### FORECLOSURE

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "as is" basic without own. an "as-is" basis without any representation, warranty of recourse against the above-named or the undersigned.

Amerihome Mortgage
Company, LLC is the holder
of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the

mortgage with the debtor is:
Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Mirza Mah-mutovic and Besma Mahmutovic or a tenant or tenants and said property is more commonly known as 515 Rebecca Street,

Rebecca Street,
Lawrenceville, Georgia
30046. Should a conflict
arise between the property
address and the legal description the legal description will control. tion will control. 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 country doed. holder of the security deed Amerihome Company, LLC
as Attorney in Fact for
Mirza Mahmutovic and Be-

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

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12J, WESTERN HEIGHTS SUPPLYISION AS to the Security Deed from Keith H. Alleyne, an unmarried man and Dave A. Alleyne, an unmarried man to Mortgage Electronic Registration BEING LUI 123, WESTERN HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK F, PAGE 37, GWINNETT COUNTY, GEOR-GIA RECORDS. BEING MORE COMMONLY KNOWN AS 515 REBECCA STREET LAWRENCEVILLE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-MR/chr 9/6/22 Our file no. 20-03640GA –

950-77148 8/10 17 24 31

### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Securi

ty Deed executed by NOR-WOOD L. WILLIAMS JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MORTGAGE ELECTRUNIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR USAA FIDERAL SAVINGS BANK in the original principal amount of \$183.236.00 dated January 5183,236.00 dated January 25, 2016 and recorded in Deed Book 54237, Page 605, Gwinnett County records, said Security Deed being last transferred to USAA FEDER-AL SAVINGS BANK in Deed Book 58400, Page 00820, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 257 OF THE 7TH DISTRICT. NETT COUNTY GEORGIA. NEIT COUNTY, GEORGIA, BEING LOT 13, BLOCK "A", SECRET COVE, UNIT ONE, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 51 PAGE 133, GWINNETT COUNTY **GFORGIA** RECORDS, WHICH PLAT IS HEFERENCE AND WADE A
PART HEREOF, BEING
PROPERTY KNOWN AS
1075 SECRET COVE DRIVE
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, AS
MORE PARTICULARLY
SHOWN, ON THE CEPTAIN MORE PARTICULARLY SHOWN ON THE CERTAIN PLAT OF SURVEY PRE-PARED BY J.A. EVANS SUR-VEYING CO., INC., DATED DECEMBER 29, 1992.

Said property being known s: 1075 SECRET COVE SUGAR HILL, GA 30518 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are NOR-WOOD L. WILLIAMS JR. or

Security Deed has been and is hereby declared due and navable because of among other possible events of de-fault, failure to pay the in-debtedness 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 ex-penses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

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

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) final confirmation and audit of

holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has

full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Nationstar Mortgage LLC

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 Phone: 1-888-480-2432 Note that pursuant to 0.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-AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION

OBTAINED MAY BE USED FOR THAT PURPOSE.

USAA FEDERAL SAVINGS as Attorney-in-Fact for NORWOOD L. WILLIAMS

### FORECLOSURE

950-77774 8/10 17 24 31

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Keith H Al-leyne and Dave A. Alleyne to Navy Federal Credit Union dated 6/20/2019 and record-ed in Deed Book 56759 Page 47 Gwijnash County, Geogra

47 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Fed-eral Credit Union, conveying the after-described property to secure a Note in the origi-

nal principal amount of \$30,000.00, with interest at

the rate specified therein there will be sold by the un-

dersigned at public outcry to the highest bidder for cash

before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county),

within the legal hours of sale on September 6, 2022 (be-

on september 6, 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),

property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA,

NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGE 204, GWINNETT COUNTY, GEOR-

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERNCE. PPN: R5204 272

This foreclosure is subject to the Sourish Poed from

tration Systems, Inc. as nominee for Quicken Loans

Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Gwinnett County, Georgia dated December

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 825 Simonton Rd
SE, Lawrenceville, GA
30045-726 together with all

fixtures and personal property attached to and consti-

tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-

signed, the party (or parties) in possession of the subject

property is (are): Dave A. Al-levne and Estate/Heirs of leyne and Estate/Heirs of Keith H Alleyne or tenant or

tenants. Navy Federal Credit Union

is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union

Navy Federal Credit Ullion 820 Folin Lane Vienna, VA Federal Credit Union

(888) 503-7102 Note, however, that such entity or individual is not re-

quired by law to negotiate

amend or modify the terms

Said property will be sold subject to: (a) any outstanding ad valorem taxes (in-

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) 1

be of record, (c) the right of redemption of any taxing au-

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

an accurate survey and in

spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

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 0.C.G.A. Section 9-13-172.1, which allows for

certain procedures regarding

the rescission of judicial and

non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

Aldridge Pite IIP 15 Pied-

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

THIS LAW FIRM MAY BE

950-77363 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

the rate specified therein, there will be sold by the un-

(or such other area as desig

nated by Order of the Supe

rior Court of said county)

within the legal hours of sale

A. Allevne

2218-4907

of the loan.

records.

following described

on September 6, 2022 (being the first Tuesday of said month unless said date falls Schneid, Crane & Partners. on a Federal Holiday. which case being the first Wednesday of said month), the following described 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-077784 –

property: All that tract or parcel of All that tract or parcel of and lying and being in Land Lots 8 and 25 of the 5th Dis-trict, Gwinnett County, Geor-gia, being Lot 10, Block E of Nob Hill Estates Subdivision, Unit Two, per plat thereof recorded in Plat Book S, Page 247, Gwinnett County, Georgia Records, which herein by reference and made a part of this descrip-

FORECLOSURE

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

having been given).
Said property is commonly known as 2704 Amberly
Way, Snellville, GA 30078 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). the subject property is (are): Roberto S Saniurio and Ereca M Sanjurjo or tenant or tenants.
Carrington Mortgage Services, LLC is the entity or in-

dividual designated who shall have full authority to shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-4567

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

of the loan.

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

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation, and public of the dress of 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 in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir mation and audit of the status of the loan as provided

tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Roberto S Sanjuria and Fread M Sanjuria jo and Ereca M Sanjurjo Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637 2191-2175 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. 2191-2175A 950-77221 8/10 17 24 31 2022

## NOTICE OF SALE UNDER

POWERSTATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security
Deed from Aljo Mrsic
toMortgage Electronic Registration Systems, Inc., solely as nominee for CALIBER LOANS,INC., dated March 13, 2018 and recorded on March 26, 2018 in Deed Book 55776, Page 0505, in the Office of the Clerk of Surecord 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. Bankrupttheumice of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having beengiven to secure a Note of even date, in the original principal amount of One Hundred Four Thousandand 00/100 dollars (\$104.00 00) Four Thousandand 00/100 dollars (\$104,000.00) with interest thereon as provided therein, as last transferred toNewRez LLC dba Shellpoint Mortgage Servicing, by assignment to be e-recorded in Office of theClerk of Superior Court of Gwinnett County, Georgia, will be sold at public outcry to the highestbidder for cash before the courtimmediately above.

Navy Federal Credit Union as agent and Attorney in Fact for Keith H Alleyne and Dave for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or maybe law-fully designated as an alternative location, within the lenative location, within the legal hours of sale on the first Tuesday inSeptember, 2022, all property described in said Security Deed including but not limited to thefollowing described property:ALL THAT TRACT OR PARCEL OF IHIS LAW HIRIW MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 2049-078A IRACI OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT 41 OF THE
7THDISTRICT, GWINNETT
COUNTY, GEORGIA, AND
BEING LOT 53, BLOCK B,
THE WILDINGSSUBDIVI-THE WILDINGSSUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 25, GWIN-NETTCOUNTY, GEORGIA RECORDS, WHICH PLAT IS MICORDORATES. INCORPORATED HEREIN AND MADE A PARTHEREOF

Pursuant to the Power of Sale contained in a Security Deed given by Roberto S Sanjurjo and Ereca M Sanjurjo to Mortgage Electronic Registration Systems, Inc., as nominee for Silverton Mortgage Specialists, Inc., its successors and assigns. dated 10/16/2015 and recorded in Deed Book 53897 Page 3 Gwinnett County, Georgia records; as Pursuant to the Power of AND MADE A PARTHEREDE
BY REFERENCE. BEING IMPROVED PROPERTY
KNOWN AS 1327 WILDFLOWERDOWNS, ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING IN GWINNETT COUNTY,GEOR-GIA.Said property may more commonly be known as

53897 Page 3 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I, conveying the after-described property to secure a Note in the original principal amount of \$167,902.00, with interest at the rate specified therein, Lawrenceville, GA 30044.The debt secured by said Security Deed has been and is hereby declared due because of, amongCase #: 22-006016-1 22-006016-1
other possible events
of default, non-payment
of the monthly installments on said loan. The debtremaining in default, this sale will be made for the dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia purpose of paying the same and all expenses of thissale, including attorneys fees (notice of intent to collect aftorneys fees having been given). The individual or entity that has full authority to

1327 Wildflower Downs

## FORECLOSURE

FORECLOSURE

INCORPORATED

SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

DR LILBURN, GA 30047

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/

of said property is/are AB-DUL SUBHAN MOHAMMED

or tenant(s).

The debt secured by said
Security Deed has been and
is hereby declared due and
payable because of, among

other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security

Deed. The debt remaining in default this sale will be

made for the purpose of paying the same and all expenses of sale, including attempts from for the purpose of sale, including attempts from from from the purpose of the purpose

torneys fees (notice of intent

to collect attorneys fees hav-

closed by an accurate survey and inspection of the prop

erty; and (4) any assess

ments, liens, encumbrances

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

full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows: U.S. Bank National Associ-

owensboro, KY 42301 Obone: 855-MYUSMAP ation 4801 Frederica Street Owensboro. KY 42301

Phone: 855-MYUSMAP (855-698-7627)
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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED

OBTAINED MAY BE USED FOR THAT PURPOSE.
GUIDANCE RESIDENTIAL,

LLC, as Attorney-in-Fact for ABDUL SUBHAN MO-

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-028730 –

950-77141 8/10 17 24 31

principal amount of \$114,400.00 dated May 31,

\$114,400.00 dated May 31, 2005 and recorded in Deed Book 43307, Page 0187, Gwinnett County records, said Security Deed being last transferred to ADJUSTĀBLE RATE MORTGAGE TRUST 2006-1, ADJUSTĀBLE RATE

2006-1, ADJUSTABLE HATE MORTGAGE-BACKED PASSTHROUGH CERTIFI-CATES, SERIES 2006-1, U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE in Deed

Book 59998, Page 136, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Courthouse door in said County, or at such other

place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described

as follows: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 74 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 3, BLOCK A OF
CANTERBURY FOREST
SUBDIVISION, UNIT ONE,
SAID PLAT BEING RECORDED AT PLAT BOOK 7, PAGE
67, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH SAID PLAT IS INCORPORATED AND MADE A
PART HEREOF BY REFERENCE.

Said property being known as: 1735 WEBB GIN HOUSE ROAD SNELLVILLE, GA 30078

To the best of the under-

signeds knowledge, the par-ty or parties in possession of said property is/are SUZANNA L SHOTTENKIRK

or tenant(s).
The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remainer in

Deed. The debt remaining in

default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-

torneys fees (notice of intent

to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which

are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-

closed by an accurate survey

and inspection of the prop

erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-

Security Deed first set out

covenants, and matters of record superior to the

HAMMED

POWER

holder of the Security

all terms of theloan is NewRez LLC dba Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561,Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an as-is basis without any representation, warranty or recourseagainst the above-named or the undersigned. The sale will also be subject to the following items whichmay affect the title: a) zoning ordinances; b) mat-ters which would be disters which would be disclosed by an accurate surveyor by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all any taxing authority; f) all outstanding bills for public utilities which constituteliens upon said property; g) all restrictive covenants, ments, rights-of-way ments, any other matters ofrecord any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, theowners and party in possession of the property are Aljo Mrsic and or tenant(s). The sale will beconduct the sale will beconduct the sale will beconduct the sale will be sometimes to said the sale will be sal ed subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and2) final confirmation and audit of the stamation and audit of the sta-tus of the loan with the hold-er of the Security Deed.NewRez LLC dba Shell-point Mortgage Servicingas Attorney-in-Fact forAljo MrsicContact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-

2520Ad Run 08/10/22; 0 08/24/22; 08/31/22 950-76840 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Dates: 08/17/22;

POWER Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by VALEN-TINE JOSE ELORZA AND YOLANDA RAMIREZ to TAY-LOR, BEAN & WHITAKER MORTGAGE CORP, in the original principal amount of \$117,927.00 dated November 1, 1999 and recorded in Deed Book 19571, Page 248, Gwinnett County records, said Security Deed being last transferred to SELENE FI-NANCE LP in Deed Book 59920, Page 830, Gwinnett County records, the undersigned will sell at public outry to the highest higher for signed will sell at public out-cry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and de-scribed as follows. ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 6TH DISTRICT, GWIN-

THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK D OF PARK FOREST SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 124, GWIN-NETT COUNTY CEORGIA BOUK 23, PAGE 124, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREIN INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

Said property being known as: 1048 PARK FOREST DR

LILBURN, GA 30047

To the best of the undersigneds knowledge, the party or parties in possession of said property of said property is/are AND YOLANDA RAMIREZ or

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

no conect attorneys rees nav-ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set

out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Selene Finance LP 3501

Selene Finance LP 3501
Olympus Boulevard, 5th
Floor, Suite 500 Dallas, TX
75019 877-768-3759
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-

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attornacin-Bat for Attorney-in-Fact for VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-016291

950-75865 7/27 8/ 10 17 24 31 2022 STATE OF GEORGIA

COUNTY OF GWINNETT
NOTICE OF SALE UNDER
POWER
Pursuant to the power of
sale contained in the Security Deed executed by ABDUL
SUBHAN MOHAMMED to the 2004-0000272, LLC in the original principal amount of \$103,500.00 dated May 28, 2015 and recorded in Deed Book 53610, Page 327, Gwinnett County records, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC in Deed Book 55078, Page 78, Cwipnett County records. Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of

## FORECLOSURE

Said sale will be conducted subject to the following: (1) confirmation that the sale is sale, on September 06, 2022, the property in said Security Deed and described not prohibited under the U.S. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A OF HARBINS LANDING AS PER PLAT THEREOF THE FECORDED IN PLAT BOOK THE LAND REFERRED TO Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed. 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 fol-Nationstar Mortgage LLC PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

1-888-480-2432
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. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
ADJUSTABLE RATE MORTGAGE. TRUST. 2006-1, AD-INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE FOR A
MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 865
HARBINS COVE DRIVE ACCORDING TO THE CURRENT
VICTOR OF BUILDEDELLA Said property being known as: 865 NW HARBINS COVE GAGE TRUST 2006-1, JUSTABLE RATE M DAGE INUSI 2006-1, ADJUSTABLE RATE MORT-GAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,

as Attorney-in-Fact for SUZANNA L SHOTTENKIRK Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-031612 – 950-77015 8/10 17 24 31

2022 STATE OF GEORGIA

# COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

to collect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey Pursuant to the power of sale contained in the Security Deed executed by LANE L TO SYSTEMS, INC. AS NOMINEE FOR DUNWOODY MORTGAGE SERVICES, INC. in the original principal amount of \$94,500.00 dated October 9, 2018 and recorded in Deed Book 56154, Page 2, Gwinnett County records, said Security Deed zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC. in Deed Book 57760, Page 517, Gwinneth County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Counthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September hours of sale, on September 06, 2022, the property in Deed.
The name, address, and telephone number of the individual or entity who has

50, 202, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, COUNTY CORD.

THE 5TH AND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTIC-ULARLY DESCRIBED AS FOLLOWS:
TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING A PORTION OF THE PROPERTY SHOWN ON SURVEY PREPARED BY S.R. FIELDS, SURVEYOR, JANUARY 29, PREPARED BY S.R. FIELDS, SURVEYOR, JANUARY 29, 1974, FOR JAMES H. HEN-DRICK, DESIGNATED AS LOT 10, BLOCK "B", L. R. MARTIN ESTATE SUBDIVI-WARTIN ESTATE SUBDIVIDESSION AND MORE FULLY DESCRIBED AS FOLLOWS: TO ESTABLISH A POINT OR PLACE OF BEGINNING, BEING AT THE INTERSECTION OF THE SOUTHWESTERLY DIGHT OF MAY WE OF RIGHT OF WAY LINE OF PINEVIEW DRIVE AND NORTHWESTERLY RIGHT OF WAY LINE OF OAK TER-RACE, AND RUN THENCE SOUTH 28 DEGREES 31

MINUTES WEST ALONG NORTHWESTERLY THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE A DISTANCE OF 70.1 FEET TO A POINT, WHICH IS THE POINT OR PLACE OF BEGINNING, THENCE RUNNING SOUTH 25 DEGREES 59 MINUTES WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE A DISTANCE OF 113.7 FEET TO A POINT; THENCE RUNNING SOUTH 64 DEGREES O1 MINUTES EAST A DISTANCE OF 110.2 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE, WHICH IS THE POINT OR PLACE OF BEGINNING, THE PLAT OF SURVEY REFERRED TO ABOVE IS RECORDED IN PLAT BOOK 1, PAGE 177A, GWINNETT COUNTY RECORDS.

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH HT O STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by SUZAN-MA L SHOTTENKIRK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of

LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT NO. 11, SECTION B OF THE L.R. MARTIN SUBDIVI-SION AS PER PLAT OF S.R.

INE L.H. MARTIN SUBJUYENDR.
SION AS PER PLAT OF S.R.
FIELDS, SURVEYOR,
RECORDED IN PLAT BOOK
F, PAGE 112, GWINNETT
COUNTY PLAT RECORDS,
AND BEING MORE FULLY
DESCRIBED ACCORDING TO
SAID PLAT AS FOLLOWS.
BEGINNING AT A COMMON
CORNER WITH LOT 10, OF
SAID SUBDIVISION WITH
THE WESTERLY SIDE OF
OAK TERRACE STREET,
AND RUDNINING THENCE
ALONG THE WESTERLY
SIDE OF SAID STREET IN A
SOUTHWESTERLY DIRECTION 90 FEET TO LOT 12.
THENCE IN A NORTHWESTERLY DIRECTION ALONG ERLY DIRECTION ALONG
LOT 12, 200 FEET TO A
COMMON CORNER WITH
LOTS 12, 6 AND 7; THENCE
IN A NORTHEASTERLY DI-IN A NORTHEASTERLY DI-RECTION 90 FEET TO A COMMON CORNER WITH LOTS 7, 8 AND 10; THENCE IN A SOUTHEASTERLY DI-RECTION 200 FEET ALONG LOT 10 TO OAK TERRACE STREET AND THE POINT OF REGINNING

STREET AND THE FOINT OF BEGINNING. Said property being known as: 110 OAK TERR LAWRENCEVILLE, GA 30046 To the best of the under-signeds knowledge, the parsigneds knowledge, the party or parties in possession of said property is/are LANE L FOWLER, or tenant(s). The debt secured by said Security Deed has been and

is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Nets and gold Sequition. 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 ex-penses of sale, including attorneys fees (notice of intent to collect attorneys fees hav

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not ye due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any as-

### FORECLOSURE

sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed. 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 fol-

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Phone: 1-800-274-6600

Mote 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 DERT COLLECTOR AT-AS A DEBT COLLECTOR AT-TEMPTING TO COLLECTOR AT TEMPTING TO COLLECTOR AT TEMPTING TO COLLECTOR AT TEMPTING TO THE TEMPTING TO THE TEMPTING THE T

Anschutz. Robertson. Schneid, Crane & Partners, 10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-035963 -950-77578 8/10 17 24 31 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pusuant to the power of sale contained in the Security Deed executed by STEPHEN KIRKLAND AND STEPHEN KIRKLAND AND LISA M. CARVALHO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENTS AND LOAN in the original principal amount of \$320,000.00 dated January 10, 2007 and recorded in Deed Book 47513, Page 0436, Gwinnett County records, said Security Deed being last trans-County records, said Security Deed being last transferred to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 in Deed Book 54036, Page 0581, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such

the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 5TH DISTRICT OF GWINNETT COUNTY, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK A OF BROOKWOOD ESTATES SUBDIVISION, AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED AT PLAT BOOK 70, PAGE 280, GWINNETT COUNTY RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECOD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.
Said property being known as: 2740 RUNNELWOOD

### Said property being known as: 2740 RUNNELWOOD LANE SNELLVILLE, GA LANE

ty or parties in possession of said prepart of said property is/are

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of LISA M. CARVALHO or tenant(s).

The debt secured by said land lying and being in Land Lot 3, of the 7th District, Gwinnett County, Georgia, Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the inbeing Lot 16, Block B, Unit One, Audobon Forest Subdi-vision, as per Plat recorded in Plat Book 51, Page 40, Gwinnett County, Georgia Records, said Plat being indebtedness as provided for in the Note and said Security corporated herein by reference and made a part of this Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including atdescription.
Assessor's Parcel Number 7-003-241 MR/meh 9/6/22 torneys fees (notice of intent to collect attorneys fees hav-Our file no. 22-06318GA -

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

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

Deed. 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 fol-Nationstar Mortgage LLC

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 Phone: 1-888-480-2432 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. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. HSBC BANK USA, NATIONAL ASSOCIATION AS

AL ASSOCIATION AS TRUSTEE FOR ELLINGTON

INUSTEE FOR ELLINGTON
LOAN ACQUISITION TRUST
2007-1, MORTGAGE PASSTHROUGH CERTIFICATES,
SERIES 2007-1,
as Attorney-in-Fact for
STEPHEN KIRKLAND AND LISA M. CARVALHO
Robertson, Anschutz,
Schneid, Crane & Partners,

10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-050319 – 950-77776 8/10 17 24 31 2022

NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by John Scott Martin to Wells Fargo Bank, N.A., dated October 31, 2012, recorded in Deed Book 51766, Page 659, Gwinnett County, Georgia Records and as re-recorded

### FORECLOSURE

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, any

spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to,

those superior to the Securi-

those superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

named or the undersigned.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

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

Specialized Loan Servicing LLC, 6200 S. Quebec St.,

Suite 300. Greenwood Vil-

Note, however, that such

entity is not required by law to negotiate, amend or modi-

Martin and Estate of John

ed under the U.S. Bankrupt-

Specialized Loan Servicing

1544 Old Alabama Road

950-78067 8/10 17 24 31 2022

NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Edna
E Williams and Lenson K
Loadholt to Mortgage Electronic Registration Systems,

Inc., as grantee, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its suc-

cessors and assigns, dated September 10, 2020, record-ed in Deed Book 59617,

Page 897, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr.

Cooper by assignment recorded in Deed Book

59954, Page 149, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a

scribed property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND TWO HUNDRED SEVEN AND 0/100 DOLLARS (\$220,207.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property:

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

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-

sible 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

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 pursuant to O.C.G.A. § 13-1-11

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lian but

taxes which are a lien, but

not yet due and payable), the

right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in-

assessments, liens, encum-

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to,

those superior to the Securi-

ty Deed first set out above. Said property will be sold on

spection of the property, any

PART HEREOF

COUNTY

Georgia

Roswell, GA 30076

fy the terms of the loan

CO 80111, 800-306-

in Deed Book 52418, Page 488, Gwinnett County, Geor-gia Records, as last transrepresentation, warranty or recourse against the above-named or the undersigned. gla Hecorus, as last trans-ferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59665, Page 136, Gwinnett County, Georgia Records, conveying the after-de-Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14scribed property to secure a 162.2. Note in the original principal amount of EIGHTY-ONE THOUSAND NINE HUNDRED FORTY-FOUR AND 42/100 DOLLARS (\$81,944.42), with interest thereon as set forth these there in the result has The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TV, 75010, 2009. forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or TX 75019, (888) Coppell, 1480-2432. Note, however, that such entity is not required by law

to negotiate, amend or modi at such place as may be lawfy the terms of the loan.

To the best knowledge and at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED belief of the undersigned, the party in possession of the property is Edna E the property is Edna E Williams or a tenant or tenants and said property is HERETO AND MADE A PART HEREOF more commonly known as 411 Maple Wood Dr, Lawrenceville, Georgia 30046. Should a conflict The debt secured by said Security Deed has been and is hereby declared due bearise between the property cause of, among other pos-sible events of default, failaddress and the legal 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

FORECLOSURE

scription the legal description will control.

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

Nationstar Mortgage LLC d/b/a Mr. Cooper

attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 as Attorney in Fact for Edna E Williams and Lenson K Loadholt McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road suant to O.C.G.A. § 13-1-11 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), the right of redemption of any taxing authority, any matters which might be disclosed by

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lots 116 and 141 of the 5th District. Gwinnet County, Georgia, being Lot 12, Block J, Unit Six, Forest Hills Subdivision, as shown on a plat recorded in Plat Book O, Page 387, Gwinnett County Records, which plat is incorporated herein and made a part of this descrip-MR/meh 9/6/22

Our file no. 22-07642GA -950-77837 8/10 17 24 31

## NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah Nwani to Mortgage Electronic Registration Systems In Program of Systems In Inc. 1997 (1997) tems, Inc., as grantee, as nominee for Acopia, LLC, its nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC by assignment recorded in Deed Book 60063, Page 46 Gwinnett To the best knowledge and belief of the undersigned, the party in possession of the property is John Scott Martin or a tenant or tenants and said property is more commonly known as 674 Egret Ct, Lawrenceville, Georgia 30044. Should a conflict arise between the 60063, Page 46, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUN-DRED FORTY-FIVE THOU-SAND SIX HUNDRED property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-SAND SIX HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$345,624.00) with interest thereon as set cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. forth therein there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED as Attorney in Fact for John Scott Martin McCalla Raymer Leibert Pierce, LLC HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other pos sible events of default, 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 pursuant to O.C.G.A. § 13-1-11

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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi those superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

Acopra LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entity time last full additional thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, LL 60047, 2006604368 8006694268. Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Sarah Nwani or a tenant or tenants and said property is more commonly known as 4225 Sharpton Park Drive, Auburn, Georgia 30011. Should a conflict arise between the property address and the legal description the

legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
Acopia LLC
as Attorney in Fact for

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

All that tract or parcel of

All tract or parcer of land lying and being in Land Lot 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat recorded in Plat Book 138, Page 167, et. seq., Gwinnett County Records, which plat is incorporated herein and made a part of this description. MR/meh 9/6/22 Our file no. 22-07703GA -

950-75931 7/20 27 8/3 10 17 24 31 2022