FORECLOSURE

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

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 of \$153,765.00, 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

before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

lowing described property:
All that tract or parcel of land lying and being in Land Lot 244 & 269 of the 5th District of Gwinnett County,

Georgia, being Lot 3, Block
"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

FORECLOSURE

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 a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority (d) any authority (d) an thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, encumbrances, zoning ordi-

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

The sale will be conducted which the (4) confurction subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above 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 MOTERAL DEEP THE THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-LOAN IRUS1, SERIES 2009

B as agent and Attorney in Fact for Thomas L Reeder and Alison W Reeder Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 904-7827

1016-51024 THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5102A 950-65424 4/6 13 20 27

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

Pursuant to the Power or Sale contained in a Security Deed given by Patrick R. Shriver and Lori N. Shriver to Mortgage Electronic Reg-istration Systems, Inc., as istration Systems, filt., agrantee, as nominee for Countrywide Bank, N.A., its successors and assigns date d 2/17/2006 and recorded in Deed Book 46187 Page 0697 Gwinnett County, Georgic recorded as a local filt. gia records; as last transgia records; as last trans-ferred to or acquired by THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, AS INDENTITIE JPMOTRGAIN CHASE BAINT,
N.A., AS INDENTURE
TRUSTEE ON BEHALF OF
THE NOTEHOLDERS OF THE
CWHEQ INC., CWHEQ REVOLVING 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 Court-house door of Gwinnett County, Georgia (or such county, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tues-day of said month unless saíd date falls on a Federal Holiday, in which case being the first Wednesday of said the following de-

scribed property: ALL THAT TRACT OR PARknown as 1857 Alcovy Trace
Way, Lawrenceville, GA
30045-7934 together with all
fixtures and personal prop-CEL OF LAND LYING AND BEING IN LAND LOT 355 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 70, BLOCK A. erty attached to and consti erty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject WYNTERBERRY, PHASE TWO, PER PLAT BOOK 93, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS property is (are): Robert Ball PHH Mortgage Corporation is the entity or individual designated who shall have DESCRIPTION. This foreclosure is subject

to the Security Deed from Lori N Shriver to Bank of America, N.A., dated 10/11/2013, recorded 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

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

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

Bank of America is the entity 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-Note, however, that such

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

Said property will be sold said properly will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lier against the proper tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, 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. Bankrupt-cy Code; and (2) final confir-

FORECLOSURE

tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1 allows for certain procedures regarding the rescission of judicial and non-judicial and non cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided immediate-

lv above THE BANK OF NEW YORK IHE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, SUCCESSOR
INDENTURE TRUSTEE TO
JPMORGAN CHASE BANK,
N.A., AS INDENTURE N.A., AS INDENTI TRUSTEE ON BEHALF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

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

NOTICE OF SALE UNDER POWER, GWINNETT COUNapart of this description.
This sale will be made subject to any right of the United States of America to redeem Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corpothe 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 ration 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 acsecurity beed las been also seen also seen 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 Cauthy Doed. quired by Wells Fargo Bank, National Association. National Association, as Trustee for Option One Mort-gage Loan Trust 2005-2, As-set-Backed Certificates, Se-ries 2005-2, conveying the after-described property to secure a Note in the original 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 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 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 first Tuesday of said month unless said date falls on a

This sale will be made subject to any right of the United

States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, 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

purpose of paving 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

Said property is commonly

having been given).

or tenant or tenants.

full authority to negotiate

amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 7502518

Note, however, that such

entity or individual is not re-

quired 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 consti-

tute a lien against the prop-erty whether due and

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

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

an accurate survey and inspection 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 prohibit-

ed under the U.S. Bankrupt

cy Code; and (2) final confirmation and audit of the status of the loan with the hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

13-1/2.1, 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

mation and audit of the status of the loan as provided

Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 as agent and Attorney in Fact for Debet Pall

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

immediately above. Wells Fargo Bank, National

for Robert Ball

be provided until final confir

thority.

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1857 Alicovy Trace Way, Lawrenceville, GA 30045-7934 together with all fixtures and personal property attached to and constituting a part of said property if any. To the best knowl. ty, if any. To the best knowl-edge and belief of the underedge 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 Federal Holiday, in which case being the first Wednesday 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 District of Gwinnett County, is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms Georgia, being Lot 3, Block
"B", Alcovy Springs Subdivi-sion, Unit Two, as per plat recorded in Plat Book 86, Page 66, Gwinnett County, of the mortgage.
PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-Georgia Records, which plat is incorporated herein by this reference and made a apart of this description.

2518

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 (inrilly ad valorer laxes (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 of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record quarties to the Seau

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

mation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 as agent and Attorney in Fact for Robert Ball Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Hour, N.E., Suite 300, Allanta, Georgia 30305, (404) 994-7637. 1017-5387A 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. 1017-5387A 950-65455 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 Nancy Sue Wernert-Wright and Craig Wright to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SOUTHPOINT FINAN-CIAL SERVICES, INC. its successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC. conveying the after-de-Registration Systems. LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$295,075.00, 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 Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of saie on June 7, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday in which see being said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND REING LOT 360 OF

994-7637. 1017-5387A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED THE COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVI-SION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1017-5387A 950-65442 4/6 13 20 27 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

The debt secured by said

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to

FORECLOSURE

Security Deed has been and is hereby declared due because of, among other possible avente of default foil. 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 sale will be induct 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 hear given)

erty

having been given).
Said property is commonly known as 6089 Grand Loop Road, Sugar Hill, GA 30518-8178 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 underand belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nancy Sue Wernert-Wright and Craig Wright or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such carefulired by law to negotiate,

quired 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 (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 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 inan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 913-172.1, which allows for certain procedures regarding record superior to the Secucertain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the sta-tus of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

994-7637. 1120-23475A 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. 1120-23475A 950-68553 4/27 5/4 11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Melanie Strat-man and Nicholas Stratman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Amtrust Mortgage Corporation, its successors and assigns dated 5/8/2007 and Deed Book County, Georgia records; as last transferred to or aclast transferred to or ac-quired by U.S. Bank National Association, not in its indi-vidual capacity but solely as trustee for the RMAC Trust, Series 2016CTT, conveying the after-described property to secure a Note in the origi-pal cripical argument of nal principal amount of \$95,000.00, 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), 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 PAR-CEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 40, BLOCK A, THE STATION SUBDIVI-THE STATION SUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 160, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-

PROPERTY ADDRESS: 3210 Grand Central Dr. Snellville, GA 30078 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, 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

bed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3210 Grand Center of the Control Price Southwile Control Price Southwile Control tral Drive, Snellville, GA 30078 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) signed, the party (or parties) in possession of the subject property is (are): Melanie Stratman and Nicholas Stratman or tenant or tenants. Rushmore Loan Manage

ment Services, LLC is the entity or individual designated who shall have full auditority to the state of the thority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a FORECLOSURE

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-2022

thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, specifications. nances, restrictions, covenants, and matters of restrictions and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure 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. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Melanie Stratman and Nicholas Strat-

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

1208-3548A THIS LAW FIRM MAY BE IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1208-3548A 950-65706 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 Tab Brooks to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for New Liberty Home Loans, LLC, its successors and assigns dated 6/9/2006 and recorded in Deed Book 46618 Page 0829 Gwinnett County, Georgia records; as last transferred to or acquired by wilmning-ton Savings Fund Society, FSB, not in its individual ca-pacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust, conveying the after-described property to secure a Note in the original princinal amount of to or acquired by Wilmingprincipal amount of \$156,000.00, 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, within the legal hours of sale 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:

lowing described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 90 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEOR-

GWINNETT COUNTY, GEOR-GIA, BEING LOT 3, BLOCK B, UNIT 1, LEE ACRES SUB-DIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK N, PAGE 298, GWIN-NETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-TION

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible avente 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. and all expenses of this sale as provided in the Security beed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 904 Hickory Ridge

Dr., Lilburn, GA 30047 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Tab Brooks or tenant or ten-

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

mortgage.
Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms 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 proptute 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. Bankrupted under the U.S. Bahkrupt-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 confirmation and audit of the status of the loan as provided immediately above.

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust as agent and Attorney in Fact for Tab Brooks Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite

PIEGMONT HOAD, N.E., SUITE 500, Atlanta, Georgia 30305, (404) 994-7637. 1208-3574A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO

FORECLOSURE

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1208-3574A 950-65416 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 Maria Lourdes Perez to Argent Mortgage Company, LLC dated 1/1/19/2004 and recorded in Deed Book 41006 Page 0108 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, not in its individual capacity but solely as trustee pacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the afterdescribed property to secure a Note in the original principal amount of \$132,720.00, with interest at \$132,720.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND EING IN LAND LOT 322 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3, BRANDON OAKS, AS SHOWN ON PLAT OF SUBJECT PROPERTY, RECORDED AT PLAT (or such other area as design

ERTY RECORDED AT PLAT BOOK 55, PAGE 11, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A

PART OF THIS DESCRIP-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 remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given)

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

mortgage.
Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not re-

quired by law to negotiate mend or modify the terms

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

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

immediately above. U.S. Bank National Associ ation, not in its individual capacity but solely as trustee for the RMAC Trust, Series

for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Maria Lourdes Perez Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637, 1208-3606A

994-7637.
1208-3606A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3606A 950-66260 4/6 13 20 27 2022

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

Sale contained in a Security Deed given by Exar J Henrriquez Escobar to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., its successors and assigns dat-ed 7/13/2005 and recorded in Deed Book 44317 Page 129 Gwinnett County, Geor-gia records; as last transferred to or acquired by THE BANK OF NEW YORK MEL-BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWALT-INC., ALTERNATIVE LOAN TRUST 2005-J12 MORT-GAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12, conveying the af-ter-described property to se-cure a Note in the original principal amount of principal principal amount of \$129,920.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as 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 parcel of land lying and being in Land

FORECLOSURE

Gwinnett County, Georgia, being Lot 138, Block A, The Landings at River Park, Unit I, as shown on plat recorded in Plat Book 38, Page 176, Gwinnett County Records, which plat is incorporated herein and made a part here-of by reference of by reference.

of by reference.
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 in-tent to collect attorneys fees having hear given)

tent to collect attorneys fees having been given). Said property is commonly known as 2124 Crystal Lake Drive, Lawrenceville, GA 30044 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): Daniel Alexander Escobar or tenant or tenants.
Shellpoint Mortgage Servic

ing is the entity or individual designated who shall have authority to negotiate amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826

1-800-365-7107 1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

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

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

TUS OF THE IOAN AS PROVIDED IMMEDIATELY ABOVE.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005 H2 MODE TRUST 2005-J12 MORT-GAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J12 as agent and At-torney in Fact for Exar J Henriquez Escobar

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1263-2318A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2318A 950-65857 4/6 13 20 27 2022

POWER, GWINNETT COUN-

PAGE 20, GWINNETT COLINTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID #: NOTICE OF SALE UNDER R5009 263 The debt secured by said Security Deed has been and shereby declared Sale contained in a Security Deed given by Joshua Jay Stewart to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Keller Mortgage, LLC dba Keller Mortgage, its succes-core and assigns dated 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 number of paying the Keller Mortgage, its successors and assigns dated 10/1/2019 and recorded in Deed Book 56937 Page 00613 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shell-point Mortgage Sequeing for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attorpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$190,950.00, with ney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-2300 or by writing at 15480 interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett be contacted at 888-904-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of County, Georgia (or such property will be sold subject orany outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-All that tract or parcel of

An that tract of parcer of land lying and being in Land Lot 69, 7th District, Gwinnett County, Georgia, and being Lot 25, Block A, of Rustic Ridge Subdivision, Unit nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Ridge Subdivision, Unit Two, as per Plat recorded in Plat Book 34, Page 180, Gwinnett County, Georgia Records, which Plat is incor-porated herein by reference To the best knowledge and belief of the undersigned, the parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more com-monly known as 1727 Manor Brook, Snellville, GA for a more complete de scription of said property This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting **30078.** The sale will be conducted subject (1) to confir-

mation that the sale is not

prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

the holder of the security deed. J.P. Morgan Mortgage

deed. J.P. Morgan Mortgage Acquisition Corp. as Attor-ney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-1440 MTC Fib. No. C. 02021

ners, GA 30092 404-47-7149 MTG File No.: GA2022-

STATE OF GEORGIA COUN-

NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Securi-

ty Deed executed by CARL D. BREWER AND JAN

BREWER to SUNSHINE MORTGAGE CORPORATION

in the original principal amount of \$161,400.00 dat-ed December 11, 1998 and

recorded in Deed Book

17382, Page 127, Gwinnett County records, said Securi-ty Deed being last trans-ferred to LOANCARE, LLC in

Deed Book 59750, Page 240,

Gwinnett County records, the undersigned will sell at

SUNSHINE

4/6,13,20,27,2022

TY OF GWINNETT

BREWER

said bargained premises. Map Parcel No. R7069 176 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having heen given)

having been given).
Said property is commonly known as 394 Russell Ridge Dr., Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject

property is (are): Estate/Heirs of Joshua Jay Stewart or tenant or tenants.
Shellpoint Mortgage Service ing is the entity or individual designated who shall have full authority to negotiate amend and modify all terms

FORECLOSURE

of the mortgage. Shellpoint Mortgage Servic P0 Box 10826 SC 29603-0826 Greenville, 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not a constitute that the constitution of the payable and which may not a constitution of the payable and which may not a constitution of the payable and which may not apply the payable and which may not apply the payable and which was the payable and whic 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 redemption of any taxing au-

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

Indition and adult of the Satus of the loan as provided immediately above.

NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Joshua Jay Stewart Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2322A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY NIFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1263-2322A

950-65906 4/6 13 20 27

950-65906 4/6 13 20 27 2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
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

Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky L. Ponder to Citifinancial Services, Inc. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Mortgage Acquisition Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, Gwinnett County, Georgia Records, conveying the afrecords, conveying the airer-described property to secure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301.39), with interest thereon a cert forth therein. 2022

Road Suite 170 Duluth, G 30097 Phone: 470.321.7112 Firm File No. 19-254469 LiV (\$265,301.39), 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, within the legal hours of sale on May 3, 2022 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH DISTRICT.

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 RECORDED IN PLAT BOOK Corey Desmond Walker to Mortgage Electronic Regis-tration Systems, Inc., as GEORGIA tration systems, inc., as grantee, as nominee for Angel Oak Mortgage Solutions, LLC, its successors and assigns, dated March 29, 2019, recorded in Deed Book 56504, Page 218, Europath County, Google Gwinnett County, Georgia Records, as last transferred to Angel Oak Mortgage Fund TRS by assignment recorded in Deed Book 58499, Page 522. Gwinnett County, Geor gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE principal amount of THREE HUNDRED SIXTY-NINE THOUSAND SIX HUNDRED THOUSAND 3X HOWDRED SIXTY-FIVE AND 0/100 DOLLARS (\$369,665.00), 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 alter native, within the legal hours of sale on the first Tuesday on Sale off the first Tuesday
in May, 2022, the following
described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). not yet due and payable) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Securecord superior to the secu-rity Deed first set out above. Angel Oak Mortgage Fund TRS is the holder of the Se-curity Deed to the property in accordance with OCGA § 44-14-162.2.

44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Salt Lake City, UT

84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Corey Desmond Walker or a tenant or tenants and said property is more commonly known as 1938 Austins Pointe Dr. Lawrenceville, 30043

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

FORECLOSURE

bidder for cash, before the Courthouse door in said County, or at such other County, or at such othe place as lawfully designated property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LVING AND ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 4, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, ELINBURG SUBDIVISION, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 260, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-PART OF THIS DESCRIP-

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

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

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all events. paving the same and all ex penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold

salu property will be solve subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable): (2) the right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate sur-vey and inspection of the property; and (4) any assessments. liens. brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted

said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LOANCARE, LLC, as Attor-nev-in-Fact for CARL D. ney-in-Fact for CARL D BREWER AND JAN BREW-Robertson, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge

950-66914 4/6 13 20 27

OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, AND BEING LOT 3,
BLOCK A, BROOKWOOD
MEADOWS SUBDIVISION,
INIT A SEPTIMENT