

FORECLOSURE

covenants, and matters of record superior to the Security Deed first set out above.
NewRez LLC, F/W/A New Penn Financial, LLC D/B/A Wellington Mortgage Services, as Trustee for 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 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ernest Thomas, Leona F Thomas, Donegal Way Trust, LLC, Nu Alliance Company and Jason Morton or a tenant or tenants and said property is more commonly known as **3410 Donegal Way, 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 confirmation and audit of the status of the loan with the holder of the security deed.

NewRez LLC, F/W/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Services, as Attorney in Fact for Ernest Thomas and Leona F Thomas
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 15 and 18 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Lochwode Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3410 Donegal Way according to the present system of numbering property in Gwinnett County, Georgia.

Parcel ID Number: R6018-248
Subject to any Easements or Restrictions of Record.
MR/ca 3/17/22
Our file no. 5206218 - FT18
950-59374 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 Lorna T Green to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated September 1, 2006, recorded in Deed 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 Note in the original principal amount of TWO HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 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 authority to negotiate, amend, 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 status of the loan with the holder of the security deed.

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 mortgage with the debtor is: 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 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 6, BLOCK E LEE ACRES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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
950-6002 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 White, Jr or a tenant or tenants and said property is more commonly known as **4658 Chafin Point Ct, 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 confirmation 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, 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 Note in the original principal amount of ONE HUNDRED AND 0/100 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 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, 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.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

FORECLOSURE

which plat is incorporated herein by reference.
MR/ca 3/17/22
Our file no. 52475809 - FT1
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 White, Jr or a tenant or tenants and said property is more 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 holder of the security deed.

NewRez LLC, F/W/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Services, as Attorney in Fact for Ernest Thomas and Leona F Thomas
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 15 and 18 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Lochwode Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3410 Donegal Way according to the present system of numbering property in Gwinnett County, Georgia.

Parcel ID Number: R6018-248
Subject to any Easements or Restrictions of Record.
MR/ca 3/17/22
Our file no. 5206218 - FT18
950-59374 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 Lorna T Green to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated September 1, 2006, recorded in Deed 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 Note in the original principal amount of TWO HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 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 authority to negotiate, amend, 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 status of the loan with the holder of the security deed.

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 mortgage with the debtor is: 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 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 6, BLOCK E LEE ACRES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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
950-6002 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 White, Jr or a tenant or tenants and said property is more commonly known as **4658 Chafin Point Ct, 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 confirmation 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, 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 Note in the original principal amount of TWO HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

FORECLOSURE

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.

Wilmington Savings Fund Society, FSB, d/b/a Christiansiana 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, 7136252034.

To the best knowledge and belief of the undersigned, the party in possession of the property is Bedford Forest Myers, Jr and Lisa B Myers or a tenant or tenants and said property is more 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 holder of the security deed.

NewRez LLC, F/W/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Services, as Attorney in Fact for Ernest Thomas and Leona F Thomas
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 80 OF THE 6TH DISTRICT OF 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 HOUSES IN GWINNETT COUNTY, GEORGIA, SAID PROPERTY IS REFERENCED INCORPORATED 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 89-7)

MR/meh 3/1/22
Our file no. 5765219 - FT18
950-59381 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 Sonya Robinson and Nathaniel Robinson to Mortgage 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, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiansiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$164,957.00), 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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.

Wilmington Savings Fund Society FSB dba Christiansiana 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: Nationalstar 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 275 of the 6th District, Gwinnett County, Georgia, being Lot 35, Block A of Summer Place Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference, being 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 confirmation and audit of the status of the loan with 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 106, of the 7th District, Gwinnett County, Georgia, being Lot 7, Block G, Unit 3, Pine Ridge Court Estates Subdivision, as per plat recorded in Plat Book 125, Gwinnett County, Georgia Records, which plat is hereby adopted and made a part hereof by reference thereto for a more complete description of said property, said property being improved property now or formerly known as **2305 Pine Point Drive, Lawrenceville, GA 30043** (TAX ID#: R7106-143)

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Said property being known as **2305 Pine Point Drive, Lawrenceville, GA 30043** according to the present numbering system in Gwinnett County, Georgia. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, easements, restrictions on the property, if any, and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the security deed. Lender reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Lender may elect, as permitted in the Security Deed. The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Bank OZK is the secured creditor under this Security Deed and is hereby notified that the following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Bank OZK

Carter Blvd for ATL Blue Wolf, LLC and ATL West Wolf, LLC, prepared by Geo-Survey, Ltd., bearing the final seal and certification of James C. Callahan, Public Notary 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 pursuant to that certain Reciprocal Easement Agreement and Declaration of 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 records. The indebtedness 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. 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 as provided by law). Said property will be sold for cash or certified funds and 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. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

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 Note in the original principal amount of TWO HUNDRED THIRTY-ONE THOUSAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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.

Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

FORECLOSURE

solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED 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 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 because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect 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. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationalstar 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 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 80 OF THE 6TH DISTRICT OF 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 HOUSES IN GWINNETT COUNTY, GEORGIA, SAID PROPERTY IS REFERENCED INCORPORATED 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 89-7)

MR/meh 3/1/22
Our file no. 5765219 - FT18