## FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Alina Tampa to Citibank, N.A. dated 2/1/2008 and recorded in Deed Book 48627 Page 234 Gwinnett County, Georgia records; as last transferred 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, Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold which the expenditure of the property will be sold which the expenditure of the property of the proper records; as last transferred to or acquired by Citibank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$205,000.00, 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 Countrouse 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 March 1, 2022 (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:

scribed property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 22 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 18, BLOCK E, IVEY CHASE, UNIT II, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 106 PAGES 241-243. 106, PAGES 241-243, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT INCORPORATED HEREIN AND MADE REFER-

HEREIN AND MADE HEFEH-ENCE HERETO. BY FEE SIMPLE DEED FROM TOUCHSTONE HOMES (GEORGIA), INC. AS SET FORTH IN DEED BOOK 46942, PAGE 0103 AND RECORDED ON 8/28/2006, GWINNETT COUNTY RECORDS

SOURCE DEED AS THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of detailt, all 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

tent to collect attorneys fees having been given). Said property is commonly known as 2170 Indian Ivey In, Dacula, GA 30019-3303 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and bellef of the undersigned. The party the undersigned, the party (or parties) in possession of the subject property is (are): Alina Tampa or tenant or tenants.
Cenlar, FSB is the entity or

individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Centar, FSB
Mortgage Servicing Repre-

425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanad-ninistration.com 1-800-223-6527

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

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Chase Hunter Johnson and Astra G Graham to Wachovia Bank, National Association, dated September 16, 2002, recorded in Deed Book 28941, Page 256, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55525, Page 67, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NIME THOUSAND FOUR HUNDRED TWELVE 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 consti-FOUR HUNDRED TWELVE AND 32/100 DOLLARS tute a lien against the prop-AND 32/100 DOLLARS (\$109,412.32), with interest thereon as set forth therein 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 authere will be sold at public outcry to the highest bidder for cash before the courtthority, (d) any matters which might be disclosed by County, Georgia, or at such place as may be lawfully designated as an alternative, an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordiwithin the legal hours of sale on the first Tuesday in March, 2022, the following nances, restrictions, covenants, and matters of described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

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-code and (2) time loopting cy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not he provided until final confirmation and audit of the sta tus of the loan as provided immediately above.
Citibank, N.A. as agent and Attorney in Fact for Alina

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1010-1810A 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, 1010-1810A 950-60047 2/2 9 16 23

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION

the entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

To the best knowledge and belief of the undersinged OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a belief of the undersigned, Security Deed given by Janice Bowen arka Janice R
Bowen to First Financial Mortgage Corporation, dated October 22, 2002, recorded the party in possession of the property is Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter

Johnson or a tenant or ten-ants and said property is in Deed Book 29566, Page 60, Gwinnett County, Georgia Records, as last transferred to CitiMortgage, Inc. by assignment recorded in Deed Book 59583, Page 203, more commonly known as 715 Harvard Dr NW, Lilburn, Georgia 30047.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of EIGHTY-TWO THOUSAND AND 0/100 DOLLARS cy Code and (2) to final con-firmation and audit of the stalks of the loan with the holder of the security deed. Wells Fargo Bank, N.A. suc-0/100 DOLLARS (\$82,000.00), with interest cessor by chovia Bank, NA as Attorney in Fact for Chase Hunter Johnson and Astra G Graham

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: 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**FORECLOSURE** 

as provided in the Security

162.2.

Way, 30519.

The entity that has full au-

Buford, 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 con-firmation and audit of the status of the loan with the holder of the security deed.

Janice Bowen a/k/a Janice

McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 145 of the 7th District, Gwinnett County, Georgia, being Lot 8, Block A, Unit Three of The Woods of Rock

Springs Subdivision, as per plat recorded in Plat Book 36, Page 50A, Records of Gwinnett County, Georgia, which plat is by reference in-

corporated herein and made

MR/meh 3/1/22 Our file no. 20-03647GA –

950-60041 2/2 9 16 23 2022

NOTICE OF SALE UNDER

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

WILL BE USED FOR THAT

door of Gwinnett

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 by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable).

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.

Wells Fargo Bank, N.A. successor by merger to Wachovia 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 au

merger to Wa-

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT PARCEL OF LAND BEING IN LAND LOT 149 OF THE 6TH DISTRICT,

GWINNETT COUNTY, GEOR-GIA, BEING LOT 14, BLOCK B, CREEKWOOD FARMS SUBDIVISION UNIT TWO,

IN PLAT BOOK 30. PAGE

PER PLAT RECORDED

GWINNETT

part hereof

POWER

GEORGIA, COUNTY

CitiMortgage, Inc. as Attorney in Fact for

110, GWINNETT COUNTY, GEORGIA, RECORDS. MR/meh 3/1/22 Our file no. 5823520 - FT5 950-59358 2/2 9 16 23

**FORECLOSURE** 

2022 NOTICE OF SALE LINDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Robert Webb to Westminster Mortgage Corporation dated 6/19/2002 and recorded in Deed Book 28099 Page 74 Gwinnett subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be County, Georgia records; as last transferred to or acquired by CitiMortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc., conveying the after-described property to secure a Note in the original principal amount of disclosed by an accurate survey and inspection of the

property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of secure a Note in the Original principal amount of \$127,006.00, 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 Courtheau deer record superior to the Secu-rity Deed first set out above. CitiMortgage, Inc. is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416. within the legal hours of sale country, within the legal hours of sale on March 1, 2022 (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: To the best knowledge and belief of the undersigned, the party in possession of lowing described property: ALL THAT TRACT OR PARthe property is Janice Bowen a/k/a Janice R Bowen and Estate Of Janice Bowen or a tenant or tenants and said property is more commonly known as 2730 Pine Log

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK G, UNIT 7, STONE MILL SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE EAND MADE A PART HERE-AND MADE A PART HERE-OF.
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 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. as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

having been given).
Said property is commonly
known as 209 Mill Ridge
Court, Lawrenceville, GA
30045 together with all fixtures and personal property
attached to and constituting
a part of said property, if 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): Robert Webb or tenant or tenants.

Vebb of tenant of tenants.

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

gage. CitiMortgage, Inc.
Mortgage Servicing Representative
425 Phillips Boulevard
Ewing, NJ 08618
customerservice@loanadministration.com

ministration.com 1-800-223-6527 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of of the loan. 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 inspection of the property, and (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 prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the stational that be said to the said that the bald in the said that the said tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-iudicial 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 status of the loan as provided

immediately above CitiMortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. as agent and Attorney in Fact for Robert

Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1010-1807A

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. 1010-1807A 950-59384 2/2 9 16 23

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Bretasha D. Parker to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for SOUTHSTAR FUNDING, LLC, its successors and assigns dated 2/23/2006 and recorded in Deed Book 46256 Page 336 Gwinnett 4625b Fage 335 GWINNett County, Georgia records; as last transferred to or ac-quired by The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mort-age Investments II Trust gage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$152,000.00, 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), within the legal hours of sale on March 1, 2022 (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 follower facility months the follower facility and the follower facility of said country of said month of said country of said month of said country of said month of said m

case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARTICLE OF LAND LYING AND
BEING IN LAND LOT 196 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

NETT COUNTY, GEORGIA BEING UNIT 42, BROOK

**FORECLOSURE FORECLOSURE** 

SIDE GREEN TOWNHOMES AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 156-160, GWINNETT COUN-RECORDS, SAID PLAT ING INCORPORATED BFING BEING INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. 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 **5929 Brookside** Colon as 5929 Brookside Oak Circle, Norcross, GA 30093 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge any. To the best knowledge and belief of the under signed, the party (or parties) in possession of the subject property is (are): Bretasha D. Parker or tenant or tenants

Select Portfolio Servicina Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Select Portfolio Servicing, Inc.
Loan Resolution Depart-

ment 3217 South Decker Lake Drive

Salt Lake City, UT 84119 (888) 818-6032 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 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-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 ordi-nances, restrictions, nances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the hold. 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 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 Mel-lon, fka, The Bank of New York, as successor in inter-York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4 as agent and Attorney in Fact for Bretasha D. Parker Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 994-7637 1012-14541A 1012-14541A 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. 1012-14541A 950-59389 2/2 9 16 23

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Pursuant to the Power of Sale contained in a Security Deed given by Lal U Lian to HomeBanc Mortgage Corpo-ration dated 7/23/2003 and recorded in Deed Book 34533 Page 70 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F, conveying the after-described property to secure a Note in the original principal amount of \$137,100.00, 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 Supe-rior Court of said county), within the legal hours of sale on March 1, 2022 (being the off March 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of 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 37 AND 38 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 37, BLOCK A OF MELROSE PARK, UNIT ONE, AS PER PLAT RECORED IN PLAT BOOK 88, PAGE 220 OF GWINNETT COUNTY, GEORGIA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED

HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and security beet mas been all sis 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 attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly

known as 860 Melrose Park Place, Lawrenceville, GA 30044 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): Lal U Lian or tenant or tenants.

Gregory Funding LLC is the entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the

mortgage. Gregory Funding LLC Gregory Funding PO Box 230579

**FORECLOSURE** 

1216-2709A

POWER

THIS LAW FIRM MAY BE

IHIS LAW HIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2709A 950-59391 2/2 9 16 23 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Security Deed executed by EL-VETTA FULTON to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ROADMANTE, FOR SILM

TRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE, INC. D/B/A SUN AMERICA MORTGAGE, its successors or assigns, in the original principal amount of \$374,400.00 dated March 6, 2006 and recorded in Dood

\$374,400.00 dated March 6, 2006 and recorded in Deed Book 46252, Page 440, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST in Deed Book 57430, Page 639, Gwinnett County

Page 639, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door

other place as lawfully designated, within the legal hours of sale, on March 01, 2022, the property in said Security Deed and described as follows:

AFORESAID RECORDS, WHICH PLAT IS INCORPO-

Tigard OR 97281 866-712-5698 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 outstand-ing 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 propertv whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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-

ed under the J.S. Balintupi-cy Code; and (2) final confir-mation 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 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 he provided until final confir mation and audit of the sta-tus of the loan as provided immediately above. U.S. Bank National Associa-

tion, as indenture frustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F as agent and Attorney in Fact for Lal U Lian Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) Security Deed and described as follows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 242, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 112, BLOCK A, UNIT TWO, CASTLEMAINE, AS PER PLAT RECORDED IN PLAT BOOK 67, PAGE 273, GWINNETT COUNTY RECORDS, AS REVISED IN PLAT BOOK 100, PAGE 281, AFORESAID RECORDS,

tion, as Indenture Trustee on

994-7637 1144-363A THIS LAW FIRM MAY BE HIS LAW HIM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-363A

NOTICE OF SALE LINDER POWER, GWINNETT COUN-

950-59518 2/2 9 16 23

RATED HEREIN AND MADE A PART HEREOF BY REFER-Pursuant to the Power of Said property being known Sale contained in a Security Deed given by Jermaine Duas: 4015 BALLEYCASTLE LN. **DULUTH, GA 30097**To the best of the undersigneds knowledge, the parmas and Bridget Dumas to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Fairsigneds knowledge, the party or parties in possession of said property is/are EL-VETTA FULTON 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 way Independent Mortgage Corporation, its successors and assigns dated 9/30/2008 and recorded in Deed Book 49107 Page 130 and modi-fied at Deed Book 50836 Page 695 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National As-sociation, not in its individudefault, this sale will be 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-ing heap given) al capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of \$219,072.00, with interest at ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a liep, whether or not yet. 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 design

are a lien, whether or not vet due and payable); (2) the taxing authority: (3) any matters which might be dis-closed by an accurate survey and inspection of the propnated by Order of the Supe nated by Order of the Superior Court of said county), within the legal hours of sale on March 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND erty; and (4) any assessments liens encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. CEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 5TH DISTRICT, GWIN-

COUNTY,

The debt secured by said

ure to pay the indebtedness as and when due and in the

purpose of paying the same and all expenses of this sale,

having been given).
Said property is commonly known as 128 Jarrod Oaks

Court, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any, To the

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):

Jermaine Dumas and Bridget

Fay Servicing, LLC is the entity or individual designated who shall have full authority to properly the state of the state

thority to negotiate, amend and modify all terms of the

Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

Said property will be sold

tute a lien against the prop-

whether due

encumbrances, zoning ordi

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

closure documents may not

be provided until final confirmation and audit of the status of the loan as provided

immediately above.
U.S. Bank Trust National

Association, not in its indi-vidual capacity, but solely as

ertv

mortgage.
Fay Servicing, LLC
P.O. Box 814609
Dallas, TX 75381-4609
1-800-495-7166

Dumas or tenant or tenants

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-BEING LOT 28, BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

The debt secured by said nal confirmation and audit of the status of the loan with the holder of the Security

telephone number of the individual or entity who has full authority to negotiate amend and modify all terms of the mortgage is as follows: Fay Servicing, LLC 425 S. Financial Place, Suite 2000

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-Chicago, IL 60605 1-800-495-7166 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION. as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

OBTAINED MAY BE USED FOR THAT PURPOSE. FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF10 MAS-TER PARTICIPATION TRUST,

as Attorney-in-Fact for ELVETTA FULTON Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 18-192040 950-60062 2/2 9 16 23

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

Sale contained in a Security Deed given by Grace V Rivera to Mortgage Electron-ic Registration Systems, satial property will be solved as ubject 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 agginst the prop Inc., as grantee, as nominee American Advisors Group, its successors and assigns dated 11/23/2016 and recorded in Deed Book 54812 Page 547 Gwinnett County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by principal amount of \$420,000.00, with interest at an accurate survey and in-spection of the property, and (e) any assessments, liens, 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 nances, restrictions, covenants, and matters of 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 March 1, 2022 (being the record superior to the Security Deed first set out above.
The sale will be conducted ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.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 first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-

lowing described property:
ALL THE LAND SITUATED
IN THE COUNTY OF GWINNETT IN THE STATE OF GEORGIA.

ALL THAT TRACT OR PAR-ALL HAI I HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 84, BLOCK D OF BROOKS CHASE, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK

116 PAGE 259-261 GWIN

**FORECLOSURE** 

NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFERticipation Trust as agent and Attorney in Fact for Jermaine Dumas and Bridget Dumas
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) The debt secured by said

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for interest of 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 heen given)

tent to collect attorneys fees having been given). Said property is commonly known as 313 Pebble Chase Lane, Lawrenceville, GA 30044 together with all fixa part of said 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): Estate/Heirs of Grace V Rivera or tenant or tenants. CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department

P.O. Box 40724 P.U. BOX 40/12-Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the lag.

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 and which may not be of record, (c) the right of of the loan. 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 spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted explicit for (1) confirmation.

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 status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-iudicial sales in State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

tus of the loan as provided immediately above. Reverse Mortgage Funding LLC as agent and Attorney in Fact for Grace V Rivera Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 4104). lanta, Georgia 30305, (404) 994-7637.

994-7637.
1823-330A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1823-330A
950-59383 1/26 2/2 9 16
23 2022 23 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by DANIEL SCHNELBACH AND RUTH SCHNELBACH to E-LOAN, INC. in the original principal amount of \$230,000.00 datad line \$26,2008 and ed June 26, 2008 and recorded in Deed Book 49046, Page 241, Gwinnett County records, said Security Deed being last transferred to LOANCARE LLC, 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 March 01, 2022, the property in said Security Deed and described as fol-

IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOTS 63 AND 66 OF THE 5TH DIS AND 66 OF THE 51H DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK A, OF MARHAM PARK, AS PER PLAT THEREOF RECORDED IN THEREOF RECORDED IN PLAT BOOK 44, PAGE 168, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE. SUBJECT TO ALL EASMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS OF RECORD PARCEL ID: R5063 036

Said property being known is: 3870 MARHAM PARK CIR LOGANVILLE GA 30052 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DANIEL SCHNELBACH AND RUTH SCHNELBACH or ten-

ant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be 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-ing been given)

to collect attorneys rees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property; 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) final confirmation and audit of the status of the loan with the holder of the Security 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-LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to

FORECLOSURE

O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the

tate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LOANCARE, LLC, as Attor-ney-in-Fact for DANIEL SCHNELBACH AND RUTH SCHNELBACH

Robertson. Anschutz. Schneid, Crane & Partners PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-252492 950-59600 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 Legac POWER

Security Deed given by Isaac Alcantar and Arturo Rangel to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Al-SEVENTY-THREE THOU-SAND NINE HUNDRED FORTY-SIX AND 0/100 DOL-LARS (\$273,946.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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 as and when due and if 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 Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given). Said property will be sold 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, restrictions, covenants, and matters of record superior to the Secu-

record superior to the Security Deed first set out above.

rity Deed first set out above. Flagstar Bank 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: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700. To the best knowledge and To the best knowledge and

belief of the undersigned, the party in possession of the property is Isaac Alcan-tar, Arturo Rangel and Ana Karen Alcantar Martinez or tenant or tenants and said property is more commonly known as 2712 Sidney Lake Ct, Dacula, Georgia 30019.

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

as Attorney in Fact for Isaac Alcantar and Arturo Rangel 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 316 of the 5th District. Gwinnett County, Geo being Lot 35, Block A, Two of Harbins Estates division, as per plat thereof recorded in Plat Book 86, Pages 299-300, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this de-

scription. Parcel ID Number: R5316 MR/meh 3/1/22 Our file no. 22-06220GA FT18

950-59966 1/26 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 Cherise D Thomas to Mort gage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns, dated June 12, 2018, recorded in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded assignment recorded in beed Book 56338, Page 207, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount of TWO HUNDRED TEN THOUSAND EIGHTY-EIGHT AND 0/100 DOLLARS (\$210,088.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on 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

**FORECLOSURE** and Security Deed. The deb 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 attents). 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 Secu-rity Deed first set out above.

AmeriHome Mortgage
Company, LLC is the holder
of the Security Deed to the

or 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 mortrage with the debtor is: mortgage with the debtor is: Cenlar FSB, Attn: FC Depart-ment, 425 Phillips Boule-vard, Ewing, NJ 08618, (877) 909-9416.

To the best knowledge and the perty in possession of the property is Cherise D Thomas or a tenant or tenants and said property is more commonly 2555 Delridge Dr SW Lil-

burn, Georgia 30047.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. AmeriHome Mortgage Company, LLC

Company, LLC as Attorney in Fact for Cherise D Thomas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

WWW.Toreclosurenothine.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 44, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK B, CHEROKEE
WOODS COVE SUBDIVISION, UNIT ONE, ACCORDING TO PLAT RECORDED IN
PLAT BOOK 31, PAGE 35,
GWINNETT COUNTY,
FORDRUM PROPERS **GFORGIA** RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP

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-/19). MR/meh 3/1/22

Our file no. 20-03633GA -950-59565 1/26 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 Mark A Lewis to Mortgage Elec-

tronic Registration Systems, Inc., as grantee, as nominee for CitiMortgage, Inc., it successors and assigns, dated October 20, 2006, recorded in Deed Book 47191, Page 788, Gwinnett County, Georgia Records and as modified by that certain Loop \*\* gia Records and as indiffication Agreement recorded in Deed Book 53347, Page 249, Gwinnett County, Georgia Records, as last trans-ferred to U. S. Bank National CMALT REMIC 2006-A7 -REMIC Pass-Through Certifi-cates. Series 2006-A7 by assignment recorded in Deed Book 52587, Page 662, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount HUNDRED SEVE THOUSAND AND 0/100 DOLLARS (\$271,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2022, the follow-ing 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 because of, among other possible events of default failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpress of provided the server of the wind the server. 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)

HEREOF.

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, conting ordinances, conting ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Cartificates

Pass-Through Certificates Series 2006-A7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entry trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark A Lewis or a tenant or tenants and said property is more com-monly known as 651 Dogwood Cir, Norcross, Georgia **30071.** 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 firmation and audit of the status of the loan with the holder of the security deed U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7

as Attorney in Fact for Mark A Lewis