

FORECLOSURE

2006-1 by assignment recorded in Deed Book 51462, Page 484, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THOUSAND AND 0/100 DOLLARS (\$200,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, 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 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 that 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 an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Boulevard, Suite 100, Deerfield, IL 60015-3888-819, City, UT 84119

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 Cheryl Cornelius or a tenant or tenants and the party in possession of the property is more commonly known as 2395 Potomac View Ct Grayson, Georgia 30137. Should a conflict arise between the property address and the legal description of the property will control.

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

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust is the holder of the Security Deed to the property in accordance with OCGA §44-14-162.2.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, IN LAND LOT 70 AND 71 OF THE 5TH LAND DISTRICT, BEING DESIGNATED AS LOT NO. 22, BLOCK A, BRENTWOOD ESTATE SUBDIVISION, UNIT ONE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO DEED BOOK 51226, AS RECORDED IN PLAT BOOK 78, PAGE 212, CLERKS OFFICE, GWINNETT COUNTY RECORDS, REFERENCE TO WHICH RECORD IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

MR/cfr 1/3/23
Our file no. 22-09831GA -

950-87936 2/07/2022, 12/14/2022, 12/21/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Leonard Perkins, Jr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated April 30, 2003, recorded in Deed Book 32836, Page 173, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 51226, Page 51, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY THOUSAND FOUR HUNDRED FIFTY AND 0/100 DOLLARS (\$160,450.00), 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 February, 2023, the following described property:

FORECLOSURE

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 an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, NA 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, NA, 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 modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Leonard Perkins, Jr or a tenant or tenants and the party in possession of the property is more commonly known as 2868 Lakewater Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description of the property will control.

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

Wells Fargo Bank, NA as Attorney in Fact for Leonard Perkins, Jr
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 1 OF THE 5TH DISTRICT AND BEING IN LAND LOT 300 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 86, BLOCK A, LAKE PORT SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 83-84, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.

MR/cfr 1/3/23
Our file no. 22-09945GA -

950-87934 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022. 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Adam A. Powell and Crystal J. Krauss to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for NBank, Inc., its successors and assigns, dated December 23, 2004, recorded in Deed Book 41153, Page 0153, Gwinnett County, Georgia Records, as modified by that certain Loan Modification Agreement recorded in Deed Book 54363, Page 889, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, NA by assignment recorded in Deed Book 51582, Page 689, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND ONE HUNDRED FIFTEEN AND 0/100 DOLLARS (\$12,151.00), 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 January, 2023, 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 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 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 an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, NA as Attorney in Fact for Adam A. Powell and Crystal J. Krauss
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net
Auction services provided by Auction.com (www.auction.com)

FORECLOSURE

Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net
Auction services provided by Auction.com (www.auction.com)

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Yolande M. Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Citibank, N.A., its successors and assigns, dated 2/17/2017 and recorded in Deed Book 54950 Page 193 Gwinnett County, Georgia records; as last transferred to or acquired by CitiMortgage, Inc, conveying the after-described property to secure a Note in the original principal amount of \$194,900.00, 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 January 3, 2023 (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 LOT 47 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 05, BLOCK A, COUNTRY CLUB OF GWINNETT SUBDIVISION, UNIT SEVEN, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGES 81 AND 82, GWINNETT COUNTY RECORDS WHICH PLAT BY REFERENCE IS INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION.

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

Said property is commonly known as 3379 Hillside Lakes Dr., Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

centlar Mortgage Services Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6942

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted 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.

Wells Fargo Bank, NA as Attorney in Fact for Yolande M. Duncan
Aldridge Pite, LLP 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637
1010-19214

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosinni-Etti and Elizabeth Durosinni-Etti to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns dated 3/26/2015 and recorded in Deed Book 53457 Page 227 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$249,696.00, 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

FORECLOSURE

(or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on January 3, 2023 (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 Lot 284 of the 5th District, Gwinnett County, Georgia, being Lot 148, Block A, Austin Commons, as per plat recorded in Plat Book 127, Pages 129-132, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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

Said property is commonly known as 2148 Austin Common Way, Decatur, GA 30019-7778 together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Boulevard, Suite 100, Deerfield, IL 60015-3888-819, City, UT 84119

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 Cheryl Cornelius or a tenant or tenants and the party in possession of the property is more commonly known as 2395 Potomac View Ct Grayson, Georgia 30137. Should a conflict arise between the property address and the legal description of the property will control.

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

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust is the holder of the Security Deed to the property in accordance with OCGA §44-14-162.2.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 35, BLOCK A, IVY GREEN SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265 MARTINS CHAPEL LANE, ACCORDING 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 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 of intent to collect attorneys fees having been given).

Said property is commonly known as 1265 Martins Chapel Ln, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any.

FORECLOSURE

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1402 Martin Nash Road, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Boulevard, Suite 100, Deerfield, IL 60015-3888-819, City, UT 84119

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 Cheryl Cornelius or a tenant or tenants and the party in possession of the property is more commonly known as 2395 Potomac View Ct Grayson, Georgia 30137. Should a conflict arise between the property address and the legal description of the property will control.

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

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust is the holder of the Security Deed to the property in accordance with OCGA §44-14-162.2.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 221 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 35, BLOCK A, IVY GREEN SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGE 214, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS DESCRIPTION.

Also known as: 2707 Bogan Creek Dr., Buford, GA
Being the same premises as conveyed in deed from Water Ridge Builders, Inc. recorded 8/24/2004 in document number 151442, book 39581, page 158 in said county records. Tax ID: 07221289

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust is the holder of the Security Deed to the property in accordance with OCGA §44-14-162.2.

FORECLOSURE

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 Security Deed first set out above.

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

Trust Bank, successor by merger to Suntrust Bank as agent and Attorney in Fact for Charleston Leek, Jr.

Aldridge Pite, LLP 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1207-1527A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Russell Billy Roberts and Bridget Hamilton-Roberts to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns dated 9/6/2006 and recorded in Deed Book 47016, Page 0001, Gwinnett County, Georgia Records, as last transferred to or acquired by the BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17, conveying the after-described property to secure a Note in the original principal amount of \$256,275.00, 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 January 3, 2023 (being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, DEERFIELD COMMONS SUBDIVISION, UNITS ONE AND TWO, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 291, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, BEING KNOWN AS 1785 BERKSHIRE 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 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 of intent to collect attorneys fees having been given).

Said property is commonly known as 1785 Berkshire Ct., Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Boulevard, Suite 100, Deerfield, IL 60015-3888-819, City, UT 84119

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 Cheryl Cornelius or a tenant or tenants and the party in possession of the property is more commonly known as 2395 Potomac View Ct Grayson, Georgia 30137. Should a conflict arise between the property address and the legal description of the property will control.

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

FORECLOSURE

as agent and Attorney in Fact for Russell Billy Roberts and Bridget Hamilton-Roberts Aldridge Pite, LLP 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1263-2699A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Charles D. Treadway to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for On Financial, Inc., its successors and assigns, dated 6/28/2017 and recorded in Deed Book 55223 Page 0420 Gwinnett County, Georgia records; as last transferred to or acquired by 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 January 3, 2023 (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 LOT 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, DEERFIELD COMMONS SUBDIVISION, UNITS ONE AND TWO, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 291, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, BEING KNOWN AS 1785 BERKSHIRE 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 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 of intent to collect attorneys fees having been given).

Said property is commonly known as 1785 Berkshire Ct., Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates (WMALC Series 2006-1 Trust 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: Select Portfolio Servicing, Inc., 3217 S. Decker Boulevard, Suite 100, Deerfield, IL 60015-3888-819, City, UT 84119

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 Cheryl Cornelius or a tenant or tenants and the party in possession of the property is more commonly known as 2395 Potomac View Ct Grayson, Georgia 30137. Should a conflict arise between the property address and the legal description of the property will control.