59552, Page 504, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of TWEN-TY THOUSAND AND 0/100 DOLLARS (\$20,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the

highest bidder for cash be-

fore the courthouse door of Gwinnett County, Georgia, or

FORECLOSURE FORECLOSURE

holder of the security deed.

1544 Old Alabama Road

1544 UIG AIADAMA HOAD Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110 OF

THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SHADOW RIDGE SUBDIVI-

SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT

BOOK 9, PAGE 10, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS

REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ING KNOWN AS 506 DAISY

NASH DRIVE ACCORDING TO THE PRESENT SYSTEM

OF NUMBERING PROPERTY

IN GWINNETT COUNTY, GEORGIA Title to the above described

property conveyed to Billy M. Shivers from Robert L.

Burson by Warranty Deed dated and recorded April 16, 2007 in Book 47783 Page 147 or Instrument No.

Our file no. 22-06197GA -

FT7 950-65402 4/6 13 20 27

NOTICE OF SALE UNDER

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 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 Bank by assignment recorded in Deed Book 57571, Page 209, Gwinnett County, Georgia Records, conveying the after-described property

the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED FORTY-SIX

HUNDRED FORTY-SIX
THOUSAND NINETY-NINE
AND 0/100 DOLLARS
(\$146,099.00), with interest
thereon as set forth therein,
there will be sold at public
outcry to the highest bidder
for cash before the court-

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 lead bours of sale

within the legal hours of sale on the first Tuesday in May, 2022, the following de-

2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

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

manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same

and all expenses of this sale

as provided in the Security Deed and by law, including attorney's fees (notice of 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-

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 au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

mortgage with the debtor is:
Midland Mortgage, a division
of MidFirst Bank, 999 N.W.

Grand Boulevard Suite 100, Oklahoma City, OK 73118-

To the best knowledge and belief of the undersigned, the party in possession of the property is Esther Lynne

Christie or a tenant or tenants and said property is more commonly known as 3894 Sagebrush Lane, Snel-lville, Georgia 30039.

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

Miderist 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

holder of the security deed.

MidFirst Bank

6116, 800-654-4566.

ritv Deed first set out above

56389

2022

POWER

COUNTY

PURPOSE.

GEORGIA,

MR/ca 5/3/22

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

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

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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of proceed cupation to the Seculrecord superior to the Security Deed first set out above Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

6059.

To the best knowledge and belief of the undersigned, the party in possession of the property is Alina M Spring and Patrick M Spring or a tenant or tenants and said property is more commonly known as 2527 Albion Farm Way, Duluth, Georgia 30097. Georgia 30097.
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.
Legacy Mortgage Asset
Trust 2019-SL2, U.S. Bank
Trust National Association, not in its individual capacity hut solely as owner trustee as Attorney in Fact for Alina M Spring and Patrick V Spring McCalla Raymer Leibert

Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

FXHIBIT A

The following property; That tract or parcel of land lying and being in Land Lot (s) 244 of District 7, Gwin-(s) 244 or DISTIGE 7, GWIII nett County, Georgia, being Lot(s) 87, Village Albion Farm Subdivision, Unit 3, as per plat recorded in Gwin-Lot(s) 87, Village Farm Subdivision, Uniper plat recorded in County, Georgia Records.

Being and intending to describe the same premises conveyed in a deed recorded 10/08/2003, in Book 35255, Page 1. Known as: 2527 Albion

Farm Way
Parcel: 7-244-211
Subject to that certain security deed from Patrick M
Spring and Alina M Spring to Wells Fargo Home Mortgage, Inc., dated September 30, 2003, and recorded in Deed Book 35255, Page 2, Gwinnett County, Georgia Records. MR/ca 5/3/22 Our file no. 21-06039GA -

950-65579 4/6 13 20 27 2022

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

FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Billy M Shivers to Mortgage Electronic Registration Systems.

Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated June 27, 2013, recorded in Deed Book ed in Deed Book 52373, Page 56, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59726, Page 519, Gwinnett County, Georgia Records, conveying the after-described property to seter-described property to secure a Note in the original principal amount of TWO principal amount of TWO HUNDRED FORTY-ONE HUNDRED FORTY-ONE THOUSAND EIGHT HUN-DRED AND 0/100 DOLLARS (\$241,800.00), with interest thereon as set forth therein, 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:

2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of detailt, and 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

property, any assessments,

liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

Specialized Loan Servicing LLC

is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2.
The entity that has full au-

The best knowledge and

To the best knowledge and

All that tract or parcel 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, Paccycle 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 inpages 41-43, Gwinnett County, Georgia Records, which recorded plat is incor-porated herein by reference and made a part of this detent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including scription. MR/ca 5/3/22 taxes which are a lien, but Our file no. 22-06292GA not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the 950-64793 3/30 4/6 13 20 27 2022

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

PURPOSE. PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Adrienne Reynolds to Mortgage Electronic Registration Sys-Electronic Registration Systems, 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 transformed Records, as last transferred

FORECLOSURE

to Windstream Capital LLC by assignment recorded in Deed Book 57751, Page 622, Gwinnett County, Georgia the party in possession of the property is Billy M Shivers or a tenant or tenants and said property is more commonly known as 506 Daisy Nash Dr SW, Lilburn, Georgia 30047. Gwinnett County, Georgia Records, conveying the afrecords, conveying the atter-described property to secure a Note in the original principal amount of THIRTY-ONE THOUSAND SEVEN HUNDRED AND 0/100 DOL-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 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 Courth Courting of the public outcry to the highest bidder for cash before the courthouse door of Gwinnett courts of the public outcomes outco cy Code and (2) to final con-firmation and audit of the status of the loan with the Specialized Loan Servicing LLC Country, 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 penanture. as Attorney in Fact for Billy M Shivers McCalla Raymer Leibert Pierce, LLC

2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold

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 liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Windstream Capital LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-GWINNETT

subject to any outstanding

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 best knowledge and belief of the undersigned, the party in possession of the property is Adrienne Reynolds or a tenant or tenants and said property is more commonly known as 4417 Wheaton Way, Snel-lville, Georgia 30039.

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

Pierce, LLC 1544 Old Alabama Road 1544 UID AIADAMA ROAD ROSWEII, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF

BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA,
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 IM-MADE A PART OF INIS DE-SCRIPTION; BEING IM-PROVED PROPERTY KNOWN AS 4417 WHEATON WAY, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT

COUNTY, GEORGIA.
Subject to that certain security deed from Adrianne L. 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.

Our file no. 22-06577GA -950-65703 4/6 13 20 27

MR/ca 5/3/22

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

Under and by virtue of the Power of Sale contained in a 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 29653, Page 25, Gwin-Book 29653, Page 25, comment County, Georgia Records, conveying the after-described property to secure a Note in the original amount of ONE Book 29653, Page 25, Gwinprincipal amount of ONE
HUNDRED TWENTY-SEVEN
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 law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said 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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of execute superior to the Seculrecord superior to the Secu-rity Deed first set out above. rity beed 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 property in accordance with OCGA § 44-14-162.2.
The entity that has full aurecorded in Deed 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 Sunthority to negotiate, amend, and modify all terms of the Trust Bank, conveying the after-described property to mortgage with the debtor is: Wells Fargo Home Mortgage

FORECLOSURE

div. of Wells Fargo Bank, A., 1 Home Campus, secure a Note in the origina N.A., MAC# Home Campus, X2303-02D, Des IA 50328, 1-888principal amount of \$66,000.00, with interest at Moines. the rate specified therein, there will be sold by the un-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 tendersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig ants and said property is more commonly known as 2911 Spruce Cir, Snellville, nated by Order of the Supe nated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the 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:

2911 Spruce Cir, Shellville, Georgia 30078.

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

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

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 incorporated herein and made a part hereof by reference.

MR/ca 5/3/22

Our file no. 22-06774GA - FT5 950-65488 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 Lisa Cadorette and Scott Cadorette to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and or assigns, dated March 30, 2018, recorded in Deed Book 55814, Page 512, Gwinnett 53014, Fage 512, Gwilliams, 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 2 conveying the alter-described property to secure a Note 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 behighest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

The debt secured by said Security Deed has been and is hereby declared due because 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 attornev'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, sencombances, zonning 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, LLC f/k/a

Quicken Loans, Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-The entity that has full au-

994-7637

FORMATION

2022

WILL BE USED FOR THAT PURPOSE. 1207-1413A 950-65418 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 Anne M. Fontaine to Mortgage Elec-tronic Registration Systems,

dersigned at public outcry to the highest bidder for cash

before the Courthouse door of Gwinnett County, Georgia

or swiffnett county, deorgia (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

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-

lowing described property

All that tract or parcel of

All that tract or parcer of land lying and being in Land Lot 1D of the 2nd District of 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-

County, Georgia, which recorded plat is incorporated herein by reference and

made a part of this descrip

tion.
The debt secured by said

Gwinnett

perior Court of

OBTAINED

the entity time talks full ad-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 best knowledge and belief of the undersigned, the party in possession of the property is a line.

the property is Lisa Cadorette and Scott Cadorette or a tenant or ten-Cadorette of a tenant of ten-ants and said property is more commonly known as 2467 Wagon Tree, Duluth, Georgia 30096. The sale will be conducted subject (1) to confirmation that the sale is not prohibited and under the U.S. Bankrust.

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. 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

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 13, BLOCK B, COVERED BRIDGE SUBDIVI-SION, UNIT TEN, AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 268, GWIN-NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Commonly known as: 2467
Nagon Tree, Duluth, GA Wagon Trc 30096-4257

Our file no. 22-06959GA -FT1 950-66446 4/6 13 20 27 2022

MR/meh 5/3/22

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

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 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 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

CEL OF LAND LYING AND

all terms of the mortgage.

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

erty

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): 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 lowing described property: ALL THAT TRACT OR PAR

of the mortgage.
Select Portfolio Servicing Inc. Loan Resolution Depart-ment 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

CEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, FAIRVIEW POINTE SUBDIVISION, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 154, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY subject to: (a) any outstand-ing ad valorem taxes (in-INCORPORATED HEREIN BY cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-REFERENCE AND MADE A PART OF THIS DESCRIP-PART OF THIS DESCRIPTION.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt tute 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 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 an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 593 Lookow.

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. Bankrupt Pointe. Lawrenceville. GA 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.G.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 Younte, 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 undersigned, the party (or parties) in possession of the subject property is (are): Joseph John Delbo, Executor of the Estate of Joseph William Delbo or tenant or tenants. closure documents may not Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify he provided until final confir mation and audit of the sta-tus of the loan as provided immediately above. U.S. Bank National Association, as trustee, in trust for

Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 adon, as fustee, in fust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1 as agent and Attor-ney in Fact for Anne M. Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms Fontaine Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1012-14598A amend or modify the terms of the loan.

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

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, 1012-14598A 950-65489 4/6 13 20 27 NOTICE OF SALE UNDER

POWER, GWINNETT COUN-

an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-Pursuant to the Power of Sale contained in a Security Deed given by Thomas L Reeder and Alison W Reeder nances, 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. Bankrupt-cy Code; and (2) final confir-mation and subt of the stato Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., it's successors and as signs. dated 3/17/2006 and recorded in Deed Book 46322 Page 0224 Gwinnett mation and audit of the sta-County, Georgia records; as last transferred to or ac-quired by THE BANK OF NEW YORK MELLON FKA 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 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.,
DIVILED FOR THE COMPLET OF THE THE NOTEHOLDERS OF THE CWHEQ INC.,
DIVILED FOR THE CHART. certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-EQUITY LOAN TRUST, tus of the loan as provided immediately above. RIES 2006-B, conveying the afterdescribed property to secure a Note in the original Truist Bank, successor by merger to SunTrust Bank as principal amount of \$55,000.00, with interest at agent and Attorney in Fact for Joseph W. Delbo and for Joseph W. Delbo and Doris Delbo Aldridge Pite, LLP, 15 Piedthe rate specified therein, there will be sold by the unmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.
1207-1413A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-

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 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

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 194, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 43, BLOCK A, THE COVE AT BAY CREEK SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 92, PAGE 141, AS BOOK 92, PAGE 141, AS LAST REVISED IN PLAT BOOK 95, PAGE 279, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DE-SCRIPTION.
WITH APPURTENANCES
THERETO.

This foreclosure is subject This tolections it is studied in the Security Deed from Thomas L. Reeder to MERS as nominee for Pine State Mortgage Corporation, dated 12/19/2003, recorded 1/20/2004 in the original amount of The debt secured by said

SW, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any 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

to negotiate, amend and modify all terms of the mort-

entity or individual is not re

Inc., as grantee, as nominee for First Franklin A Division of National City Bank, its successors and assigns dated 11/28/2006 and recorded in Deed Book 47312 Page 4 Agrinatt County, Georgia Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as trustee, in trust for regis-tered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1, conveying the af-ter-described property to se-cure a Note in the original principal amount of \$416,000.00, with interest at the rate specified therein there will be sold by the un

principal amount of \$95,000.00, recorded in Deed Book 36769, Page 262, Gwinnett County, Georgia records. 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 928 Shannon Rd

W Reeder or tenant or ten-Bank of America is the enti-ty or individual designated who shall have full authority

gage.
Bank of America Home
Loan Assistance Dept. 7105
Corporate Drive Plano, TX
75024 (800) 669-6650

Pursuant to O.C.G.A. § 36