FORECLOSURE

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

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

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 Semetar C Avery or a tenant or tenants Avery or a tenant or tenants and said property is more commonly known as 3460 Brushywood Drive, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description the legal description will control. he 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 con-firmation and audit of the status of the loan with the holder of the security deed U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitiza-tion Trust 2011-FV1 as Attorney in Fact for Semetar C Avery

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 99 OF BEING IN LAND LOT 99 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 30, BLOCK F, ROLLING MEADOWS SUB-DIVISION, UNIT TWO, ACCORDING TO PLAT OF SUR-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT BOOK 80, PAGE 209, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO HEREIN THERETO.

MR/meh 9/6/22 Our file no. 51802607 -

950-77826 8/10 17 24 31

NOTICE OF SALE UNDER GEORGIA. GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanne Ignazito to FT Mort-gage Companies d.b.a. HomeBanc Mortgage Corpo-ration, dated April 29, 1998, recorded in Deed Book 15971, Page 88, Gwinnett County, Georgia Records and as modified by that cer-tain Loan Modification tain Loan Modification
Agreement recorded in Deed
Book 53804, Page 722, Gwinnett County, Georgia Records, as last transferred to Chase Mortgage Company by assignment recorded in Deed Book 21446, Page 107, Gwinnett County, Geor gia Records, conveying the gla Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100 DOLLARS (\$80,000.00), with integers these to the second property of the sec with interest thereon as set forth therein, there will be sold at public outcry to the fore 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 in September, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedne 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 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 brances, zoning ordinance restrictions, covenants, a any matters of record cluding, but not limited to, 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

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successions sor by merger to Chase Home Mortgage Corporation, successor by merger to Chase Mortgage Company is the holder of the Security the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, Na-tional Association, 3415 Vi-

sion Drive, Columbus, OH 43219, 800-446-8939. 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 Susanne Ignazito or a tenant or tenants and said property is more commonly known as 5236 Birdlake Drive, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal de-

scription will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcv Code and (2) to final concy code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

JPMorgan Chase Bank, National Association, successors by cores. sor by merger to Chase Home Finance LLC, succes-

FORECLOSURE

sor by merger to Chase Home Mortgage Corpora-tion, successor by merger to Chase Mortgage Company as Attorney in Fact for Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** that tract or parcel of land lying and being in Land Lot 160, 6th District, Gwinnett County, Georgia, being Lot 5, Block D, Mockingbird Lake Estates, Unit Two, as recorded in Plat Book 21, Page 98, Gwinnett County Records: said plat is incor-

part hereof by reference. Our file no. 52282507 -950-78065 8/10 17 24 31

2022

porated herein and made a

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Ros-alba Ceciliano a/k/a Rosa Alba Ceciliano to HomeBanc Mortgage Corporation, dated September 23, 2004, record September 23, 2004, record-ed in Deed Book 40185, Page 2, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon, fka The Bank of New York as Suc-cessor in interest to JP Mor-an Chase Bank Mass gan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc.
Bear Stearns ALT-A Trust
2005-2, Mortgage PassThrough Certificates, Series
2005-2 by assignment 2005-Ž by assignment recorded in Deed Book 51302, Page 898, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$182,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law fully designated as an alternative, within the legal hours of sale on the first Tuesday of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A

PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice 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 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, encumassessments, lens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securitilds salprini to the declinity 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. The Bank of New York Mel Ion f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, to JPMorgan Chase balls, N.A. as Trustee for Strucments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-CO 80111. 800-306

Note, however, that such entity is not required by law to negotiate, amend or modito legotiate, allient of induf-ty the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Rosalba Ce-ciliano a/k/a Rosa Alba Ceciliano and Americas Invest ment Services, LLC or a tenant or tenants and said prop erty is more commo known as 177 Daisy Mead Lawrenceville Trail.

Georgia 30044. 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 confirmation and audit of the status of the loan with the holder of the security deed.
The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, NA. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2

as Attorney in Fact for as Attorney in Fact for Rosalba Ceciliano a/k/a Rosa Alba Ceciliano McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

land lying and being in Land Lot 78 of the 5th District, Gwinnett County, Georgia being Lot 42. Block A being Lot 42, Block A, Towne Park Subdivision f/k/a Brooke Valley f/k/a Huston Road Tract, Phase III & IV, as per plat recorded in Plat Book 71, Page 265, Gwinnett County Records, Gwinnett County Records, which plat is incorporated herein by reference.
MR/meh 9/6/22

Our file no. 5405415 – FT1 950-78076 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the

Power of Sale contained in a Security Deed given by Frantz G Edouard to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, nominee for IndyMac Bank, F.S.B., A Federally Chartered Savings Bank, its successors and assigns, dated July 27, 2007, recorded in Deed Book 48143, Page 132, Gwinnett County, Georgia Records, as last transferred to MTGLQ Investors, LP by

FORECLOSURE

assignment recorded in Deed Book 56947, Page 630, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the atter-described property to secure a Note in the original principal amount of SIX HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$674,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal bours of sole

within the legal hours of sale on the first Tuesday in September, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security.

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, bu 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 inany matters of record in-cluding, but not limited to, those superior to the Securi-ty 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.

MTGLQ Investors, LP is the holder of the Security Deed to the property in accor-dance 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: Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, 888-504-7300.

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 Frantz G Edouard and Chantal S. Edouard and Chantal S.
Edouard or a tenant or tenants and said property is
more commonly known as
1805 Angus Lee Drive,
Lawrenceville, Georgia Lawrenceville, Georgia
30045. Should a conflict
arise between the property
address and the legal description the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and cultir of the firmation and audit of the status of the loan with the holder of the security deed. MTGLQ Investors, LP as Attorney in Fact for Frantz G Edouard

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 254 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A OF MIRAMONTE PARK SUBDI-VISION AS PER PLAT RECORDED IN PLAT BOOK 113, PAGE 206, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED BY THERETO A REFERENCE AND MADE PART OF THIS DESCRIP-

TION.

MR/jay 9/6/22

Our file no. 5420514 –
FT18 950-78224 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER CEUBUIA GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Tamiko L. Dukes to New Century Mortgage Corpora-tion, dated May 18, 2004, recorded in Deed Book 38591, Page 91, Gwinnett County, Georgia Records, as last transferred to Deutsche last transferred to Deutsche Bank National Trust Compa-ny, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-NC7, Mortgage Pass-Through Certificates, Series 2004-NC7 by assign-ment recorded in Deed Book 49204, Page 172, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal Note in the original principal amount of ONE HUNDRED THIRTY-THREE THOUSAND AND 0/100 DOLLARS (\$133,000.00), with interest thereon as set forth therein, there will be seld at public there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the follow-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HFRF0F The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of detault, 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 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 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including 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, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose superior to the Securi This estimate the second of th Deutsche Bank National Trust Company, as Trustee

FORECLOSURE FORECLOSURE

The entity that has full au-

tion will control.

holder of the security deed.
Deutsche Bank National
Trust Company, as Trustee
for Morgan Stanley ABS
Capital I Inc. Trust 2004-

NC7, Mortgage Pass-Through Certificates, Series

2004-NC7
as Attorney in Fact for
Tamiko L. Dukes
McCalla Raymer Leibert
Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of

An that tract of parcer of land lying and being in Land Lot 238 of the 6th District, Gwinnett County, Georgia and being Lot 32, Block I, Covered Bridge Subdivision, List Eight Cover left there

Unit Eight, as per plat there-of recorded in Plat Book 17,

Page 205, Gwinnett County, Georgia records, as revised in Plat Book 19, page 113, aforesaid records, which plat

is incorporated herein and

made a part hereof by refer-

Our file no. 5582906 – FT1 950-77051 8/10 17 24 31

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a

Security Deed given by Rodger R Barron, Jerod Moore, Jonathan Barron,

Price Barron and Jason Barron to FT Mortgage Companies dba HomeBanc Mort-

age Corporation, dated December 16, 1999, recorded in Deed Book 19816, Page 80, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase

Bank, National Association

by assignment recorded in

Dead Book 52401, Page 414, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-COUNTING THE AMERICAN SECURITY OF THE THE ORIGINATION OF THE O

FOUR THOUSAND SIX HUN-

DRED AND 0/100 DOLLARS (\$94,600.00), with interest thereon as set forth therein, there will be cold at public

there will be sold at public outcry to the highest bidder

for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

within the legal hours of sale

on the first Tuesday in September, 2022, the follow-

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

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

GWINNETT

MR/meh 9/6/22

2022

POWER

GEORGIA.

said plat being incorporated herein by reference thereto. MR/ca 9/6/22 Our file no. 5678314 - FT3 950-78000 8/10 17 24 31 for Morgan Stanley ABS Capital I Inc. Trust 2004-NC7, Mortgage Pass-Through Certificates, Series 2004-NC7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the

the entity tima has full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Power of Sale contained in a Security Deed given by Mark H. Dees to Mortgage Elec-tronic Registration Systems, Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. Inc., as grantee, as nominee America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed Book 44419, Page 89, Gwin-To the best knowledge and belief of the undersigned, the party in possession of the property is Tamiko L. Dukes or a tenant or tenants and said property is more nett County, Georgia Records, as last transferred to THE BANK OF NEW YORK to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 by assignment recorded in Deed Book 50904, Page 692, Gwinnett County, Georgia Records, conveying the after-described property to secure a commonly known as 4529 Iroquois Trail, Duluth, Georgia 30096. Should a conflict arise between the property address and the legal de-scription the legal descrip-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 conveying the after-de-scribed property to secure a Note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS

0/100 DOLLARS (\$650,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the follow-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding 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 inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty of recourse against the above-named or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., ALTERNATIVE LOAN TRUST 2005-51, MORTIGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 is the holder of the Security Deed to the property in accordance with OCGA \$ 44-14-162.2. The entity that has full aurepresentation, warranty or

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: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law

to negotiate, amend or modito negotiate, amend of modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark H. Dees, Joseph Benjamin Tallia, Older Benjamin Tal The debt secured by said Security Deed has been and is hereby declared due beplin, Claire Dees, Cecil Wade, S Woods, as Trustee of the Belmore Intervivos Ir-revocable RBD Trust, B Ta-plin, as Trustee of the Belmore Intervivos Irrevocable JCD Trust, M Tucker, as Trustee of the Belmore Interrustee of the Belmore Intervivos Irrevocable DBD Trust, B. Taplin, A. Cook and J. El-rod, Trustee of the Delaware MB5 Trust or a tenant or tenants and said property is

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 pur-suant to O.C.G.A. § 13-1-11 having hear given) more commonly known as 5167 Belmore Ct, Suwanee, Georgia 30024. Should a conflict arise between the 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 property address and 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 confirmation and audit of the status of the loan with the holder of the security deed.

THE BANK OF NEW YORK MELLON FKA THE BANK OF property address and the lenot yet due and payable), the right of redemption of any 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, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on "as-ic" basis without any MELLON FKA THE BANK OF MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51

www.foreclosurehotline.net

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 309 OF THE 7th DISTRICT, OF GWINNETT COUNTY, GEOR-

950-78060 8/10 17 24 31

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a

Security Deed given by Midgladis J Greco to Mortgage Electronic Registration

Systems, Inc., as grantee, as nominee for NetBank, its

nóminee for NetBank, its successors and assigns, date ded April 5, 2005, recorded in Deed Book 42742, Page 37, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEFOR THE CERTIFICATES, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-IIII 39 assignment recorded

IM1 by assignment recorded in Deed Book 56407, Page

GWINNETT

2022

POWER GEORGIA, COUNTY

an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. as Attorney in Fact for Mark H. Dees JPMorgan Chase Bank, Na-McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road tional Association is the holder of the Security Roswell, GA 30076

EXHIBIT A

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity time that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, Na-tional Association, 3415 Vi-sion Drive, Columbus, OH 43219, 800-446-8939.

GWINNETI COUNTY, GEOR-GIA, BEING KNOWN AS LOT 19, BLOCK A OF BELMORE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 77, PAGE 79, GWINNETT COUNTY, GEOR-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 GWINNE I COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAP-TIONED PROPERTY; BEING belief of the undersigned. the party in possession of the property is Rodger R Barron, Jerod Moore, Jonathan Barron, Price Bar-ron and Jason Barron or a INNEU PROPERTY; BEING IMPROVED PROPERTY KNOWN AS 5167 BELMORE COURT, SUWANEE, GEOR-GIA 30024, ACCORDING TO THE PRESENT SYSTEM OF tenant or tenants and said property is more commonly known as 861 Ozora Road, Grayson, Georgia 30017. Should a conflict arise between the property address and the legal description the NUMBERING PROPERTY IN NUMBERING PROPERTY IN SAID COUNTY.
MR/meh 9/6/22
Our file no. 5832320 - FT18

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. JPMorgan Chase Bank, National Association Jerod

as Attorney in Fact for Rodger R Barron, Jerod Moore, Jonathan Barron, Price Barron and Jason Bar-McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of An that tract of parcer of land lying and being in Land Lot 197 of the 5th District, Gwinnett County, Georgia, being Tract 8, Unit One, Cheek Estates Subdivision, as per plat thereof recorded in Plat Book 3, Page 99, Gwinnett County records,

FORECLOSURE

gia Records, conveying the after-described property to secure a Note in the original

principal amount HUNDRED TWE ount of ONE TWENTY-NINE HUNDRED TWENTY-NINE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$129,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property: ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HERFOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hear given) having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum 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 ty 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-FOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-1M1 is the holder of the Series

INTICALES, SERIES 2005-IM1 is the holder of the Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-Ine entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

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 Midgladis J Greco or a tenant or tenants and said property is more commonly known as 2450 Walnut Grove Way, Suwa-nee, Georgia 30024. Should a conflict arise between the property address and the legal description the legal de-scription 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 firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-IM1

as Attorney in Fact for Midgladis J Greco McCalla Raymer Leibert

MCCAIIA Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 108 of the 7th District, Gwinnett County, Georgia, being Lot 32, Block A, Wal-nut Grove Park Subdivision, according to plat recorded in Plat Book 64, Page 183, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description; being improved property known as 2450 Walnut Grove Way, according to the present system of numbering property in said county. Tax ID 17108 092

MR/meh 9/6/22 Our file no. 5840607 – FT18 950-77321 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 Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., Registration Šystems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14, 2005, recorded in Deed Book 46151, Page 298, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 54637, Page 488, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 53168, Page 452, Deed Book S3108, Page 452, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUN-DRED EIGHTY-ONE AND 0/100 0/100 DOLLARS
(\$128,881.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday

September, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PARI HEREOF

The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having hear given) having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

not yet due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by

FORECLOSURE

an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions covenants and 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 an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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 To the best knowledge and the party in possession of the property is Melissa G Howe and Willis D Howe or a tenant or tenants and said property is more commonly known as 3228 Winter Court, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description will control. tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Nationstar Mortgage LLC as Attorney in Fact for Melissa G Howe and Willis

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

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 1 of the 6th District, Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia records, which plat is incorporated herein and made a next bear for the reference by part hereof by reference, be-

ing known as 3228 Winter Court by the present system of numbering houses in Gwinnett County, Georgia. MR/meh 9/6/22 Our file no. 5961812 – FT2 950-77824 8/10 17 24 31

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Roland L. Robbins and Betty
C. Robbins to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for MBNA America
Delaware). N.A. its succesnominee for MBÑA América (Delaware), N.A., its successors and assigns, dated February 20, 2004, recorded in Deed Book 37230, Page 155, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2004-4 by assignment recorded in Deed Book 51718, Page 375, CATES, SERIES 2004-4 by assignment recorded in Deed Book 51718, Page 375, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE

principal amount HUNDRED FO FOURTEEN THOUSAND AND 0/100 DOLLARS (\$114,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-Gwinnett County, Georgia, or at such place as may be lawat such place as may be made fully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property:

SEE EXHIBIT A ATTACHED

LEPETO AND MADE A DADT HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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 position the page. sale will be inlade for inlade to 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 0.C.G.A. § 13-1-11 baying hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, bu taxes which are a hen, 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, encum assessibilitis, lettis, eliculibrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securithose 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2004-4 is the holder of

A-4754203 08/17/2022, 08/31/2022

courthouse of

IN PLAT BOUK 6, PAGE 120, GWINNETT COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES,

BOUNDS AND COURSES

2022

RIES 2004-4 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 and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

(800) 365-7107.

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 house in the control of the control

belief of the undersigned, the party in possession of the property is Roland L. Robbins, Estate of Roland L Robbins and Betty C. Robbins or a tenant or tenants and early expensely in property is more and said property is more commonly known as 1968 Englewood Way, Snellville, Georgia 30078. Should a conflict arise between the property address and the le-

gal description the legal de-scription will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE

FORECLOSURE

FORECLOSURE

DESCRIPTION. SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS, RESTRIC-TIONS AND OTHER MAT-TERS OF RECORD AFFECT-

IRG SAID DESCRIBED PROPERTY. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby,

declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is not failure to each residual to the control of the sec

is in default and this sale will

be made for the purposes of paying the Security Deed, accrued interest, and all ex-

penses of the sale, including

attornevs' fees. Notice of in

attorneys tees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowl-edge, the person(s) in pos-session of the property is/are Wendy Castillo David.

The property, being com-monly known as **515 Birch**

Ln, Lawrenceville, GA 30044 in Gwinnett County

CERTIFICATEHOLDERS THE CWABS INC., ASSET-BACKED CERTIFICATES, SE-RIES 2004-4

as Attorney in Fact for Roland L. Robbins and Bet-Yo C. Robbins
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net www.foreclosurenotline.net EXHIBIT A Land Lot 57, 5th District, Gwinnett County, Georgia, being Lot 3, Block H, Unit Three, Snellville North, as per plat recorded in Plat Book W, Page 212, Gwinnett County Records, which plat is hereby made a part of this description. Address: 1968 Englewood Way, Snellville, GA 30078
Tax map or parcel ID No.:
R5057-176
MB/io-200602

MR/jac 9/6/22 Our file no. 5997506 -

950-78213 8/10 17 24 31

remaining is in default and this sale will be made for the

purposes of paying the Security Deed, accrued interest, and all expenses of the

sale, including attorneys' fees. Notice of intention to

collect attornevs' fees has

Agvemang

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY

will be sold as the property of Wendy Castillo David, subject to any outstanding ad valorem taxes (including Under and by virtue of the power of sale contained with power of sale contained with that certain Security Deed dated October 17, 2019, from David Agyemang and Kate Acheampong to Mort-gage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., recorded on October 22, 2019 in Deed Book 56972 at Page 532 (Winnett taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, cumbrances, restrictions covenants and matters of record to the Security Deed.
Pursuant to O.C.G.A.Section
44-14-162.2, the name, address and telephone number 56972 at Page 532 Gwinnett , Georgia records, been last sold, as-transferred and con-to Caliber Home County, of the individual or who shall have the full au thority to negotiate, amend or modify all terms of the Loans, Inc.by Assignment and said Security Deed havabove described mortgage is ing been given to secure a note dated October 17, 2019, in the amount of \$194,441.00, and said Note 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 . The foregoing 6600 . The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the sebeing in default, the under-signed will sell at public outsigned will sell at public out-cry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on Septem-ber 6, 2022 the following decured creditor to negotiate amend or modify the terms amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the logs with the held. ber 6, 2022 the following de-scribed real property (here-inafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 217 AND 246 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 68, SHADY GROVE PLANTATION, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 194-195, GWINNETT COUNTY tus of the loan with the holder of the Security Deed. Albertelli Law Attorney for Lakeview Loan Servicing, LLC as Attorney in Fact for Wendy Castillo David 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By:Rohan 194-195, COUNTY GWINNETT RECORDS, SAID PLAT BE-ING INCORPORATED BY RECORDS, SAID PLAT BEING INCORPORATED BY
REFERENCE THERETO.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. The
debt secured by the Security
Deed and evidenced by the
Note and has been, and is
hereby, declared due and
payable because of, among
other nossible events of deother possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt

(770) 3/3-42-4 Rupani ESQ For the Firm THIS FIRM IS ACTING AS A TEMPTING TO COLLECT A
TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. - 22006074 A-4754793 07/27/2022, 08/03/2 08/10/2022, 08/17/2 08/24/2022, 08/31/2022 08/03/2022, 08/17/2022 950-76966 Notice of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Joyce Bagby to Washing-ton Mutual Bank, FA, dated June 8, 2007, and recorded in Deed Book 48005, Page 766, Gwinnett County, Geor gia records, as last trans-ferred to LaSalle Bank NA. as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certifi cates, Series 2007-0A6 by Assignment recorded in Deed Book 50346, Page 591, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$237,600.00, 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 on the first Tuesday in September, 2022, to wit September 6, 2022, the fol-Tuesday in September 6, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia,

been given as provided by law. To the best of the un-dersigned's knowledge, the person(s) in possession of the property is/are David Agyemang and Kate Advertising and Kate Acheampong. The property, being commonly known as 4390 Prather Son Dr, Loganville, GA, 30052 in Gwinnett County, will be ganville, GA, 30052 in Gwinnett County, will be sold as the property of David Agyemang and Kate
Acheampong, subject to any
outstanding ad valorem taxes (including taxes which
are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances. ments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne Gwinnett County, Georgia, being Lot 13. Block B, Streamwood Village Subdivision, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto. The debt secured by said Deed to Secure Debt has been and is hereby declared due benave the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: CALIBER HOME LOANS, 13801 Wireless LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 The foregoing notwithstand-ing, nothing in O.C.G.A. Sec-tion 44-14-162.2 shall rehereby declared due be-cause of, among other posquire the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for David Agyemang and Kate Acheampong 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By:Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION ORTAINFO as Attorney in Fact for David FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-006444 08/10/2022, 08/24/2022,

The debt remaining in de-fault, this sale will be made rault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3649 Cecilia Way, Loganville, GA 30052, together with all fixtures and personal prop erty attached to and consti-tuting a part of said proper-ty. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Joyce Bag-by and Terris Terry or tenant or tenants. Said property will be sold subject to (a) any 950-77386 8/10,17,24,31, outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by an accordance curvacus. NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning December 18, 2019, from Wendy Castillo David to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. New American Funding, recorded on December 26, 2019 in Deed Book 57132 at Page 290 Gwinnett County, Georgia records, having been last sold, assigned, transferred ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt soid, assigned, transfered and conveyed to Lakeview Loan Servicing, LLC by Assignment and said Security Deed having been given to secure a note dated December 18, 2019, in the amount of \$218,960.00, and said Note being in default the un. ed under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 9-13-172.1; and (3) 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 Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under courthouse of Gwinnett County, Georgia, on September 6, 2022 the following described real property (hereinafter referred to as the Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK I, QUAIL RUN PHASE, UNIT FIVE, LAMANCHA, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 120, GWINNETT COUNTY Gwinnett Power and other foreclosure documents may not be pro-vided until final confirmation loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 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. Attention:
Loss Mitigation Department
3217 S. Decker Lake Drive
Salt Lake City, Utah 84119
1-888-818-6032 The forego-

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to

require the secured credito