FORECLOSURE

having been given).
Said property is commonly known as 2940 STANSTAD CIR, NORCROSS, GA 30071 together with all fixtures and personal property attached

said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of

the subject property is (are):

Jacobine Laure K. Djièpmo

or tenant or tenants.

Axos Bank is the entity or individual designated who shall have full authority to

negotiate, amend and modify

negoriate, ameno and monitoriage.
Axos Bank Axos Bank Loss
Mitigation 4350 La Jolla Village Dr. Suite 140 San
Diego, CA 92122
877.351,2265 x1871

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.

tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority.

thority, (d) any matters which might be disclosed by

an accurate survey and in-spection of the property, and (e) any assessments, liens,

(e) any assessments, liens encumbrances, zoning ordi-nances, restrictions

covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-

ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the

tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the resoission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure

and audit of the status of the

loan as provided immediate-

ly above

of the loan.

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, encumassessinents, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose superior to the Securi-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. Cardinal Financial Compa-ty Limited Partharchin is

ry, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 1 Corporate Drive, Suite 360, Lake

Zurich, IL 60047, 8006694268. 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 Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder AKA Cheryl Roberson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control scription will control.
The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Cardinal Financial Company, Limited Partnership as Attorney in Fact for Richard L Winstead and Cheryl C Felder AKA Cheryl

Roberson Felder McCalla Raymer Leibert

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019

TAX PARCEL ID/AP: R3001 All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwin-

nett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill A Home Town (Phase 4), according to plat of survey
recorded in Plat Rook 72,
Page 222, Gwinnett County,
Coarrie Records with blat hat Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.
Parcel ID: R3001-304

Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/meh 1/3/23 Our file no. 22-07226GA - FT18 950-86997 11/23 30 12/7

14 21 28 2022 NOTICE OF SALE UNDER

GEORGIA. GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Cherry Cornelius to Mort-Security Deeu given by Cherry Cornelius to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Century Mort-gage Corporation, its successors and assigns, dated October 13, 2005, recorded in Deed Book 44964. Page 32, Gwinnett County, Georgia Records, as last transferred to U.S. BANK NA-BANK NA-TIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL AS-AMIERICA, INATIONAL AS SOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR WASHING-TON MUTUAL MORTGAGE PASS-THROUGH CERTIFI-IROUGH CERTIFI-WMALT SERIES CATES WMALT SERIES 2006-1 by assignment recorded in Deed Book 51462, Page 484, Gwinnett County, Georgia Records, conveying the after-de-Conveying the arter-de-scribed 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

HERETO AND MADE A
PART HEREOF
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, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

at such place as may be law

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-

ing described property: SEE EXHIBIT A ATTACHED

belief of the undersigned, the party in possession of the property is Leonard Perkins, Jr or a tenant or tenants and said property is having been given).
Said property will be sold subject to any outstanding tenants and said property is more commonly known as 2868 Lakewater Way, Snel-Iville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description the legal description will control. The sale will be conducted which (4) to confirmation 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 insubject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcluding, 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.

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

tion.com) EXHIBIT A

IN PLAT BOOK 95, PAGE 83-84, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-

Our file no. 22-09945GA

ERENCE HERETO.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Select Portion 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 **FORECLOSURE**

the party in possession of the property is Cherry Cornelius or a tenant or ten-

ants and said property is more commonly known as 2395 Potomac View Ct, Grayson, Georgia 30017. Should a conflict arise be-

tween the property address

2006-1 Trust

ESTATE SUBDIVISION, UNIT ONE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO PLAT, AND SURVEY 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/chr 1/3/23

Our file no. 22-09831GA -

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by Leonard Perkins, dr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation in the success

normnee for Pine State Worf-gage Corporation, its suc-cessors and assigns, dated April 30, 2003, recorded in Deed Book 32836, Page 173, Gwinnett County, Georgia Records and as modified by

hat certain Loan Modifica-tion Agreement recorded in Deed Book 57202, Page 770, 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 af-

Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY THOUSAND FOUR HUNDRED SIXTY THOUSAND FOUR HUNDRED (\$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 Gwinneth 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 February, 2023, the following described property:

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 be-

cause of, among other pos-sible events of default fail-

ure to pay the indebtedness

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security

Deed and by law, including

attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lice but

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,

those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any

representation, warranty or

recourse against the above-named or the undersigned. Wells Fargo Bank, NA is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

The entity that has full au-

The entity trans has full are thority 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 modify the terms of the loan.

To the best knowledge and

162.2.

2/07/2022, 12/21/2022,

GWINNETT

MR/chr 1/3/23

T1 950-87936

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

GEORGIA,

COUNTY

ESTATE SUBDIVISION, UNIT

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

FORECLOSURE

01/25/2023, 02/01/2023 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

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-Pursuant to the Power of Sale contained in a Security Deed given by Yolande M. Duncan to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Citibank, N.A., its succesed under the J.S. Balikrupt-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 NA, successor trustee to Bank of America. sors and assigns. dated 2/17/2017 and recorded in Deed Book 54950 Page 193 Gwinnett County, Georgia records; as last transferred NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates WMALT Series to or acquired by CitiMort-gage, Inc, conveying the af-ter-described property to se-cure a Note in the original principal amount of \$184,900.00, with interest at the rate specified therein, there will be sold by the un-2006-1 Irust
as Attorney in Fact for
Cherry Cornelius
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehottine.net EXHIBIT A ALL THAT TRACT OR PAR-CEL 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 (or such other area as designated by Order of the Supe nated 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:

property ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING LOT 55, BLOCK A, COUNTRY CLUB OF GWINNETT SUBDIVISION, UNIT SEVEN, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGES 81 AND 82, GWINNETT COUN-TY RECORDS WHICH PLAT TY RECORDS WHICH PLAT
BY REFERENCE IS INCORPORATED INTO AND MADE
A PART OF THIS DESCRIPTION.
The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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 the New institution. Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys rees having been given). Said property is commonly known as 3379 Hillside Links Dr, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned the party (or parties) signed, the party (or parties) in possession of the subject property is (are): Yolande M. Duncan and Joshua T. Cottman or tenant or ten-

cenlar is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
cenlar Mortgage Servicing
Representative 425 Phillips
Boulevard Ewing, NJ 08618
customerservice@loanadministration.com 1-800-223-

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments liens (e) any assessments, ilens, 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 leave with the below tus of the loan with the holdtus 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 stamation and audit of the status of the loan as provided immediately above

CitiMortgage, Inc as agent and Attorney in Fact for Yolande M. Duncan Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1010-1921A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-GULLEGT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1921A 950-88073 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Sale contained in a Security Deed given by Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its succes-AMICHICA, N.A., Its stices-sors and assigns dated 3/26/2015 and recorded in Deed Book 53457 Page 227 Gwinnett County, Georgia records; as last transferred

cy Code and (2) to final con-firmation and audit of the 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, expedited thesis. 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 the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided of Gwinnett County, Georgia by Auction.com (www.auc-(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: nated by Order of the Supe EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 1 OF
THE 5TH DISTRICT, AND
LAND LOT 300 OF THE 4TH
DISTRICT, GWINNETT LAND LOT 300 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 86, BLOCK A, LAKE PORT SUBDIVISION, UNIT I, AS PER PLAT RECORDED

property: All that tract or parcel of 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, Gwin-nett County, Georgia FORECLOSURE **FORECLOSURE**

porated herein and made a part hereof by reference. or tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms The debt secured by said The debt secured by said is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not remanner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

quired by law to negotiate, amend or modify the terms

nances, restrictions, covenants, and matters of

be provided until final confir-

1120-23668A

950-87988 12/14/2022, 12/28/2022.

Pursuant to the Power of

Sale contained in a Security

Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems

Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and as-

signs dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett

County, Georgia records; as last transferred to or ac-quired by Truist Bank, suc-

cessor by merger to Sun-trust Bank, conveying the af-ter-described property to se-cure a Note in the original

principal amount of \$259,000.00, with interest at

the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash

before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-

nated by Order of the Superior Court of said county), within the legal hours of sale

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

the following described

MARTINS

GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL ESTATES, UNIT

ONE, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT

86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-

MADE A PART OF HIS DE-SCRIPTION; BEING PROP-ERTY KNOWN AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY OF N

GWINNETT COUNTY, GEOR-

ure to pay the indebtedness as and when due and in the manner provided in the Note

CHAPFI

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having hear given) Said property will be sold subject to: (a) any outstanding ad valorem taxes (inhaving been given). Said property is commonly cluding taxes which are a known as 2148 Austin Common Way, Dacula, GA 30019-7778 together with all lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-30019-17/8 together with all intures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by property is (are): Akintunde Durosinmi-Etti and Elizabeth an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

Durosinmi-Etti or tenant or tenants.
Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and suchla (b) the load of the loans of the lo payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, (e) any assessments, length 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the least with the below tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan with the holdmation and audit of the status of the loan as provided

immediately above BANK OF AMERICA NA as agent and Attorney in Fact for Akintunde Durosinmi-Etti and Elizabeth Durosinmi-Etti Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Ata, m.i., suite 500, At-a, Georgia 30305, (404) -7637.

1016-5373A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5373A
950.8810 12/07/2022 950-88109 12/07/2022 12/14/2022 12/21/2022,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Scott J. Hammond to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for and assigns dated 7/31/2015 and recorded in Deed Book 53785 Page 259 Gwinnett County, Georgia records; as last transferred to or ac-quired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$141,855.00, 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 desig-nated by Order of the Superior Court of said county).

rior Court of said country, 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 GIA.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failfollowing described property:
All that tract or parcel of land lying and being in Land Lot 86 of the 6th District of Gwinnett County.

Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin located on the northeasterly right of way of Martin Nash Road, said right of way being 80 feet in width, 232.51 feet northwesterly from the intersection of the northeasterly right of way of Martin Nash Road with the northwesterly right of way of Nash Road with the north-westerly right of way of Brownlee Road, said right of way being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds West along the northeasterly right of way of Martin Nash Road, 107.51 feet to an iron pin; running thence North 61 de-grees 49 minutes 15 sec-onds East, 237.74 feet to an iron pin; running thence onds East, 237.74 feet to an iron pin; running thence South 29 degrees 09 minutes 19 seconds East, 107.51 feet to an iron pin; running thence South 61 degrees 49 minutes 15 seconds West 237.24 feet to an iron pint and the POINT OF BEGINNING.

ants

Truist Bank is the entity or

Iruist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467

Note, however, that such

entity or individual is not re-

quired by law to negotiate,

amend or modify the terms of the loan.

Said property will be sold

subject to: (a) any outstand-ing ad valorem taxes (in-

cluding taxes which are a

lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-

erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority.

thority, (d) any matters which might be disclosed by

(e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code; and (2) final confir

mation and audit of the status of the loan with the hold-

an accurate survey and in

-800-827-3722

Said tract containing .5855 acres, more or less, and being known as 1402 Martin Nash Road according to the present system of number

present system of number-ing property in Gwinnett County, Georgia.

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

having been given).
Said property is commonly known as 1402 Martin Nash Road, Libum, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party the undersigned, the party (or parties) in possession of the subject property is (are): **FORECLOSURE**

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

be provided until final confirmation and audit of the status of the loan as provided immediately above.
Truist 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.

1994-1057.
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE LICED FOR THAT FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1527A 950-88106 12/07/2022, 12/14/2022, 12/2022, 12/2022 950-88106 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-Sale contained in a Security Deed given by Russell Billy Roberts and Bridget Hamil-ton-Roberts to Mortgage Electronic Registration Sys-Electronic Registration Šyštems, 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 TRUSTEFOR THE CERTIFICATEration and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not NEW YORK, AS TRUSTEE FOR THE CERTIFICATE be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and Attorney in Fact for Scott J. Hammond HOLDERS OF THE CWARS INC., ASSET-BACKED CER-TIFICATES, SERIES 2006-17, conveying the after-de-scribed property to secure a Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 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 Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month). the following THIS LAW FIRM MAY BE for cash before the Court-IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23668A NOTICE OF SALE UNDER POWER, GWINNETT COUN-

said month), the following described property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 221 OF THE 7TH DISTRICT, GWIN-NETT 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 COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS DESCRIPTION.

Also known as: 2707 Bogan Also Rilowin as: 2707 Bogail Creek Dr., Buford, GA Being the same premises as conveyed in deed from Water Ridge Builders, Inc. recorded 8/24/2004 in docu-ment number 151442, book 39581, Page 158 in said county and state.
Tax ID: R7221 289
The debt secured by said Security Deed has been and

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

THE TOHOWING DESCRIBED TOPOPHY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B. MARTINS CHAPFI having been given).
Said property is commonly known as 2707 Bogan Creek Dr. Buford. GA 30519-4517 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Russell Billy Roberts and Bridget Hamilton-Roberts or tenant or tenants.

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

of the mortgage. Shellpoint Mortgage Servicpo Box 10826 reenville, SC 29603-0826 -800-365-7107

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

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 argainst the propand Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees tute a lien against the prophaving been given).
Said property is commonly known as 1265 Martins Chapel Ln, Lawrenceville, erty whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undergreated to the party (or notice) thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordisigned, the party (or parties) in possession of the subject nances, restrictions, covenants, and matters of property is (are): Estate and/or Heirs of Charleston Leek, Jr. or tenant or ten-

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

closure documents may not be provided until final confirmation and audit of the sta tus of the loan as provided immediately above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-

FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSETBACKED CERTIFICATES, SERIES 2006-17 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) lanta, Georgia 30305, (404) 994-7637. 1263-2699A

DATE OF THE PARCEL COMMONLY KNOWN AS: 2940 STANSTEAD CIRCLE, NOR-CROSS, GA 30071 PARCEL ID:R6256-155 THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED The deht secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2699A 950-87999 12/7 14 21 28 2022 ure to pay the indebtedness as and when due and in the manner provided in the Note

FORECLOSURE

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

PURSUANT to the power of sale contained in the Security Deed executed by AGHEDO PIUS IYAMU to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMPRO MORTGAGE CORPORATION in the original principal amount of \$236,450.00 dated April 12, 2005 and recorded in Deed Book recorded in Deed Book 42408, Page 165, Gwinnett County records, said Securi-ty Deed being last trans-ferred to MTGLQ IN-VESTORS, L.P. in Deed Book 57278, Page 178, Gwinnett 57278, Page 178, 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 follows:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND

BEING IN LAND LYING AND BEING IN LAND LOT 304, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK "B", APALACHEE HERITAGE SUBDIVISION, UNIT THREE AS PER PLAT RECORDED
AT PLAT BOOK 92, PAGE
40, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPO-

WHICH PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said property being known as: 545 GRAN HERITAGE WAY DACULA, GA 30019 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are

of said property is/are AGHEDO PIUS IYAMU or AGHEDO PIUS IYAMU or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given). Said properly 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 artherity (2) any ing been given). taxing authority: (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, species arcticipance rectrice. 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 follows: Rushmore Loan Manage-

ment Services, LLC 15480 Laguna Canyon Rd., 13480 Laguna Canyon Rd., Suite 100 Irvine, CA 92618 1-888-504-7300 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is

adove individual of eithig not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEEPT AND INFORMATION. TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED as Attorney-in-Fact for AGHEDO PIUS IYAMU Robertson

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-006907 -

950-88394 12/14/2022, 12/28/2022. 12/07/2022, 12/21/2022.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Jacobine Lau-re K. Djiepmo to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Axos Bank, its nominee for Axos Bank, its successors and assigns dat-ed 11/5/2020 and recorded in Deed Book 58080 Page 597 Gwinnett County, Geor-gia records; as last transferred to or acquired by Axos Bank, conveying the af-ter-described property to se-cure a Note in the original principal amount of \$267,500.00, with interest at \$267,500.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia or such other area as 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 as a Sedaral Melicay in on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: THE LAND REFERRED TO

HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF GWINNETT, CITY OF NOR-CROSS, STATE OF GEOR-GIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PAR-ALL THAI I HACI UN PAR-CEL OF LAND LYING AND BEING IN LAND LOT 256 OF THE 6TH DISTRICT, GWIN-NETT, COUNTY, GEORGIA, BEING LOT 15, BLOCK A, BEING LOT 15. BLOCK A, LANGFORD CLOSE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 71, PAGE 295, GWINETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. PARCEL ID # R6256-155 THIS BEING THE SAME

tenants.
Carrington Mortgage Services, LLC is the entity or individual designated shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-PARCIEL ID # R6256-155
THIS BEING THE SAME
PROPERTY CONVEYED TO
JACOBINE LAURE K. DJIEMP
OF FROM DO HUI MIN, IN A
DEED DATED APRIL 24,
2015 AND RECORDED
APRIL 29, 2015, IN BOOK
53522 PAGE 00743.
PARCIEL COMMONIV glass Road Suite 200-A Ana ňeim, CA 92806 (800) 561-4567

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

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 payable and which may not be of record, (c) the right of redemption of any taxing auFORECLOSURE

and Security Deed. The debt remaining in default, this sale will be made for the thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having heen given) (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

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

tus of the loan as provided immediately above. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Robert L. Williams, Sr. Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

2191-2162A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2162A
950-88016 12/07/2022,
12/14/2022, 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 Security Deed executed by ABDUL SUBHAN MOHAMMED to 2004-0000272, LLC in the original principal amount of \$103,500.00 dated May 28, 2015 and recorded in Deed Book 53610, Page 327, Gwinnett County records, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC in Deed Book 60232, Page 894, Gwinnett County records GWINNET COUNTY FECOTOS, 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 local borne of within the legal hours of sale, on January 03, 2023, the property in said Security Deed and described as follows: The Land Referred to

ly above.

Axos Bank as agent and Attorney in Fact for Jacobine Laure K. Djiepmo

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attack Carelia 2005 (Attack) IOWS:
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
GWINNETT, STATE OF GA,
AND IS DESCRIBED AS FOLLOWS: ALL THAIT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
161 OF THE 6TH DISTRICT,
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 33,
BLOCK A OF HARBINS
LANDING AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 54, PAGE 251,
GWINNETT COUNTY, GEORGIA, RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 865
HARBINS COVE DRIVE ACCORDING TO THE CURRENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA.
Said property being known lanta, Georgia 30305, (404) 994-7637. 2016-860A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2016-860A 950-97953 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property: All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia, being Lot 36, Block B, Unit One of Landing's East Sub-

division, as per plat record ed in Plat Book 28, Page 81

revised in Plat Book 38, Page 5, Gwinnett County, Georgia Records, which recorded plat is incorporated

herein and made a part here-

Subject Property Address; 5037 Tarvaga Court, Stone Mountain, GA 30087 Parcel ID: R6026 191

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

as and when due and if it is 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 a straight in the Security.

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

Said property is commonly known as 5037 Tanaga Ct., Stone Mountain, GA 30087, Stone Mountain, GA 30087-4042 together with all fix-

tures and personal property

attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-

signed, the party (or parties) in possession of the subject

property is (are): Robert L. Williams, Sr. or tenant or

having been given).

of by reference.

Pursuant to the Power of Sale contained in a Security Deed given by Robert L. Williams, Sr. to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Congressional Bank, its successors and assigns dated 12/23/2016 and recorded in Deed Book 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original COUNTY, GEORGIA.
Said property being known
as: 865 HARBINS COVE
DRIVE NW LILBURN, GA 30047 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are AB-DUL SUBHAN MOHAMMED or tenant(s).
The debt secured by said
Security Deed has been and cure a Note in the original principal amount of \$133,000.00, with interest at Note in

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 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 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 hav-(or such other area as desig nated by Order of the Supe nated 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

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem 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 assess ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-698-

7627)
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

GUIDANCE RESIDENTIAL. as Attorney-in-Fact for ABDUL SUBHAN MO-HAMMED

Robertson, Anschutz, 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. STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security Deed executed by JEF-FREY A. WEAVER to MORT-GAGE 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