### FORECLOSURE

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. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entity time talks full administration thought and modify all terms of the mortgage with the debtor is. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage, 1 Corporate Drive, Suite 360, 1ake 7 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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

the pest knowledge and belief of the undersigned, the party in possession of the property is Vannapha Patsakham or a tenant or tenants and said property is more commonly known as 4759 Scarborough Place Stone Mountain, Georgia 30087. Should a conflict arise between the property

arise between the properties 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. 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. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage as Attorney in Fact for Vannapha Patsakham McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 6TH DISTRICT. GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 2, BLOCK E, THE MOORINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BROOK 9 PAGE 275 PLAT BOOK 9, PAGE 275, AS REVISED IN PLAT BOOK 14, PAGE 220, GWINNETT 14, PAGE 220, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

LESS AND EXCEPT THAT PORTION TAKEN IN RIGHT-OF-WAY DEED TO GWIN-NETT COUNTY, DATED AU-GUST 11, 1998, RECORDED IN DEED BOOK 16779, PAGE 204, AFORESAID RECORDS. MAP/PARCEL #:R6027-039 MR/ca 9/6/22 Our file no. 22-08599GA -

950-78004 8/10 17 24 31

#### NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sara A Mooney to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Green Tree Servicing LLC, its successors and assigned that details and assigned the successors are successors and assigned that details and the successors are successors and assigned that details are successors and assigned that details and the successors are successors and assigned that details are successors and assigned that details are successors and assigned that successors are successors are successors and assigned that successors are successors are successors and assigned that successors are successors and assigned that successors are successors and assigned that successors are successors and successors are successors are successors and successors are successors and successors are successors are successors are successors are successors and successors are successors are successors are successors are successors and successors are successors are successors are successors are successors are successors are su signs, dated July 15, 2014, recorded in Deed Book 53063, Page 441, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56554, Page 792, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assign-ment recorded in Deed Book 60106, Page 671, Gwinnett County, Georgia Records, after-described property to secure a amount of ONE HUNDRED
TWENTY-SIX THOUSAND
FIVE HUNDRED AND 0/100
DOLLARS (\$126,500.00),
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

fore 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 following described property: SEE EXHIBIT A ATTACHED TO AND MADE A The debt secured by said Security Deed has been and is hereby declared due be-

cause 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, and an expenses of this security Deed and by law, including attorney's fees (notice pursuant to O.G.G.A. § 13-1-11 having been given). Said property will be sold subject to any cutteranding

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, contributions and contributions of the property and the pro 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 representation, warranty or

representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olym-pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. 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 Sara A Mooney or a tenant or ten-ants and said property is more commonly known as 4043 Mckinley Drive, Snel-Iville, Georgia 30039. Should a conflict arise be-tween 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 belight of the country deed holder of the security deed U.S. Bank Trust National

#### **FORECLOSURE**

vidual capacity but solely as owner trustee for RCF 2 Acauisition Trust aulstion Trust
as Attorney in Fact for
Sara A Mooney
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Records (2) 20076

Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** 

EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 36 of the 6th District,
Gwinnett County, Georgia,
being Lot 1, Block B, Unit I
of Brentwood Subdivision,
as per plat thereof recorded
in Plat Book 15, page 38,
Gwinnett County, Georgia
Records, which recorded
alt is incorporated herein plat is incorporated herein by reference and made a part of this description. MR/ca 9/6/22 Our file no. 22-08603GA –

950-77827 8/10 17 24 31 2022

NOTICE OF SALE UNDER GWINNETT

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Stephen A Lanum and Michelle Delisa Griffin to Mortgage Electronic Regisration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 18, 2016, recorded in Deed Book 54398, Page 151, Gwinnett County, Georgia Pageodd as last transgia Records, as last trans-ferred to Quicken Loans, LLC by assignment recorded in Deed Book 57890, Page 855, Gwinnett County, Geoross, dwillieft coully, seed gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND FOUR HUNDRED NINETY-SIX AND 0/100 DOLLARS

0/100 DOLLARS
(\$165,496.00), 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 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 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 0.0.G.A. § 13-1-11 having been given).

having been given) naving been given).
Said property will be sold
subject to any outstanding
ad valorem taxes (including
taxes which are a lien, but
not yet due and payable), the
right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, retrigitions coverages 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 "asie" begin without any. an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Rocket Mortgage, LLC f/k/a

Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Stephen A Lanum or a tenant or tenants and said property is more commonly known as 2630 Kingsbrooke Ln, Duluth, Georgia 30097. Should a conflict arise between the property address and the le-gal description the legal de-scription will control scription 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-timation and confirmation of the firmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for

Stephen A Lanum and Michelle Delisa Griffin \_\_\_\_a ατιπιη nlla Raymer Leibert LLC McCalla

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

Tax Id Number(s): R7204 537 Land situated in the County of Gwinnett in the State of

All that tract or parcel of land lying and being in Land Lot 204 of the 7th District, Gwinnett County, Georgia, being Lot 79, Block K, The Villas at Riverbrooke Subdivision, Phase One, as per plat recorded in Plat Book 62, Page 227, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this

The property address and tax parcel identification number listed are provided solely for informational pur-

Commonly known as: 2630 Kingsbrooke Lane, Duluth, GA 30097-7395 MR/ca 9/6/22 Our file no. 22-08689GA -

950-78078 8/10 17 24 31

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book tion, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59467, Page 639, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Delaware trustee and U.S. Bank National Association,

## **FORECLOSURE**

but solely as Co-Trustee for Government Loan Securitiza-tion Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOU-SAND FIFTY AND 0/100 DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or the such place as may be law. at such place as may be lawfully designated as an alter-Tolly 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

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 sale will be made flot in 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 baying bean given).

suant to U.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but taxes which are a field, on 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 assessinents, lens, 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-y 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. U.S. Bank Trust National Association, not in its indi-Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity

Government Loan Securitiza-tion Trust 2011-FV1 is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. 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 Village, CO 80111, 800-306-6050

but solely as Co-Trustee for

Government Loan Securitiza-

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

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 Semetar C 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 snould a conflict arise be-ween 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 prohibit-ed under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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

as Attorney in Fact for Semetar C Avery McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

tion Trust 2011-FV

but solely as Co-Trustee for

Government Loan Securitiza-

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 THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 30, BLOCK F, ROLLING MEADOWS SUB-DIVISION, UNIT TWO, AC-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT VEY RECORDED IN PLAT BOOK 80, PAGE 209, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATE

HEREIN BY REFERENCE MR/meh 9/6/22 Our file no. 51802607

950-77826 8/10 17 24 31

NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Susanne Ignazito to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated April 29, 1998, recorded in Deed Book 15971, Page 88, Gwinnett County, Georgia Records and as modified by that certain 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, Georgia Records, conveying the gia Records, conveying the gla necorus, conveying trader-described property to secure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100 DOLLARS (\$80,000.00), 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 lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in September, 2022, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of 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 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 taxes which are a lien, but

ciliano and Americas Invest-ment Services, LLC or a tenant or tenants and said property is more commonly known as 177 Daisy Mead-ow Trail, Lawrenceville, Georgia 30044. Should a conflict arise between the taxes which are a lien, but not yet due and payable), the right of redemption of any property address and the legal description the legal de-

# **FORECLOSURE**

**FORECLOSURE** 

which might be disclosed by

an accurate survey and in-

brances, zoning ordinances restrictions, covenants, an

cluding, but not limited to,

those superior to the Securi

sor by merger to Chase Home Mortgage Corpora-

property address and the le-

Roswell, GA 30076

part hereof by reference.
MR/meh 9/6/22

Our file no. 52282507 -

950-78065 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 Rosalba Ceciliano a/k/a Rosa Alba Ceciliano to HomeBanc

Mortgage Corporation, dated September 23, 2004, record-

September 23, 2004, recorded 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 Morgan Chase Bank NA as Trustee for Structured Asset

Mortgage Investments II Inc. Bear Stearns ALT-A Trust

2005-2, Mortgage Pass-Through Certificates, Series 2005-2 hv

2005-2 by assignment recorded in Deed Book 51302, Page 898, Gwinnett County, Georgia Records,

conveying the after-de-scribed property to secure a

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 be-

fore 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

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

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 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 including, but not limited to, those superior to the Security Deed first set out above.

ty Deed This set out and Said property will be sold on

an "as-is" basis without any

representation, warranty or

recourse against the above-named or the undersigned. The Bank of New York Mel-lon, f/k/a The Bank of New

York, successor in interest to JPMorgan Chase Bank,

N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns 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 au-

thority to negotiate, amend,

and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050

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 Rosalba Ce-ciliano a/k/a Rosa Alba Ce-

GWINNETT

FXHIBIT A

2022

POWER GEORGIA,

COUNTY

any matters of record

scription will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibitspection of the property, any assessments, liens, encumed 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. The Bank of New York Mel-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. Ion, f/k/a The Bank of New lon, fl//a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Struc-tured Asset Mortgage Invest-ments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2 as Attorney in Fact for Rosalba Ceciliano a/k/a Rosa Alba Ceciliano JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successor

Rosa Alba Ceciliano McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ition, successor by merger to Chase Mortgage Company is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 78 of the 5th District, Gwinnett County, Georgia, 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 which plat is incorporated thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, Na-tional Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.
Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. which plat is incorporated To the best knowledge and herein by reference. MR/meh 9/6/22 the belief of the undersigned, the party in possession of the property is Susanne Ig-nazito or a tenant or tenants

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

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

and said property is more commonly known as 5236

Birdlake Drive, Lilburn, Georgia 30047. Should a conflict arise between the COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Frantz G Edouard to Mortgal 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. Bankrupt-Frantz G Edouard to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B., A Federally Chartered Savings Bank, its succescy 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, successor by perser to Chase sors and assigns, dated July Sors 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 tional Association, successor by merger to Chase Home Finance LLC, successor by merger to Chase Home Mortgage Corporation, successor by merger to Chase Mortgage Company as Attorney in Fact for Successor Legacity Legacity assignment recorded in Deed Book 56947, Page 630, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original Susanne Ignazito
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road cure 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 www.foreclosurehotline.net All 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 incorplace as may be lawfully place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREFOR porated herein 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, fail-

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 surpress of points the core sale will be inder 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 hear given).

suant to U.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments liens encum assessments, field, filed, fil those superior to the Securi-Inose 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.

MTGLQ Investors, LP is the Deed for the Security Deed holder of the Security Deed to the property in accordance with OCGA § 44-14-

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, 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 helief of the undersigned belief of the undersigned, the party in possession of the property is Frantz G Edouard and Chantal S. Edouard or a tenant or tenants and said property is more commonly known as 1805 Angus Lee Drive, Lawrenceville, Georgia 30045. Should a conflict arise between the property dedress and the legal designed.

arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. 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 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 HEEPEN LINCORD PLAT IS HEREBY INCORPO-RATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIP-

TION. MR/jay 9/6/22 file no. 5420514 -950-78224 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA,

GEORGIA, 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 Corporation, 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 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

# **FORECLOSURE**

County, Georgia Records, conveying the after-described property to secure a 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 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: SEE EXHIBIT A ATTACHED

HEREOF. 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 points the same sale will be induct for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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

HERETO AND MADE A PART

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, encumassessments, liens, encombrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Inose 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. Deutsche Bank National Trust Company as Trustee Deutsche Bank National Trust Company, as Trustee 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.
The entity that has full au-

The entry trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. 84119, 888-818-6032.
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 Tamiko L. Dukes or a tenant or tenants and said property is more commonly known as 4529 Iroquois Trall, Duluth, Geor-Iroquois Trail, Duluth, Geor-

gia 30096. Should a conflict arise between the property address and the legal de-scription 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 quiet of the firmation and audit of the status of the loan with the status of the loan with the 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.

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 EXHIBIT A

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 238 of the 6th District, Gwinnett County, Georgia and being Lot 32, Block 1, Covered Bridge Subdivision, Unit Eight, as per plat thereof recorded in Plat Book 17, Pages 206 Cwinnett County. 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-

MR/meh 9/6/22 Our file no. 5582906 – FT1 950-77051 8/10 17 24 31

NOTICE OF SALE UNDER GEORGIA,

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 Mortgage Corporation, dated December 16, 1999, recorded in Deed Book 19816, Page 80, Gwinnett County, Geor-COUNTY in Deed Book 1981b, Page 80, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 52401, Page 414, Gwinnett County, Georgia Records conveying the gia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FOUR THOUSAND SIX HUN-DRED AND 0/100 DOLLARS (\$94,600.00), 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 follow-ing described separates ing 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 posible 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 individual. Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, 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-ic" basis without any an "as-is" basis without any representation, warranty or recourse against the above named or the undersigned.

#### **FORECLOSURE**

tional Association 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: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.
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 Rodger R Barron, Jerod Moore, Jonathan Barron, Price Barron and Jason Barron or a tenant or tenants and said property is more commonly

property is more commonly known as 861 Ozora Road, Known as 801 uzora Hodal, Grayson, Georgia 30017. Should a conflict arise be-tween 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. Bankrupt-cy 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 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 land lying and being in Land Lot 197 of the 5th District, Gwinnett County, Georgia, being Tract 8, Unit One, being Tract 8, Unit One, Cheek Estates Subdivision, as per plat thereof recorded in Plat Book 3, Page 99, Gwinnett County records, 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

2022 NOTICE OF SALE UNDER

POWER GWINNETT GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark H. Dees to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed 2005, recorded in Deed Book 44419, Page 89, Gwin-BOOK 444 19, Page 89, GWIN-nett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWALT INC., AL-TERNATIVE LOAN TRUST TERNATIVE LOAN TRUST 2005-51, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 by assignment recorded in Deed Boos 50904, Page 692, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$650.000.00), with interest

(%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 court-house door of Gwinnett nouse 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 The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-

sible events of default, failure to pay the indebtedness
as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this
sale will be made for the
purpose of paying the same
and all expenses of this sale,
and all expenses of this sale,
and all expenses of this sale.

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters 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 including, 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 or 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., AL-TERNATIVE LOAN TRUST 2005-51, MORTGAGE 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 authority to negotiate, amend, 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. Note, however, that such entity is not required by law to negotiate, amend or modi-

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 Mark H. Dees, Joseph Benjamin Taplin, Claire Dees, Cecil Wade, S Woods, as Trustee of the Belmore Intervivos Irreplin, as Trustee of the Belmore plin, as Trustee of the Belmore Intervivos Irrevocable JCD Trust, M Tucker, as Trustee of the Belmore Inter-vivos Irrevocable DBD Trust, B. Taplin, A. Cook and J. El-rod, Trustee of the Delaware

B. Taplin, A. Cook and J. Elrod, Trustee of the Delaware
MB5 Trust or a tenant or
tenants and said property is
more commonly known as
5167 Belmore Ct, Suwanee,
Georgia 30024. 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 prohibite
dunder 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. holder of the security deed. THE BANK OF NEW YORK 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 E1 SERIES 2005-51

as Attorney in Fact for

### **FORECLOSURE**

Mark H. Dees McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1844 Old Alabailla Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 309 OF THE 7th DISTRICT, OF GWINNETT COUNTY, GEOR-GWINNETT 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-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAPITIONED PROPERTY: CAPITIONED PROPERTY PROPE TIONED PROPERTY; BEING IMPROVED PROPERTY KNOWN AS 5167 BELMORE COURT, SUWANEE, GEOR-GIA 30024, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.

MR/meh 9/6/22 Our file no. 5832320 950-78060 8/10 17 24 31

NOTICE OF SALE UNDER POWER GEORGIA, **GWINNETT** COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Tim-othy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dated September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, aslast transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, conveying the after-described property to secure a County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE AND 0/100 DOLLARS (1456 EQ. 00) with interest AND 0/100 DOLLARS (\$156,593.00), 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 Octo-ber, 2022, the following de-

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note 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 pur-suant to O.C.G.A. § 13-1-11 Suant to U.C.A. & 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters. 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, EXHIBIT A

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 "asia" begin without any. an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. 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:
Wells Fargo Bank, N.A., PO
Box 10335, Des Moines, IA
50306, 1-800-416-1472.
Note, however, that such
entity is not required by law to negotiate, amend or modi-

belief of the undersigned, the party in possession of the property is Timothy Powell and Mahjula Bah-Kamara or a tenant or tenants and said property is more commonly known as 5512 Four Winds Drive SW, Lilburn, Georgia 30047.
Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted child the confliction of the confliction

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 Wells Fargo Bank, N.A.
as Attorney in Fact for
Timothy Powell and Mahjula Bah-Kamara
McCalls Paymer Leibort

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076
www.foreclosurehotline.net
\*Auction services provided by Auction.com (www.auction.com) EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part hereof by refer induce a part hereof by reference; and being known as 5512 Four Winds Drive, according to the present system of numbering property in Gwinnett County, Georgia. MR/ca 10/4/22 Our file no. 5891720 – FT5 950-78694 8/17 24 31 9/7 14 21 28 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 Systems, 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 Country, 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, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUN-DRED EIGHTY-ONE AND

**FORECLOSURE** 

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 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:
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 pur-suant to 0.C.G.A. § 13-1-11 having been given)

naving 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 including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "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 acbrances, zoning ordinances Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authe entity tina last bill added and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

480-2432. Note, however, that such notity 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 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.

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.
Nationstar Mortgage LLC
as Attorney in Fact for
Melissa G Howe and Willis

tion will control

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

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 part hereof by reference, being known as 3228 Winter Court by the present system Gwinnett County, Georgia.

MR/meh 9/6/22

Our file no. 5961812 - FT2 950-77824 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 Roland L. Robbins and Betty C. Robbins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MBNA America nominee for MBNA America (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 BELISTE FOR THE BENEFIT T TRUSTEE FOR THE BENEFIT
OF THE CERTIFICATEHOLDERS OF THE CWABS INC.,
ASSET-BACKED CERTIFI-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 of ONE HUNDRED FOURTEEN HUNDRED 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 before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

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 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)

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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, 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