FORECLOSURE

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

HSBC Bank USA, National 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 tenants and said property is more commonly known as **1045 Masters Lane, Snellville, Georgia 30078.**

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.

HSBC Bank USA, National 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 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, LAKES OF SUMMIT
(FORMERLY SUMMIT POINT) AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 272, GWINNETT 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 CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

MR/ca 3/1/22
Our file no. 22-06277GA – FT7
950-60395 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 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 Mortgage Acquisition Trust by assignment recorded in Deed Book 56452, Page 230, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-THREE THOUSAND ONE HUNDRED AND 0/100 DOLLARS ($53,100.00), 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.

Wilmington Savings Fund 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, 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, Georgia 30245.**

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.

Wilmington Savings Fund Society, FSB, d/b/a Christiana 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 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 reference.

MR/ca 3/1/22
Our file no. 51438906 – FT18
950-59739 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 William Colvard to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated February 19, 2010, recorded in Deed Book 50001, Page 759, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53220, Page 799, Gwinnett County, Georgia Records, as last transferred 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 ($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 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.

UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII
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: 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, 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 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.

UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII
as Attorney in Fact for
William Colvard
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

All that certain land situated in the State of Georgia, County of Gwinnett, City of Lilburn, described as follows:

All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being Lot 29, Block A, Rivermeade Subdivision, Unit Two, as per plat recorded in Plat Book 72, Page 155, Gwinnett County, Georgia Records, which plat is referred to and incorporated herein by reference.

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 89-719).

MR/ca 3/1/22
Our file no. 5173015 – FT18
950-59371 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 Earnest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, 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 Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOUSAND THREE HUNDRED TWO AND 0/100 DOLLARS ($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 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.

NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing 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: 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 Earnest 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/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
as Attorney in Fact for
Earnest 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, 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 and made a part of this description. Said property being known as 3410 Donegal Way according to the present system of numbering property in Gwinnet County, Georgia.

Parcel ID Number: R6018-248

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
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 TWENTY-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: 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 Lorna T. Green 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
as Attorney in Fact for
Lorna T. Green
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 335 of the 4th District of Gwinnett County, Georgia, being Lot 63, Block "A", Prescott at Ink Livsey F/K/A Mink Livsey Manor, as per plat thereof recorded in Plat Book 108, Page 251; revised at Plat Book 109, Page 36, Gwinnett County records, which plat is incorporated herein by reference.

MR/ca 3/1/22
Our file no. 52475809 – FT7
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 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 assignment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS ($132,800.00), 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.

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: 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
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

THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LYING. AND BEING IN LAND LOT 103, 6TH 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 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
950-60027 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 Bedford Forrest Myers, Jr and 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 transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56369, Page 443, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND 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.

Wilmington Savings Fund 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, 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 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.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium 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
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 PLAT BY REFERENCE IS 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 89-719).

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 dba Christiana 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 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.

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 commonly known as **3340 Yoshing 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.

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 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 recorded in Plat Book 39, page 149, Gwinnett County records, said plat being incorporated herein by reference thereto.

MR/ca 3/1/22
Our file no. 5768219 – FT18
950-59773 2/2 9 16 23 2022

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 Fixture Filing from **6855 Jimmy Carter Blvd, LLC, a Georgia limited liability company ("Grantor") to Coastal States Bank, as successor-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 property to secure a Promissory Note in the original principal amount of One Million Eight Hundred Seventy 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 property: 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, prepared by Geo-Survey, Ltd., bearing the final 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 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 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 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 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, including but not limited to a determination that the loan was not reinstated prior to the foreclosure sale. Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed. To the best knowledge and belief of the undersigned, the party in possession of the property is 6855 Jimmy Carter Blvd, LLC, or its tenant or tenants. The property is more commonly known as **6855 Jimmy Carter Blvd, Norcross, GA 30071.** The name, address and telephone number of the individual or entity who shall have full authority to negotiate, amend and modify all terms of the mortgage, security deed and/or debt with the Borrower is: Coastal States Bank, as successor-in-interest by merger with Cornerstone Bank, Attn: Kate Stradtman, 2060 Mt. Paran Road, Suite 100, Atlanta, GA 30327, (404) 323-0370. Bret T. Thrasher, Aubrey Thrasher, 1170 Peachtree Street NE, Suite 1925, Atlanta, GA 30309, (404) 978-1355. THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-60647
2/2,9,16,23,2022

NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in that certain Security Deed from **Augustine Anwoju (the "Grantor") to Bank OZK** dated December 2, 2019, filed December 6, 2019, in Deed Book 57087, Page 448, Gwinnett County, Georgia Records, (said Security Deed and subsequent modifications thereof being the "Security Deed"), conveying the after-described property to secure that certain promissory note from Grantor dated December 2, 2019, in the original principal amount of $205,000.00 (as renewed and amended, the "Note"), there will be sold by the undersigned, Bank OZK ("Lender"), at public outcry to the highest bidder for cash before the courthouse door of (or at such other lawfully designated place within) Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2022, the following described property: All that tract or parcel of land, lying and being in Land Lot 97 of the 5th District, Gwinnett County, Georgia, being Lot 22, Block B, Cobblestone Mill Subdivision, as per plat recorded in Plat Book 90, page 115, Gwinnett County Records, said plat being incorporated herein by reference thereto. The indebtedness 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 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, restrictions, covenants, easements against 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 the Security Deed and loan being foreclosed. 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 Attn: Foreclosures, 1700 Market Place Boulevard, Cumming, Georgia 30041, (770) 456-8432 O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowledge and belief, the property is located at **4055 Brushymill Court, Loganville, GA 30052,** and the party in possession of the property is Augustine Anwoju. Bank OZK as Attorney-in-Fact for Augustine Anwoju The Weber Firm, LLC, Attorneys for Bank OZK 303 Jesse Jewell Parkway, Suite 310 Gainesville, Georgia 30501 770 535-1445 This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector. Run Dates: February 2, 2022; February 9, 2022; February 16, 2022, and February 23, 2022

950-59732
2/2,9,16,23,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from **Bryan Wesley Barnett and Cheryl Mae Barnett to MERS as nominee for Homestar Financial Corp.** dated 06/10/20219, recorded 06/11/2019 in Deed Book 56653, Page 00531, Gwinnett County, Georgia records, and as last assigned on 11/29/2021 to **Planet Home Lending, LLC** by virtue of assignment recorded on 12/02/2021 in Deed Book 59469, Page 00362, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED FORTY SEVEN THOUSAND FOUR HUNDRED THIRTY FIVE AND 00/100 DOLLARS ($247,435.00), with interest thereon as provided for therein, 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 by Planet Home Lending, LLC, as Attorney in Fact for Bryan Wesley Barnett and Cheryl Mae Barnett, all property described in said Security Deed including but not limited to the following described property: Land referred to in this commitment is described as all that certain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/10/2019 and recorded 06/11/2019 in Book / Page: 56653 / 00529 among the land records of the county and state set forth above, and referenced as follows:

Land referred to in this commitment is described as all that certain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/10/2019 and recorded 06/11/2019 in Book / Page:56653 / 00529 among the land records of the county and state set forth above, and referenced as follows:

All that tract or Parcel of land lying and Being in land Lot No. 106, of the 7th District, of Gwinnett County, Georgia, Being Lot No. 7, Block G, Unit 3, Pine Ridge Country Club Estates Subdivision, as per plat recorded in Plat Book Y, Page 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, according to the present system of numbering in Gwinnett County, Georgia.

Source Deed: Deed Book 56653 Page 529

Property Address: 2305 Pine Point Drive, Lawrenceville, GA 30043 (Gwinnett County)

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. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Bryan Wesley Barnett and Cheryl Mae Barnett or tenant(s). 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. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT 06450.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Bleecker, Brodey & Andrews, 9247 North Meridian Street, Suite 101, Indianapolis, IN 46260 TEL (317) 574-0700.

950-58513
1/26,2/2,9,16,23,2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by **Bernard L. Bearry Jr. and Katheryn M. Maxwell to American National Financial, Inc.** dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage LLC d/b/a Mr. Cooper,** securing a Note in the original principal amount of $87,883.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett Country, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as **2450 Mitchell Road, Lawrenceville, GA 30043,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Bernard L. Bearry, Jr. and Katheryn M. Maxwell, successor in interest or tenant (s). Nationstar Mortgage, LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-61755
2/16,23,3/2,9,16,23,30, 2022

STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by **Tracey E. Brown to Argent Mortgage Company, LLC** dated April 25, 2005, and recorded in Deed Book 42709, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1**, securing a Note in the original principal amount of $318,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Said property is known as **1515 Juneau Way, Grayson, GA 30017,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Tracey E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1 as Attorney-in-Fact for Tracey E. Brown File no. 18-068337 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-59577
2/2,9,16,23,2022

NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Japheth Claude to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Northpointe Bank, its successors and assigns,** dated November 2, 2018, and recorded in Deed Book 56244, Page 00133, Gwinnett County, Georgia Records, as last transferred to **Northpointe Bank** by assignment recorded on February 26, 2020 in Book 57275 Page 485 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty-Two Thousand Eight Hundred and 0/100 dollars ($232,800.00), 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, within the legal hours of sale on March 1, 2022, the following described property: All that certain tract or parcel of land lying in Land Lot 306 of the 5th District, Gwinnett County, Georgia, being Lot 277, Block B, Fairmont on the Park (Unit 1), as per plat recorded in Plat Book 86, Page 276-278, Gwinnett County, Georgia Records, which per plat is hereby referred to, incorporated herein by such reference and made a part of this description, being known as **2402 Merrion Park Court, Dacula, Georgia,** according to the present system of numbering in Gwinnett County, Georgia. Parcel ID Number: R5306 107 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Northpointe Bank they can be contacted at (616) 426-4108 for Loss Mitigation Dept, or by writing to 3333 Deposit Drive North East, Grand Rapids, Michigan 49546, to discuss possible alternatives to avoid foreclosure. 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Japheth Claude and Tamar Goodson or tenant(s); and said property is more commonly known as **2402 Merrion Park Court, Dacula, GA 30019.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S.