for Robert L. Williams, Sr. Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont

FORECLOSURE

Road, N.F., Suite 500. lanta, Georgia 30305, (404) 994-7637.
2191-2162A
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. 2191-2162A
950-88016 12/07/2022,
12/14/2020 12/07/2022 12/14/2022. 12/21/2022.

STATE OF GEORGIA COUNTY OF GWINNETT

12/28/2022

NOTICE OF SALE UNDER POWER 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 BOOK 53010, Fage 321, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC in Deed Book 60232, Page 894, Cuipact County records Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of within the legal hours of sale, on January 03, 2023, the property in said Security Deed and described as fol-

THE LAND REFERRED TO HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOL-LOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT AND BEING IN LAND LO
161 OF THE 6TH DISTRICT
OF GWINNETT COUNTY
GEORGIA, BEING LOT 33
BLOCK A OF HARBIN
LANDING AS PER PLA
THEREOF RECORDED II HARBINS IN PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DE-SCRIPTION. SAID PROPER-TY BEING KNOWN AS 865 HARBINS COVE DRIVE AC-CORDING TO THE CURRENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

Said property being known as: 865 HARBINS COVE DRIVE NW LILBURN, GA **30047**To the best of the under-

signeds knowledge, the party 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 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 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-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out

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

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

lows: U.S. Bank National Associa-

100 4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-698-

7627) Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortrages. 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. GUIDANCE RESIDENTIAL.

LLC, as Attorney-in-Fact for ABDUL SUBHAN MO-HAMMED Anschutz. Robertson. Schneid, Crane & Partners.

PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-028730 -

LiV 950-88390 12/14/2022, 12/28/2022. 12/07/2022, 12/21/2022,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER

Pursuant to the power of sale contained in the Securisale contained in the security
Deed executed by JEFFREY A. WEAVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR EVERETT
FINANCIAL, INC D/B/A
SUPREME LENDING in the original principal amount of \$124.540.00 dated November 23, 2015 and recorded in Deed Book 54013, Page 0521, Gwinnett County records, said Security Deed being last transferred to AMERIHOME MORTGAGE COMPANY, LLC in Deed Book 56450, Page 151, 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 January 03, 2023 the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND 90 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK B, PINE-HURST TRACE SUBDIVI-SION, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 40, PAGE 51 PLAT BOOK 40, PAGE 51, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION PARCEL ID NUMBER

FORECLOSURE

Said property being known as: 2166 PINELLA DR GRAYSON, GA 30017 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are JEF-FREY A. WEAVER or tenant

(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among their seculible expectations of the security of payable 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 payable the same and all events. paving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). ng 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 due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances zoning ordinances, restric covenants, and matters of record superior to the Security Deed first set out

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

The name, address, telephone number of the in-dividual or entity who has full authority to negotiate, amend and modify all terms of the mortgage is as follows: Cenlar Federal Savings

Centar Federal Savings
Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: 1-800-223-6527
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is
of required by law to percent 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 DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
AMEDILAME MODITAGE AMERIHOME MORTGAGE COMPANY, LLC, as Attorney-in-Fact for JEFFREY A. WEAVER

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

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-029156 -

950-87407 11/30 12/7 14 21 28 2022

NOTICE OF SALE UNDER COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Chan Yeh Lin to Washington Mutual Bank, FA, dated February 19, 2004, recorded in Deed Book 37158, Page 233, Gwinnett County, Georgia Records, as last transferred to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

Owner Trustee For VRMTG by assignment recorded in Deed Book 60276, Page 896, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FIFTY-FIVE HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED TWENTY AND 0/100 DOL-LARS (\$355,120.00), with with interest thereon as set forth therein, there will be sold at

bidder for cash before the courthouse door of Gwinnett Country, 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 penceth:

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and security beed 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

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, 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 Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboverecourse against the above-named or the undersigned. US Bank Trust National As-sociation, Not In Its Individ-ual Capacity But Solely As Owner Trustee For VRMTG

Asset Trust is the holder of the Security

Deed to the property in ac-cordance 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: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-

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 Chan Yeh Lin or a tenant or tenants and said property is more com-monly known as **5058 Tarry** Glen Drive, Suwanee, Geor gia 30024. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney in Fact for

FORECLOSURE

Chan Yeh Lin 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 284 of the 7th District of Gwinnett County, Georgia, and being more particularly described as Lot 7029, Block N, Unit 7C, Rivermoore Park aka Parkside, Phase II, as aka Parkside, Priase II, as per plat recorded in Plat Book 90, Page 247, Gwinnett County, Georgia Records, which plat is incorporated herein by reference, being property known as 5058 Tarry Glen Drive, Suwanee, Ceorgia 3024 according to Georgia 30024 according to the present system of num-bering properties in said

county. MR/chr 1/3/23 Our file no. 22-06297GA -950-88808 12/07/2022 12/14/2022, 12/28/2022. 12/21/2022,

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dunamis Shay Emmanuel Bacchus to Mortgage Electronic Registration Systems nc., as grantee, as nominee for Homestar Financia Torp., its successors and assigns, dated October 29, 2018, recorded in Deed Book 56232, Page 535, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 59377, Page 598, Swinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC DBA Mr. Cooper by assign-ment recorded in Deed Book ment recorded in Deed Book 59388, Page 115, Gwinnett County, Georgia Records, conveying the after-de-scribed property to Secure a Note in the original principal amount of TWO HUNDRED FORTY THOUSAND FIVE HUNDRED SIXTY-TWO AND

0/100 DOLLARS (\$240,562.00), 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 Jan-

uary, 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 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). 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 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. Nationstar Mortgage LLC is the holder of the Security

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the and floding an terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is Dunamis Shay Emmanuel Bacchus or a tenant or tenants and said property is more commonly known as 970 Winnbrook Drive, Dacula, Georgia
30019. Should a conflict
arise between the property
address and the legal description the legal descrip-

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

Nationstar Mortgage LLC as Attorney in Fact for Dunamis Shay Emmanuel Bacchus McCalla Raymer Leibert 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 17, of the 7th District of Gwinnett County, Georgia, being Lot 17, Block A, Winnbrook Chase (formerly Haverford), Unit One, according to plat recorded in Plat Book 46, Page 54, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of this description. All that tract or parcel of

description.
MR/meh 1/3/23
Our file no. 22-07133GA -950-88706 12/07/2022,

12/14/2022, 12/28/2022. 12/21/2022, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by LEE CHIN KEMP AND ALLAN KEMP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE, INC. in the original principal amount of 139,050.00 dated June 27, 2013 and recorded in Deed Book 52349, Page 175, Gwinnett County records, Gwinnett County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 60303, Page 169, 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 January 03, 2023,

FORECLOSURE

the property in said Security Deed and described as fol-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 49, OF BARRINGTON RIDGE FEO-

BARRINGTON RIDGE FES-SIMPLE TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 132-134, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-FINCE

Said property being known as: 400 BERCKMAN DR NW

FORECLOSURE

lows:

as: 400 BERCKMAN DH NW
LILBURN, GA 30047
To the best of the undersigneds knowledge, the party or parties in possession
of said property is/are LEE
CHIN KEMP AND ALLAN
KEMP or tenant(s).
The dobtespared by eaid

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

ing been given). Said property will be sold salu 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 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 individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Nationstar Mortgage LLC Nationistal mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is pot required by law to pro-

not required by law to negoitate, 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.

NATIONSTAR MORTGAGE

as Attorney-in-Fact for LEE CHIN KEMP AND AL-LAN KEMP Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-074685 –

12/07/2022, 12/21/2022. 950-88388 12/14/2022

12/28/2022 NOTICE OF SALE UNDER POWER GEORGIA GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Are-ba Danielle Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as Loans, a Division of MetLife Bank, N.A., its successors and assigns, dated November 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be record-ed in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-

ter-described property to secure a Note in the original principal amount of ONE cure a wole in the original principal amount of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED THIRTY-ONE AND 0/100 DOLLARS (\$121,831,00), 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 on the first Tuesday in February, 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 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 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, retrictions covenate and restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The actify that has full au-

14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Areba Danielle Duncan or a tenant or tenants and said property more commonly known

FORECLOSURE

ty Deed executed by SHAWNETTE DEWS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,

INC. AS NOMINEE FOR SOUTHEAST MORTGAGE OF GEORGIA, INC. in the origi-

nal principal amount of \$336,688.00 dated February

\$336,688.00 dated February 26, 2020 and recorded in Deed Book 57305, Page 549, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60248, Page 843, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse

cash, before the Courthouse

door in said County or at

door in said County, or at such other place as lawfully designated, within the legal hours of sale, on January 03, 2023, 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 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-

THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 14C,

OZORA LAKE, PHASE 2A,
AS SHOWN ON THAT CERTAIN FINAL PLAT PREPARED BY PRECISION
PLANNING, INC. AND BEING
RECORDED IN PLAT BOOK

142, PAGE 137, GWINNETT

142, PAGE 137, GWINNETI
COUNTY, GEORGIA
RECORDS, TO WHICH PLAT
REFERENCE IS HEREBY
MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROP-

ERTY CONVEYED HEREIN.
Said property being known
as: 3585 SPRING PLACE CT

LOGANVILLE, GA 30052

To the best of the under-

signeds knowledge, the par-ty or parties in possession

of said property is/are SHAWNETTE DEWS or ten-

ant(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

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-

404 Simonton Oak Lar Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the security dead. holder of the security deed. Nationstar Mortgage LLC

Nationstar Mortgage LLC
as Attorney in Fact for
Areba Danielle Duncan
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

AU that tract or parcel of land lying and being in Land Lot 182 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A, of Ridgeview Subdivision, Unit Two, as per plat thereof recorded in Plat Book 105, page 272-273, Gwinnett County, Georgia Records, which recorded plat is incor-porated herein by reference and made a part of this description.

MR/mac 2/7/23 Our file no. 22-07474GA -950-88715 12/14/2022, 12/28/2022, 12/07/2022, 12/21/2022, 01/04/2023, 01/18/2023. 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Jose Cespedes to Mortgage Elec-tronic Registration Systems Inc., as grantee, as nominee for AmTrust Mortgage Corporation, its successors and assigns, dated May 26, 2005, recorded in Deed Book 43009, Page 99, Gwin-nett County, Georgia nett County, Georgia Records, as last transferred to U.S. Bank National Association, as trustee, on behalf of the holders of the Bear Stearns Asset Backed Secu-rities I Trust 2005-AC5, As-

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

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 heen 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 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-

to be 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.

U.S. Bank National Associa tion, as trustee, on behalf of the holders of the Bear Stearns Asset Backed Secu-rities I Trust 2005-AC5, As-set-Backed Certificates, Se-

ries 2005-AC5 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 entity time last little with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 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 Jose Ces-pedes or a tenant or tenants

and said property is more commonly known as 745 Woodrow Drive,

Woodrow Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description the legal description the legal description.

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. Rankrunt-

ed under the U.S. Bankrupt

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank National Associa-

tion, as trustee, on behalf of

the holders of the Bear Stearns Asset Backed Secu-rities I Trust 2005-AC5, As-set-Backed Certificates, Se-ries 2005-AC5

Jose Cespedes
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 130 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-

GIA, BEING LOT 4, BLOCK "L", EDGEWATER SUBDIVI-

SION, UNIT 7, AS PER PLAT RECORDED IN PLAT BOOK 56, PAGE 116, GWINNETT COUNTY, GEORGIA RECORDS, WHICH

PLAT IS INCORPORATED HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION.

Our file no. 22-07550GA -950-87931 12/7 14 21 28

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of

sale contained in the Securi-

MR/mac 1/3/23

2022

POWER

as Attorney in Fact for

84119. 888-818-6032

ries 2005-AC5

rities 1 Irust 2005-AC5, Asset-Backed Certificates, Series 2005-AC5 by assignment recorded in Deed Book 55081, Page 90, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY THOUSAND NINE HUNDRED NINETY THOUSAND NINETY SIX AND penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any NINETY THOUSAND NINE
HUNDRED NINETY-SIX AND
0/100 DOLLARS
(\$190,996.00), with interest
thereon as set forth therein,
there will be sold at public
outry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, or at such
place as may be Jawfully 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, restrictions. covenants, and mat 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 reporter.

ters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) scribed property: SEE EXHIBIT A ATTACHED confirmation that the sale not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with HERETO AND MADE A PART HEREOF The debt secured by said

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-

lows:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
1-800-274-6600
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to negotiate, amend, or modify the
terms of the mortgage. terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT

AS A DEBI COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-ING. LLC. as Attorney-in-Fact for SHAWNETTE DEWS Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-075866 -

950-87333 11/23 12/7 14

NOTICE OF SALE UNDER POWER

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Alek-sandra K Lifland and Steven Lifland to Mortgage Elec-tronic Registration Systems, Inc. as grattee as pomine Ironic Registration Systems, inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns, dated September 14, 2006, recorded in Deed Book 47075, Page 10, Gwinnett Country, Georgia Records, as last transferred to MEB Loan Trust. VII by assignment Trust VI by assignment recorded in Deed Book 60249, Page 00874, Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of TWEN-TY-THREE THOUSAND AND 07100 DOLLARS (\$23,000.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described argenetic

spection of the property, any

assessments, liens, encum

those superior to the Securi

MEB Loan Trust VI is the holder of the Security Deed

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HFRF0F HEREOF 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

Of the intringage is as icolows:
Planet Home Lending, LLC
321 Research Parkway,
Suite 303
Meriden, CT 06450
1-855-884-2250
Match the pursuant to 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 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is 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-

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, 10700 Abbotts Bridge Road to be 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.

950-88219 12/14/2022 12/14/2022, 12/28/2022.

FORECLOSURE to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vijerse CO, 90111 900 206 lage, CO 80111, 800-306-6059.

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 Aleksandra K Lifland and Steven Lifland or a tenant or tenants and said property is more commonly known as 2373 Wood Beil Ct, Buford, Georgia 30519. ct, Buford, Georgia 30519, 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 con-firmation and audit of the status of the loan with the holder of the security deed. MEB Loan Trust VI

ALCON TO THE STATE OF THE STATE Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 185 OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, AND BEING LOT 36, OF
KENTWATER MANOR, AS
PER PLAT RECORDED IN
PLAT BOOK 106, PAGE 165167 OF GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

ENCE.
SUBJECT TO THAT SECU-SUBJECT TO THAT SECUTION TO TEVEN LIFLAND AND ALEKSANDRA KIZNER LIFLAND TO HOME-BANC MORTGAGE CORPORATION, RECORDED MARCH 21, 2005, IN DEED MARCH 21, 2014 PACK 214 BOOK 42041. PAGE

GWINNETT COUNTY, GEOR-GIA RECORDS. MR/chr 1/3/23 Our file no. 22-07620GA -950-88010 12/07/2022

12/21/2022,

12/14/2022, 12/28/2022.

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

sale contained in the Securi-

ty Deed executed by CORY HERROD to MORTGAGE ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in the original principal amount of \$303,403.00 dated June 1 \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in HOME LENDING LLC in Deed Book 59892, Page 670, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the 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 January 03, 2023, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK A OF MADISON FARMS SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 95, PAGES 160 AND 161 GWINNETT COUNTY, GEOR

GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said property being known as: 3393 MADISON FARM WAY SNELLVILLE, GA 30039 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are CORY HERROD or tenant(s). The debt secured by said Security Deed has been and

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expaying 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 hav-ing 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 assess-ments, liens, encumbrances, 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) fi-nal confirmation and audit of the status of the loan with the holder of the Security

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

not required by law to negotiate, 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. PLANET HOME LENDING

LLC,
as Attorney-in-Fact for
CORY HERROD
Pohertson, Anschutz, Robertson, Anschutz, Schneid, Crane & Partners,

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 –

FORECLOSURE

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ang-ie S Martin to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for New South Fed-

nominee for New South Fed-eral Savings Bank, its suc-cessors and assigns, dated April 20, 2006, recorded in Deed Book 46524, Page 202, Gwinnett County, Georgia Records, as last transferred to PNC BANK, NATIONAL ASSOCIATION by assignment recorded in Note, however, that such entity is not required by law ASSOCIATION
by assignment recorded in
Deed Book 60238, Page 308,
Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of ONE
HUNDRED SEVENTY-FIVE
THOUSAND FOUR HUNDRED AND 67400 POUL ARS DRFD AND 0/100 DOLLARS DRED AND 0/100 DOLLARS (\$175,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett

> 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 HEREFOE HEREOF

County, Georgia, or at such place as may be lawfully designated as an alternative,

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 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 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 "ac-ic" basic without any an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. PNC BANK, NATIONAL AS-

SOCIATION 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-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 New-mark Drive, Miamisburg, OH 45342, 800-523-8654. Note, however, that such entity is not required by law on the best knowledge and belief of the undersigned, the party in possession of the property is Angie S Marie

the property is Angie S Mar-diad property is more com-monly known as 341 Eagle Tiff Dr, Sugar Hill, Georgia 30518. Should a conflict arise between the property address and the legal description the legal description the legal descrip-tion 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 belder of the seewith deed.

holder of the security deed. PNC BANK, NATIONAL AS-SOCIATION as Attorney in Fact for Angle S Martin 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 347 of the 7th District Gwinnett County, Georgia, being Unit 121, Fairview Park Townhomes Unit 3 Subdivision, as per plat recorded in Plat Book 112, recorded in Plat Book 112, Page 87, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part hereof; together with and subject to all right, title and interest in and to those certain covenants, restrictions and easements as contained in Declaration of Covenants, Conditions and Restrictions Conditions and Restrictions for Fairview Park recorded in

Gwinnett County, Georgia Records; as amended from time to time. MR/chr 1/3/23

Deed Book 28492, Page 93, Gwinnett County, Georgia

Our file no. 22-08751GA -950-88737 12/07/2022 12/14/2022, 12/28/2022. 12/21/2022,

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

Under and by virtue of the

Power of Sale contained in a

Security Deed given by Hanika N Goley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company LLC, its successors and assigns, dated June 26, 2020, recorded in Deed Book 57881, Page 424, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in Deed Book 59597, Page 533, Gwinnett County, Georgia Records, as last transferred Records, as last transterred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60315, Page 715, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount of HUNDRED SEVENTY principal amount of IWU HUNDRED SEVENTY-ONE THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$271,025.00), 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,

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 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

FORECLOSURE

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in 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, these survivors to the Securithose superior to the Securithose superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company
LLC is the holder of the Security Deed to the property
in accordance with OCGA §
44-14-162.2.

The entity that has full au thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441 4441

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 Hanika N Go-ley or a tenant or tenants and said property is more commonly known as 2152
Talmai Dr, Snellville, Georgia 30078. Should a conflict arise between the property address, and the local de-

scription the legal descrip tion 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. Guild Mortgage Company

address and the legal

as Attorney in Fact for Hanika N Goley 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 68 of the 6th District, Gwinnett County, Georgia, being Lot 101, Brookwood being Lot 101, Brookwood Village, Phase 2A, as per plat recorded in Plat Book 145, Pages 129-137, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this de

scription. MR/meh 1/3/23 our file no. 22-09436GA -FT17 950-88159 12/07/2022

12/14/2022. 12/21/2022 12/28/2022. NOTICE OF SALE UNDER POWER GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Anita K Williams to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee Amerisave Mortgage Corporation, its successors and assigns, dated July 17 2021, recorded in Deed Book 59000, Page 138, Gwinnett County, Georgia Records, as last transferred to AmeriSave Mortgage Corporation by assignment recorded in Deed Book 60289, Page 673, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED FORTY AND

0/100 DOLLARS
(\$170,940.00), 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 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

HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible 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 O.C.G.A. § 13-1-11 having hear given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. AmeriSave Mortgage Corporation 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 page 14-14-162.

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: AmeriSave Mortgage Corporation, 1 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 belief of the undersigned, the party in possession of the property is Anita K Williams or a tenant or tenants and said property is more commonly known as 3209 Hidden Bluff Trl. Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal de

scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the AmeriSave Mortgage Cor

poration as Attorney in Fact for remaining in default, this sale will be made for the McCalla Raymer Leibert Pierce, LLC Anita K Williams purpose of paying the same