FORECLOSURE

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. Bankruptcy Code; and (2) final confirmation and audit of the status 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 State of Georgia, the Deed Under Power and other foreclosure documents may not mation and audit of the sta tus of the loan as provided

immediately above. WILMINGTON SAVINGS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as agent and Attorney in Fact for Fate L Morris

for Fate L Morris Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

2191-2324A THIS LAW FIRM MAY BE INIS LAW INIM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 2191-2324A 950-59372 2/2 9 16 23

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by Wallis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Powerds to the feet of the Security County of the Security of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of THIRTY THOUSAND FOUR HUN-DRED NINETY-FIVE DOLLARS 0/100 DOLLARS (\$30,495.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the count house 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 March, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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 of intent to collect attorney's fees

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) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Wells Fargo Bank, N.A. cessor by merger to Wa-chovia Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to people amend 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.

To the best knowledge and belief of the undersigned

the party in possession of the property is Wallis Allen or a tenant or tenants and Road, Doraville, Georgia

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. suc cessor by merger to Wachovia Bank, NA as Attorney in Fact for Wallis Allen

Raymer Leibert

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

FXHIBIT A EXFIDITA ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 27 IN BLOCK H OF OAKHURST SUBDIVISION AS PER PLAT BY WATTS AND BROWNING BY WALLS ENGINEERS, 1949 DATED MARCH 1949 AND RECORDED IN PLAT BOOK E, PAGE 017, GWINNETT COUNTY RECORDS, BEING MORE PARTICULARLY DE-

SCRIBED AS FOLLOWS BEGINNING AT A POINT MARKED BY AN IRON PIN MARKED BY AN IRON PIN ON THE SOUTHEASTERLY SIDE OF PINE ROAD TWO HUNDRED (200 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY PINE ROAD AND SOUTHWESTERLY SIDE ASH STREET; RUNNING THENCE SOUTHEASTERLY RUNNING ALONG THE SOUTHWEST ERLY SIDE OF LOT 28 OF SAID BLOCK ONE HUN-DRED EIGHTY-EIGHT (188) FEET TO AN IRON PIN; THENCE SOUTHWESTERLY ALONG THE NORTHWES SIDE OF LOT 39 OF SAID BLOCK EIGHTY (80) FEET TO AN IRON PIN; THENCE NORTHWESTERLY THE NORTHEAST FRLY SIDE OF LOT 26

DRED TWO AND FIVE-TENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-SIDE OF EASTERLY THENCE NORTH EASTERLY ALONG T SOUTHEASTERLY SIDE PINE ROAD FORTY (FEET TO THE POINT OF BI GINNING, BEING PROPERTY KNOWN AS 5789 PINE

KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119 MR/ca 3/1/22 Our file no. 22-06141GA -950-60253 2/2 9 16 23 2022

FORECLOSURE

NOTICE OF SALE UNDER GWINNETT GEORGIA, THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Do-minique R Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Mortgage, LLC its successors and assigns, dated Jul sors and assigns, united 8, 2016, recorded in Deed Book 54428, Page 839, Compact County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 56913, Page 837. Gwinnett County, Geor 837, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE AND 0/100 DOLLARS 0/100

DOLLARS (\$137,365.00), 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 March, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 of in-tent to collect attorney's fees

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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Securecord superior to the Secu-rity Deed first set out above. LAKEVIEW LOAN SERVIC-ING, LLC is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700. To the best knowledge and belief of the undersigned,

the party in possession of the property is Dominique R Johnson or a tenant or ten-Johnson of a length of relation that and said property is more commonly known as 2837 Hickory Lane, Snel-lville, Georgia 30078.

The sale will be conducted subject (1) to confirmation that the state is not restricted. 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 LAKEVIEW LOAN SERVIC-ING, LLC as Attorney in Fact for Dominique R Johnson 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, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATED, LYNG AND BEING IN LAND LOT 5, 5TH DISTRICT, GWINNETT COUNTY, GEOR-REING KNOWN AND DES-

IGNATED AS LOT 31, BLOCK B, UNIT SEVEN HICKORY HILLS SUBDIVISION, AND BEING MORE PARTICULAR-BEING MURE PARTICULAR-LY DESCRIBED ACCORDING TO A PLAT OF SURVEY RECORDED IN PLAT BOOK X, PAGE 156-A, GWINNETT COUNTY RECORDS AND IN-CORPORATED HEREIN; BEing the same propérty CONVEYED BY RECORDED IN DEED BOOK 28818, PAGE 33, SAID RECORDS. MR/meh 3/1/22

Our file no. 22-06142GA -950-59651 1/26 2/2 9 16

NOTICE OF SALE UNDER GFORGIA. GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Eliza-beth Stevenson AKA Elizacommunity Credit dated December 10, recorded in Deed 837, Gr beth Ann Stevenson to Delta recorded in Deed Book 53993, Page 837, Gwinnett County, Georgia Records and as modified by that certain Loan Modification
Agreement recorded in Deed
Book 58729, Page 850, Gwinnett County, Georgia Records, conveying the afrecords, conveying the at-ter-described property to se-cure a Note in the original principal amount of THIRTY-TWO THOUSAND AND 0/100 DOLLARS

TWO THOUSAND AND 0/100 DOLLARS (\$32,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such ice as may be lawfully signated as an alternative within the legal hours of sale on the first Tuesday in March, 2022, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 attorney's fees (notice of intent to collect attorney's fees 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), any matters which might be disclosed disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning

FORECLOSURE

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above Delta Community Credit Union is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Delta Community Credit Union, 315 North Highway 74, Peachtree City, GA 30269, 800-544-3328. To the best knowledge and belief of the undersigned, the party in possession of property is Elizabeth enson AKA Elizabeth Stevenson

Ann Stevenson or a tenant or tenants and said property is more commonly known as 1341 Pinyon Place, Lawrenceville, Georgia Georgia 30043. 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.

Delta Community Credit Union as Attorney in Fact for Elizabeth Stevenson AKA

Elizabeth Ann Stevenson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel lying and being in Land Lot 63 of the 7th District of Gwinnett County, Georgia, being Lot 4, Block B, Meadow Pond Subdivision, Unit One, as per plat recorded in Plat Book 42, Page 290, Gwinnett County, Georgia records, which plat is incorporated herein and maue and of by reference.
Subject to restrictions, easements, ease or miner-Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

MR/meh 3/1/22

Our file no. 22-06267GA - FT17 950-60327 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Pauline E Johnson, H E Johnson and HE Johnson to Mortagae Electronic Regis Johnson and n.E. Johnson Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MORTGAGEIT, INC., its successors and assigns, dated May 21, 2007, recorded in Deed Book 47932, Page 88, Evinnett County, Georgia Deed Book 4/932, Fage 86, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, National Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 by assignment recorded in Deed Book F1821 Page 550 Gwinnett ment recorded in Deed Book
51681, Page 559, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
EIGHTY-NINE THOUSAND
AND QUOD DULARS EIGHTY-NINE THOUSAND AND 0/100 DOLLARS (\$189,000.00), with interest thereon as set forth therein, there will be cold at subject to the cold of the col

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 March, 2022, the following

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 attorney's fees (notice of intent to collect attorney's fees

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) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. HSBC Bank USA, Nationa Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 80111, 800-306-6059. To the best knowledge and belief of the undersigned, the party in possession of the property is Pauline E Johnson or a tenant or ten-

ants and said property is commonly known as 1045 Masters Lane. Snel-1045 Masters Lane, Snel-Iville, Georgia 30078. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. HSBC Bank USA, National Association as trustee

Association as trustee for DBALT Mortgage Loan Trust, Series 2007-4 as Attorney in Fact for Pauline E Johnson, H E Johnson and H.E Johnson McCalla Raymer Leibert ii c

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 100 OF
THE 5th DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 3, BLOCK B,
IAKES OF SLIMMIT LAKES OF SUMMIT (FORMERLY SUMMIT POINT) AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 272, GWINNETT SUMMIT

COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. BEING THE SAME PROPERTY CONVEYED TO H.E. JOHNSON AND PAULINE E JOHNSON BY DEED FROM HOMES BY KEN BUTERA, INC. RECORDED 11/08/1996 IN DEED BOOK 13425 PAGE 155. IN THE OFFICE OF THE INCORPORATED HEREIN BY 155, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT

FORECLOSURE

not yet due and payable), any matters which might be

disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

record superior to the Secu-

record superior to the Secu-rity Deed first set out above. UMB Bank, National Asso-ciation, not in its individual capacity, but solely as legal title trustee for LVS Title

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-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, 888-504-7300.

To the best knowledge and belief of the undersigned.

Trust XIII

Trust XIII

Gwinnett County, Georgia, being Lot 29, Block A, River-

sale held

950-59371 2/2 9 16 23 2022

NOTICE OF SALE UNDER

COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT

PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Earnest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee

Inc., as grantee, as nominee for Real Estate Mortgage

Network, Inc, its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia

Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New

to NewRez LLC, F/R/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-ing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Geor-

236, Willinett country, deep gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOU-SAND THREE HUNDRED TWO AND 0/100 DOLLARS (2308 302 00) with interest

(\$308,302.00), 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 Gwinnet

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 March, 2022, the following

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

The debt secured by said

Security Deed has been and

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

GWINNETT

foreclosure

719). MR/ca 3/1/22

POWER

GEORGIA.

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees MR/ca 3/1/22 Our file no. 22-06277GA -950-60395 2/2 9 16 23

2022 NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a

FORECLOSURE

Power of Sale contained in a Security Deed given by Cherry J. Boss to The First National Bank of Gainesville d/b/a The Mortgage Source, dated October 27, 1993, recorded in Deed Book 9610, Page 114, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55022, Page 908, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56452, Page 230, Gwinnett County, Georgia Records, conveying the af-Hecords, conveying the air-ter-described property to se-cure a Note in the original principal amount of FIFTY-THREE THOUSAND ONE HUNDRED AND 0/100 DOL-LARS (\$53,100.00), with in-terest 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 March, 2022, the following described property:

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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. Wilmington Savings Fund Society, FSB, d/b/a Christians Trust set ledicidually. Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 9990 Richmond Avenue, Suite 100 N, Houston, TX 77042,

Houston, TX 77042, 7136252034. To the best knowledge and belief of the undersigned, the party in possession of the property is Cherry J. Boss or a tenant or tenants and said property is more commonly known as 3610 Knollcrest Trail, Buford,

Knollerest Trail, Buford, Georgia 30245.

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 among the property of the same and and the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of status of the sale will be conducted with the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of status of the sale will be conducted with the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be conducted with the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be conducted subject to the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be conducted with the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be conducted the sale is not prohibited under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be confirmed under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be confirmed under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be confirmed under the U.S. Bankrupt by Code and (2) to final confirmation and audit of the sale will be confirmed under the under the under the under the under the under the cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Chris-tiana Trust, not individually but as trustee for Pretium

Mortgage Acquisition Trust as Attorney in Fact for Cherry J. Boss McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of An that tract of parcer of land lying and being in Land Lot 187 and 218 of the 7th District, Gwinnett County, Georgia, being Lot 19, Block A, Knoll Crest Subdivision, per plat recorded in Plat Book 34, Page 279, Gwinnett County Records, which plat is incorporated herein by

Our file no. 51438906 950-59739 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

as and when due and in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by William Colvard to Mortgage Electronic Registration Sysas provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate William Colvard to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Primary Resi-dential Mortgage, Inc., its successors and assigns, dat-ed February 19, 2010, successors and assignit, actually ed February 19, 2010, recorded in Deed Book 50001, Page 759, Gwinnett County, Georgia Records and as modified by that certain Loan Modification disclosed by an accurate survey and inspection of the Agreement recorded in Deed Book 53220, Page 799, Gwinnett County, Georgia Records, as last transferred to UMB Bank, National Assoproperty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of to UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII by assignment recorded in Deed Book 58840, Page 691, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND THREE HUNDRED THIRTY-EIGHT AND 0/100 DOLLARS record superior to the Security Deed first set out above rity Deed first set our above. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing is the holder of the Secu-rity Deed to the property in accordance with OCGA § 44-14-162? 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite EIGHT AND 0/100 DOLLARS (\$175,338.00), 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

manner provided in the Note

110, Greenville, SC 29601, (800) 365-7107.
To the best knowledge and the party in possession of the property is Earnest Thomas, Leona F Thomas, Donegal Way Trust, LLC, Nu Alliance Company and Jacob Alliance Company and Jason Morton or a tenant or ten-ants and said property is more commonly known as 3410 Donegal Way, Snel-lville, Georgia 30039. The sale will be conducted subject (1) to confurction

on the first Tuesday in March, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF subject (1) to confirmation that the sale is not prohibit-The deht secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the ure to pay the indebtedness as and when due and in the holder of the security deed. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A

FORECLOSURE

Shellpoint Mortgage Service ing as Attorney in Fact for Earnest Thomas and Leona Thomas Raymer Leibert McCalla Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 tent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 15 and 18 of the 6th Dis-trict, Gwinnett County, Geor-gia, being Lot 4, Block B, Lochwolde Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference porated nerein by reference and made a part of this de-scription. Said property be-ing known as 3410 Donegal Way according to the present system of numbering property in Gwinnet County, Georgia. Parcel ID Number: R6018-

Subject to any Easements or Restrictions of Record. MR/meh 3/1/22 Our file no. 5206218 - FT18 950-59374 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.

To the best knowledge and belief of the undersigned, the party in possession of the property is William Colvard or a tenant or tenants and said property is more commonly known as 4013 Rivermeade Dr SW, Lilburn, Georgia 30047.

The sale will be conducted subject (1) to confirmation PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Lorna T. Green to Mortgage Electronic Registration Syssubject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final contems, Inc., as grantee, nominee for First Franklin. Division of National City Bank, its successors and as-signs, dated September 1, 2006, recorded in Deed firmation and audit of the status of the loan with the holder of the security deed.

UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title 2006, recorded in Deed Book 47010, Page 89, Gwin-Book 47010, Page 89, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 by assignment recorded in Deed Book 49713, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to secure a as Attorney in Fact for William Colvard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net WWW.Toreclosurenotline.net EXHIBIT A All that certain land situated in the State of Georgia, County of Gwinnett, City of Lilburn, described as folconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-ONE THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS lows:
All that tract or parcel of land lying and being in Land Lot 125 of the 6th District,

(\$221,368.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtbeing Lot 29, slock A, Never-meade Subdivision, Unit Two, as per plat recorded in Plat Book 72, Page 155, Gwinnett County, Georgia Records, which plat is re-ferred to and incorporated berein by reference 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 March, 2022, the following

herein by reference.
The right, if any, of The
United States of America to
redeem said land within 120 described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART days from the date of the March 1, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

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 Our file no. 5173015 as and when use and 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, a provided in the Security. as provided in the Security

as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu rity Deed first set out above.

Deutsche Bank National

Trust Company, as Trustee
for First Franklin Mortgage
Loan Trust 2006-FF16, Asset-Backed Certificates, Serice 2006-EF16 is the holder. ries 2006-FF16 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 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., Greenwood Village, CO 80111, 800-306-6059.

To the best knowledge and To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Lorna T. Green or a tenant or tenants and said property is more commonly known as 4658

Chafin Point Ct. Snellville Chafin Point Ct, Snellville, Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, As-set-Backed Certificates, Series 2006-FF16

as Attorney in Fact for Lorna T. Green Raymer Leibert MCCAIIA Haymer 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 335 of the 4th District or Gwinnett County, Georgia being Lot 63, Block "A", being Lot 63, Block 'A',
Prescott at Ink Livsey F/K/A
Mink Livsey Manor, as pen plat thereof recorded in Plat Book 108, Page 251; revised at Plat Book 109, Page 36, Evinnet County, records Gwinnett County records which plat is incorporated herein by reference.
MR/ca 3/1/22
Our file no. 52475809

950-60169 2/2 9 16 23 2022

NOTICE OF SALE UNDER **POWER** GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Dawn F White and Charles L

Dawn F White and Charles L White, Jr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insurance Company by assignance Company by assign-ment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED

FORECLOSURE

THIRTY-TWO THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$132,800.00), with interest (\$132,500.00), 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 March, 2022, the following

described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Dead first set out above record superior to the security Deed first set out above. Forethought Life Insurance Company 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 modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lilburn, Georgia 30047.
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 bank of the learn with the confirmation and audit of the learn with the learn status of the loan with the holder of the security deed. Forethought Life Insurance Company as Attorney in Fact for Dawn F White and Charles

L White, Jr McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A FOLLOWING DE-THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING. AND
BEING IN LAND LOT 103.
GTH DISTRICT, GWINNETT
COUNTY, BEING LOT 16,
BLOCK, E, LEE ACRES SUBDIVISION, UNIT TWO, AS
PER PLAT RECORDED IN
PLAT BOOK 3, PAGE 150,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT GIA RECORDS, SAID PLAT BEING INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HERE-OF.

ADDRESS: 4166 WHITE OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 MR/ca 3/1/22 Our file no. 5569819 – FT1 950-60027 2/2 9 16 23

GEORGIA, COUNTY

Lisa B Myers to New America Financial, Inc., dated February 20, 1996, recorded in Deed Book 12404, Page 235, Gwinnett County, Georgia Records, as last trans-ferred to Wilmington Sav-ings Fund Society, FSB, ings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acqui-sition Trust by assignment recorded in Deed Book 56369, Page 443, Gwinnett bo359, Page 443, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$195,100,00) DOLLARS (\$125,100.00), 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 alter-native, within the legal hours of sale on the first Tuesday

of sale off the first Tuesday in March, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 of in-tent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoing ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Wilmington Savings Fund Society, FSB, d/b/a Chris-Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition 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: Selene Finance, 9990 Richmond Avenue, Suite 100 N, TX 77042.

Houston, 7136252034. To the best knowledge and belief of the undersigned, the party in possession of the property is Bedford Forrest Myers, Jr and Lisa B Myers or a tenant or tenants and said property is more

FORECLOSURE

commonly known as 1466 Fox Forest Court, Lilburn, Georgia 30247.
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 status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium

Dut as trustee for Prettum Mortgage Acquisition Trust as Attorney in Fact for Bedford Forrest Myers, Jr and Lisa B Myers McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Boswell GA 30076

FIFICE, 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 80 OF
THE 6TH DISTRICT OG
GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK
D, FOX FOREST
SUBDIVISION, UNIT 3, ACCORDING TO PLAT WHICH
IS RECORDED IN PLAT
BOOK "Z", PAGE 77B, GWINNETT COUNTY RECORDS;
BEING IMPROVED PROPERTY KNOWN AS 1466 FOX
FOREST COURT, ACCORDING TO THE PRESENT SYSTEM. OF NUMBERING

TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. SAID PLAT BY REFERENCE IS IN-CORPORATED HEREIN AND MADE A PART HEREOF.
The right, if any, of The
United States of America to
redeem said land within 120 days from the date of the foreclosure sale held on March 1, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

MR/meh 3/1/22 Our file no. 5765219 -950-59381 2/2 9 16 23

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Sonya Robinson and Nathaniel Robinson to Mortago. gage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, FSB, its successors and assigns, dated April 10, 2009, recorded in Deed Book 49437, Page 256, BOOK 49437, Page 200, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust | by assignment recorded in Deed Book recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a

Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND MINE HUNDRED FIFTY-SEV-EN AND 0/100 DOLLARS (\$164,957.00), with interest thereon as set forth therein, there will be seld at public 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 March, 2022, the following described expendity.

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.

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-

NOTICE OF SALE UNDER GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

and security beed. The deviation 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 attemptic for including attemptic for including Under and by virtue of the Power of Sale contained in a Security Deed given by Bed-ford Forrest Myers, Jr and attorney's fees (notice of in tent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments. liens, encumbrances, zoning ilens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166

To the best knowledge and belief of the undersigned, the party in possession of the property is Sonya Robinson and Nathaniel Robinson or a tenant or tenants and said property is more com-monly known as 3340 Yosh-ing Ct, Snellville, Georgia 30039. 30039.

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

cv Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Wilmington Savings Fund
Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I as Attorney in Fact for Sonya Robinson and Sonya Robinson Nathaniel Robinson

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 22 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Subdivision, as per plat record-ed in Plat Book 39, page 149, Gwinnett County records, said plat being in-corporated herein by reference thereto MR/ca 3/1/22

Our file no. 5768219 - FT18 950-59773 2/2 9 16 23 2022

GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a FORECLOSURE

Security Deed given by Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14, 2005, recorded in Deed Book 46151, Page 298, Evinnet County, Georgia Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 54637, Page 488, Deed Book 34037, Page 406, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assign-ment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, Conveying the 3forde. conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), with interest thereon as set forth therein there will be sold at public outcry to the highest bidde 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 March, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF

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

disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. 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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. To the heat knowledge, and To the best knowledge and belief of the undersigned, the party in possession of the property is Melissa G Howe and Willis D Howe or a tenant or tenants and said property is more commonly known as 3228 Winter Court, Snellville, Georgia 30039.

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 holder of the security deed.
Nationstar Mortgage LLC
d/b/a Mr. Cooper

as Attorney in Fact for Melissa G Howe and Willis D Howe 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 1 of the 6th District, Gwinnett County, Geor being Lot 35, Block A, Summer Place Subdivision Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference, being known as 3228 Winter Court by the present system of numbering houses Gwinnett County, Georgia. MR/ca 3/1/22

Our file no. 5961812 – FT2 950-59811 1/26 2/2 9 16

NOTICE OF SALE UNDER POWER GEORGIA

GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt, Assignment of Rents Security Agreement and Fix-ture Filing from 6855 Jimmy limited liability company ("Grantor") to Coasta States Bank, as successor-Coastal in-interest by merger with CornerstoneBank, a Federal Savings Bank ("Grantee"), dated December 31, 2015 recorded January 4, 2016 in Deed Book 54028, Page 36 (the "Security Deed"), conveying the after-described (the "Security Deed"), conveying the after-described property to secure a Promissory Note in the origina principal amount of One Million Eight Hundred Thousand and No/100 Dollars (\$1,870,000.00) with interest thereon as set forth therein (the "Note"), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March. 2022, the following described proper-ty: All that tract or parcel of land lying and being in Land Lot 275 of the 6th District, Gwinnett County, Georgia, and being shown as 3.312 acres and Tract 3B of that certain Final Plat of 6825, 6855, 6865 and 6885 Jimmy Carter Blvd for ATL Blue Wolf, LLC and ATL West Wolf, LLC and ATL West Wolf, LLC, prepared by Geo-Survey, Ltd., bearing the fi-nal seal and certification of Jamey R. Coleman, GRLS No. 2798, recorded October 12, 2015 in Plat Book 134 Pages 203-205, records of Gwinnett County, Georgia. TOGETHER WITH rights and benefits created by and pur-suant to that certain Reciprocal Easement Agreement

Declaration Covenants by and between
ATL Blue Wolf a Delaware
limited liability company,
ATL West Wolf, a Delaware limited liability company, and 6855 Jimmy Carter Blvd, LLC, a Georgia limited liability company, dated 12-31-15, filed 1-4-16 and recorded in Deed Book 54028, Page 16, aforesaid secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the NOTICE OF SALE UNDER debt as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all exnenses of this sale as pro vided in the Security Deed