FORECLOSURE

FORECLOSURE

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 nances, restrictions, covenants, and matters of

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

immediately above.
U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Stephen Gibson and Sandra L. Gib-

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

1216-2652A 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. 1216-2652A 950-77184 8/10 17 24 31 2022

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Ana D. Her-cules to Bank of America, N. A. dated 6/6/2007 and recorded in Deed Book 47995 Page 852 Gwinnett 47995 Page 852 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$158,900.00, with interest at the rate specified therein, there will be sold by the unthere will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig nated by Order of the Supe rior Court of said county), within the legal hours of sale on September 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday which case being the first Wednesday of said month), the following described

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-LUT 1 OF NET TOWNTY, GEORGIA, BEING LOT 20, BLOCK B, AVALON MEADOWS SUBDI-VISION, UNIT THREE, AS PER PLAT THEREOF RECORDED IN COMMERCED IN COMMERCE VISION, UNIT I HHEE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 263, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE

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

tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Ana D. Hercules and Jose Rios or tenant or tenants.
Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

known as 460 Avalon Forest Drive, Lawrenceville, GA 30044 together with all fix-

mortgage. Fay Servicing, LLC P.O. Box Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166

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 (including taxes which are a lien, but not yet due and

payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, èncumbrances, zoning ordi nances, restrictions covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the least with the bald. tus of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided immediately above U.S. Bank Trust National nated by Order of the Superior Court of said county), within the legal hours of sale 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), the following described property:

vidual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Ana D. Hercules

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

1216-2786A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED PUHMA FION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2786A 950-77300 8/10 17 24 31 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Charles D. Treadway to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee for On Q Financial, Inc., its

successors and assigns. dat-ed 6/28/2017 and recorded in Deed Book 55223 Page 0420 Gwinnett County, Georgia records; as last

NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the

original principal amount of \$66,500.00, with interest at

the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door

of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 6, 2022 (be-

ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month),

the following described

ALL THAT TRACT OR PAR-

ALL IHAI I HAUT ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEORGIA. BEING LOT 2, BLOCK A DEEPBLEID COMMONS

BEING LUT 2, BLOCK A
DEERFIELD COMMONS
SUBDIVISION, UNITS ONE
AND TWO, AS PER PLAT
RECORDED N PLAT BOOK
29, PAGE 291, GWINNETT

COUNTY. GEORGIA BECORDS WHICH PLAT IS

RECORDS, WHICH PLAI IS BY REFERENCE INCORPO-RATED HEREIN AND MADE A PART HEREOF, BEING KNOWN AS 1785 BERK-SHIRE COURT, ACCORDING

TO THE PRESENT SYSTEM
OF NUMBERING IN GWINNETT COUNTY, GEORGIA.
The debt secured by said
Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

bed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1785 Berkshire Ct.

Snellville. GA 30078 togeth-

er 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): Charles D. Treadway or ten-

Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage. Shellpoint Mortgage Servic-ing PO Box 10826

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

an accurate survey and in-

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions,

covenants, and matters of

record superior to the Secu-rity Deed first set out above.

The sale will be conducted

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta-

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

certain procedures regarding

the rescission of judicial and

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

mmediately above. NewRez LLC d/b/a Shell-

point Mortgage Servicing as agent and Attorney in Fact

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

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. 1263-2513A

950-77605 8/10 17 24 31 2022

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Jermaine Du-mas and Bridget Dumas to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Fair-

way Independent Mortgage

Corporation, its successors

and assigns dated 9/30/2008 and recorded in Deed Book 49107 Page 130 and modi-fied at Deed Book 50836 Page 695 Gwinnett County,

Georgia records; as last transferred to or acquired by U.S. Bank Trust National As-sociation, not in its individu-

al capacity, but solely as Trustee of LSF9 Master Par-

ticipation Trust, conveying

the after-described property to secure a Note in the origi-nal principal amount of \$219,072.00, 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 design

nated by Order of the Supe

ALL THAT TRACT OR PAR

CEL OF LAND LYING AND BEING IN LAND LOT 159 OF

BEING IN LAND LUT 159 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN

PLAT BOOK 118. PAGES

for Charles D. Treadway

994-7637. 1263-2513A

ant or tenants.

property

181-182, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE

FORECLOSURE

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

tent to collect attorneys fees having been given). Said property is commonly known as 128 Jarrod Oaks Court, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are): Jermaine Dumas and Bridget Dumas or tenant or tenants.

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan. Said property will be sold satu properly will be solved subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constior sewage bills that constitute a ien against the proper-ty whether due and payable or not yet due and payable and which may not be of record, (c) the right of re-demption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances. restrictions nances. covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted

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

immediately above.
U.S. Bank Trust National U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Jermaine Dumas and Bridget Dumas Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1548-030A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1548-030A
950-77259 8/10 17 24 31
2022 1548-030A

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

POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Mirza Mahmutovic and Besma Mahmutovic to Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for Southpoint Financial Services, Inc., its
successors and assigns,
dated August 8, 2018,
recorded in Deed Book
56057, Page 985, Gwinnett
County, Georgia Records, as
last transferred to Amerihome Mortgage Company,
LLC by assignment recorded
in Deed Book 57223, Page
411, Gwinnett County, Geor-411, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FORTY-SEVEN THOUSAND TUBEE AND 0400 EIGHTY-THREE AND 0/100 DOLLARS (\$147,283.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in 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 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

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). 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, encumbrances, 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 an "as-is" basis without any representation, warranty or recourse against the abovenamed 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.

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 Philips Boulevard, Ewing, NJ 08618, (877) 909-9416.
Note, however, that such entity is not required by law 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 Mahmu-

tovic or a tenant or tenants

FORECLOSURE

and said property is more commonly known as 515 Rebecca Street, Lawrenceville Georgia **30046.** Should a conflict arise between the property address and the legal description the legal description the legal description.

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 holder of the security deed. Amerihome Company, LLC

as Attorney in Fact for Mirza Mahmutovic and Besma Mahmutovic McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net FXHIBIT 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 SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK F, PAGE 37, GWINNETT COUNTY, GEOR-GIA RECORDS. BEING MORE COMMONLY KNOWN BEING AS 515 REBECCA STREET LAWRENCEVILLE, GA

3004b. 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 Pursuant to the power of sale contained in the Security Deed executed by NORWOOD L. WILLIAMS JR. to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in the original principal amount of \$183,236.00 dated January \$25, 2016 and recorded in 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

as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 257 OF
THE 7TH DISTRICT, GWINNETT 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, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY as follows: INCORPORATED HEREIN BY REFERENCE AND MADE 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 CERTAIN PLAT OF SURVEY PREPARED BY J.A. EVANS SUR VEYING CO., INC., DATED INCORPORATED HEREIN BY

VEYING CO., INC., DATED DECEMBER 29, 1992.
Said property being known as: 1075 SECRET COVE SUGAR HILL, GA 30518 To the best of the undersigneds knowledge, the pary y or parties in possession

ty or parties in possession of said property is/are NOR-WOOD L. WILLIAMS JR. 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 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 paving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees naving 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: (2) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters 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) final 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 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 nego tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

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

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-077784 -

950-77774 8/10 17 24 31

POWER, GWINNETT COUN-Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Keith H Alleyne and Dave A. Alleyne to Mavy Federal Credit Union dated 6/20/2019 and recorded in Deed Book 56759 Pag 47 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying eral Credit Union, conveying the after-described property the alter-described properly to secure a Note in the original 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

FORECLOSURE

before the Courthouse door of Gwinnett County, Georgia (or such other area as desighaving been given). rior Court of said county), within the legal hours of sale on September 6, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in

Carrington Mortgage Services, LLC is the entity or invices, LLC is the entity of in-dividual designated who 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 Anaheim, CA 92806 (800) 561-4567

quired 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 be of record, (c) the right or redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the state of the state of the sale is not prohibited under the U.S. Bankrupt was the sale is not prohibited. 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 confirmation and audit of the sta-

matton and audit of the sta-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 Sanjur-ia and Frea M Sanjur-ia and Frea M Sanjur-In Fact for Roberto & Sanjur-jo and Ereca M Sanjurjo Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7637

994-7637 994-7637.
2191-2175A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2175A 950-77221 8/10 17 24 31

2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corfor Wachovia Mortgage Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 83886 Page 0244 and modified at Deed Book 52780 Page 803, again at Deed Book 54094 Page 212 and again at Deed Book 55420 Page 796 Gwinnett County, Georgia records: as last Georgia records: as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Society, F Stanwich Mortgage Loan described property to secure a Note in the original princi-pal amount of \$151,106.00, with interest at the rate spec ified therein, there will be sold by the undersigned at public outcry to the highest closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided bidder for cash before the Courthouse door of Gwinnett Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following

said month), the following described property: ALL THAT TRACT OR PAR-ALL HAI IRACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT UNIT ONE, THE ARBORS AT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AS 1835 AR-BORWOOD DRIVE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said

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

Said property is commonly known as 1835 Arborwood Drive, Grayson, GA 30017 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): Carlton B. Russell, III or tenant or tenants. Carrington Mortgage Ser-vices, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage

Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, 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. Said property will be sold said property will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lies against the service.

tute a lien against the property whether due and

payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances.

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation, and audit of the state.

immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attor-ney in Fact for Carlton B. Russell, III

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2506A 950-78575 8/17 24 31 9/7 14 21 28 2022

ing been given).
Said property will be sold subject to the following: (1) NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, any outstanding ad valorem 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-COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Aljo Mrsic toMortgage Electronic Registration Systems In Security rolling to disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, Systems, Inc. istration as nominee solely a CALIBER HOME

CALIBER HOME 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 Surestrictions, 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 perior Court of Gwinnett County, Georgia, said Secu-rity Deed having beengiven to secure a Note of even not prohibited under the U.S.
Bankruptcy Code; and (2) final confirmation and audit of
the status of the loan with
the holder of the Security date, in the original principal amount of One Hundred Four Thousandand 00/100 dollars (\$104,000.00) with interest thereon as provided therein, as last transferred toNewRez LLC The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms dba Shellpoint Mortgage 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 courthouse door of Gwinnett County, Georgia, or at such place as has or maybe lawfully designated as an alterof the mortgage is as fol-Selene Finance LP 3501

Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
SELENE FINANCE LP, as Attomey-in-Fact for fully designated as an alternative location, within the legal hours of sale on the first Tuesday inSeptember, 2022, all property de-scribed in said Security Deed including but not limited to thefollowing de-scribed recentual. TMAT

Attorney-in-Fact for VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170

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

Pursuant to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED to 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, Gwinnett County records, the undersigned will sell at the property of the highest 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 local bours of within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described

ED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND CEL 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

as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUAT-

A OF HARBINS LANDING AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF VY DECEDENCE GOD A BY REFERENCE FOR BY REFERENCE FOR A
MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 865
HARBINS COVE DRIVE ACCORDING TO THE CURRENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property being known as: **865 NW HARBINS COVE**

DR LILBURN, GA 30047 To the best of the under-signeds knowledge, the par-ty or parties in possession 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 payane because of, allioning other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold said property will be solve subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances,

zoning ordinances, restric-tions, covenants, and mat-ters 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

FORECLOSURE

FORECLOSURE

NANCE LP in Deed Book 59920, Page 830, Gwinnett County records, the under-signed will sell at public out-

BEING IN LAND LOT 1/4 UP 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 FOOK 23, PAGE 124, CWIN

BOOK 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 under

signeds knowledge, the par-

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 attorneys fees (notice of intent

to collect attorneys fees hav-

Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with

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 the 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 folhours 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

lows:
U.S. Bank National Association 4801 Frederica Street Owensboro, KY 4200.

Owensburo, KY 42501 Phone: 855-MYUSMAP (855-698-7627) Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is 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 COLLECT A A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

ABDUL HAMMED ty or parties in possession of said property is/are VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ or Robertson Anschutz Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-028730 –

950-77141 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 SUZAN-NA L SHOTTENKIRK to MORTGAGE ELECTRONIC REGISTRATION INC. SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of \$114,400.00 dated May 31 stricture and all out of the control of the court of the courty records, said Security Deed being last transferred to ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE-BACKED PASSTHROUGH CERTIFICATES, SERIES 2006-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE in Deed Book 59998, Page 136, Gwinnett Country records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said

biolic ducty to the highest biolder 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 74 OF THE 5TH DISTRICT, GWIN-METT 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, 67, GWINNETT COUNTY GEORGIA RECORDS WHICH SAID PLAT IS IN-CORPORATED AND MADE A PART HEREOF BY REFER-

Said property being known as: 1735 WEBB GIN HOUSE ROAD SNELLVILLE, GA 30078 To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are SUZANNA L SHOTTENKIRK

or tenant(s). The debt secured by said Ine 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 indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

penses of sale, including at torneys fees (notice of intent to collect attorneys fees having 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 zoning ordinances, restric tions, 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) final 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

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 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 tiate, 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 FOR THAT PURPOSE.

ADJUSTABLE RATE MORTALE AND AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED ADDRESSED ADDRESSED ADDRESSED ADDRESSED AND ADDRESSED ADDRESSE ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE-BACKED PASSTHROUGH CERTIFICATES,
SERIES 2006-1, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE,

as Attorney-in-Fact for SUZANNA L SHOTTENKIRK

Robertson, Anschutz, Schneid, Crane & Partners,

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

Pursuant to the power of sale contained in the Security Deed executed by LANE L FOWLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DUNWOODY MORTGAGE SERVICES, INC.

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

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 records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC. in Deed Book 57760, Page 517, Gwinnett County records, the undersigned will sell at public out-

FORECLOSURE

nated by Order of the Superior Court of said county)

which case being the first Wednesday of said month), the following described

property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 204 OF

BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SI-MONTON PARK, AS PER PLAT RECORDED IN PLAT

PLAI RECURDED IN PLAI BOOK 106, PAGE 204, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PPN: R5204 272

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

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):
Roberto S Sanjurjo and Ereca M Sanjurjo or tenant or
tenants.

Note, however, that such entity or individual is not re-

This foreclosure is subject to the Security Deed from Keith H. Alleyne, an unmar-ried man and Dave A. Allevne, an unmarried man to leyne, an unmarried man to Mortgage Electronic Registration 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 records

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

attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 825 Simonton Rd Lawrenceville. 30045-726 together with all fixtures and personal prop-erty attached to and consti-tuting a part of said property, if any. To the best knowledge and belief of the underedge and benef of the under-signed, the party (or parties) in possession of the subject property is (are): Dave A. Al-leyne and Estate/Heirs of Keith H Alleyne or tenant or tenants

Navy Federal Credit Union is the entity or individual 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 Union 820 Folin Lane Vienna, VA 2218-4907 (888) 503-7102
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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

(e) any assessments, liens, encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptecy Code; and (2) final confirmation and audit of the status of the loan with the hold-ref the Security Dead Purer 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-iudicial salés in State of Georgia, the Deed Under Power and other fore-

Navy Federal Credit Union as agent and Attorney in Fact for Keith H Alleyne and Dave A. Alleyne
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

immediately above

Hoad, N.E., Suite SUU, Atlanta, Georgia 30305, (404) 994-7637. 2049-078A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2049-078A

950-77363 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 Roberto S Sanjurjo and Ereca M Sanjurjo to Mortgage Electronic Registration Systems, Inc., as nominee for Silverton as nominee for one Mortgage Specialists, its successors and assigns. dated 10/16/2015 and recorded in Deed Book 53897 Page 3 Gwinnett 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 nal principal amount of \$167,902.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design nated by Order of the Supe nated by Order of the Superior Court of said county), within the legal hours of sale 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), the following described property: All that tract or parcel of land lying and being in Land Lots 8 and 25 of the 5th District, Gwinnett County. Georgia, 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 recorded plat is incorporated

herein by reference and made a part of this description.
The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pur-

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

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

2191-2506A THIS LAW FIRM MAY BE

limited to the following described property: ALL THAI TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7THDISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 53, BLOCK B, THE WILDINGSSUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 25, GWINNETTCOUNTY, GEORGIA. NETTCOUNTY. GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PARTHEREOF BY REFERENCE. BEING IM-PROVED PROPERTY

FLOWERDOWNS, ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING IN GWINNETT COUNTY,GEOR-GIA.Said property may more be known as 1327 Wildflower Downs, Lawrenceville, GA 30044. The debt secured by said Security Deed has been

KNOWN AS 1327 WILD-

and is hereby declared due because of, amongCase #: 22-006016-1 22-06016-1
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
purpose of paying the same
and all expenses of thissale,
including attorpays fees (noincluding attorneys fees (no-tice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of theloan is NewRez LLC dba Shell-NewRez LLC dba Shell-point Mortgage Servicing, 55 Beattle Place, Suig, 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 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 easeany other matters ofrecord 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 beconducted subject to 1) confirmation that the sale is not probibitthat the sale is not prohibit-ed under the U.S. Bankruptcy code and2) final confir-mation and audit of the status of the loan with the hold-er of the Security Deed.NewRez LLC dba Shellpoint Mortgage Servicingas Attorney-in-Fact forAljo Mrs-Attorney-In-Fact torAijo Mrs-icContact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520Ad Run Dates: 08/10/22; 08/24/22; 08/31/22 950-76840

950-76840 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER PURSUANT TO THE POWER OF SAIE CONTAINED AND THE JOSE ELORZA AND YOLANDA RAMIREZ TO TAY-LOR, BEAN & WHITAKER MORTGAGE CORP. in the original principal amount of \$117,927.00 dated Novem-ber 1, 1999 and recorded in Deed Book 19571, Page 248, Gwinnett County records, said Security Deed being last transferred to SELENE FI-