ZONING

the front setback along Poplar Street from 35 feet to 25 feet and to reduce the rear setback from 40 feet to

934-72316 6/1 8 15 2022 PUBLIC HEARING CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on June 21st, 2022 at 6:30 p.m. at Suwanee City Hall, 330 Town Center Av-enue, The Zoning Board of Appeals will hold a public hearing to consider the following variance requests:

V-2022-006- Owner: T. Barrett. Applicant: Mulch-It LLC. The applicant Mulch-It LLC. The applicant requests a variance from Section 610 of the City of Suwanee Zoning Ordinance to allow for a chain-linked fence in a yard abutting a public street that exceeds the maximum height. The street contains approximately. site contains approximately 8.85 acres in Land Lot 235 of the 7th District and is lo-cated at 265 Brogdon Road.

V-2022-007- Owner: oung Ho Lee. Applicant: Kyonghun Chong. The ap-plicant requests a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for an additional sign. The site contains approximately 4.45 acres in Land Lot 151 of the 7th District and is located at 80 Horizon Drive.

The complete text of the proposed request will be on file at Suwanee City Hall and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. 934-72332 6/1,8,2022

PUBLIC HEARING NOTICE GWINNETT COUNTY BOARD OF CONSTRUCTION ADJUSTMENTS AND ADJUSTMENTS AND
APPEALS
GWINNETT JUSTICE &
ADMINISTRATION CENTER 75 I ANGLEY DRIVE IAWRENCEVILLE PHONE: 678.518.6000 HEARING: June, 8th, 2022 AT 3:00 PM

Stream Buffer Variance SBV2022-00007 Mixed-Use R-100 Zoning, 7th District, Land Lot 339, Parcel 012 Stream Buffer **Encroachments** 934-71737 5/25,6/1,2022

The City of Buford Planning and Zoning Board will meet on Tuesday, May 31, 2022 at 7:00 p.m. at Buford City Hall, 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Bu-ford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Av-enue, Buford, Georgia 30518 to consider a rezoning reto consider a rezoning request from R-100/RM to O-I at 2050 Hutchins Street, bear 290 reliables Street, being parcels 7-269A-085 and 7-268-018, containing 1.770 acres for Buford Housing Authority.

934-70069 5/11 18 25

6/1/2022 FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Lorraine B. Stewart and Brian E Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns. dated 8/31/2006 and recorded in Deed Book 46974 Page 581 Gwinnett County, Georgia records; as last transferred to or ac-quired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, Note in the original principal amount of \$172,240.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tuesday Court of Superior Court of Su day 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 All that tract or parcer of land lying and being in Land Lot 1, 5th District, Gwinnett County Georgia Being Lot 11, Block A of Brighton Pointe Subdivision as per plat thereof recorded in plat book 106, page 31, Gwinnett county records, which recorded plat is incorporated herein by reference and made a part of this descrip-

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 No and Security Deed. The de 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 4060 Silvery Way, Snellville, GA 30039 togeth-er with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Lorraine B. Stewart and Brian E Stewart or tenant or

tenants.
Fay Servicing, LLC is the entity or individual designated who shall have full authority to pendiate amend thority to negotiate, amend and modify all terms of the

mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 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 redemption of any taxing authority, (d) any matters which might be disclosed by mätters

FORECLOSURE

nances

there will be sold at public outcry to the highest bidder for cash before the courtan accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordihouse 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 June, nances, restrictions, covenants, and matters of covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed Pur-2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and conjudicial colors. 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 non-judicial sales 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. State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the status of the loan as provided immediately above.

U.S. Bank Trust National
Association, not in its individual capacity, but solely as
Trustee of LSF9 Master Parand an experiese of this say.

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

record superior to the Secu-

rity Deed first set out above.

U.S. Bank National Associa-U.S. Bank National Associa-tion, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed Notes is the holder of the

Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the

and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and

the pest knowledge and belief of the undersigned, the party in possession of the property is Ikhnaton Byepu and Frances Byepu or a tenant or tenants and said

property is more commonly known as 420 Jackson

Street, Buford, Georgia 30518.

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

U.S. Bank National Associa-

tion, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed

Notes
as Attorney in Fact for
Ikhnaton Byepu
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Records (A. 2007)

www.foreclosurehotline.net

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 295 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-

GIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK

5, PAGE 189, GWINNETT COUNTY, GEORGIA

COUNTY, GEORGIA RECORDS, WHICH PLAT IS

HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. MR/meh 6/7/22

Our file no. 22-06950GA -

950-69039 5/11 18 25

NOTICE OF SALE LINDER

Under and by virtue of the Power of Sale contained in a

Security Deed given by Con-nie Blue Jerkins to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Guaranteed Rate, Inc., its successors

Hate, Inc., its successors and assigns, dated February 21, 2020, recorded in Deed Book 57294, Page 675, Gwinnett County, Georgia Records, as last transferred to THE MONEY SOURCE

INC. by assignment recorded in Deed Book 59886, Page 44, Gwinnett County, Georgia Records, conveying

the after-described property to secure a Note in the origi-

nal principal amount of THREE HUNDRED FORTY THOUSAND AND 0/100 DOLLARS (\$340,000.00), 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 law-

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in June, 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 because of, among other possible events of default, fail-

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

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including

attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

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), the

right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in-spection of the property, any assessments, liens, encum-

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to,

those superior to the Securi-

those superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

named or the undersigned. THE MONEY SOURCE INC.

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 provide the control of the

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Money Source Inc., 500 South Broad Street, Building

100, Suite A, Meriden, CT 06450, 4806162741.

06450, 4806162741.

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

To the book knowledge and

To the best knowledge and

belief of the undersigned.

the party in possession of the property is Connie Blue Jerkins or a tenant or ten-ants and said property is

4075 Bridlegate Way, Snel-

known as

commonly

HEREOF

nal principal amount

GWINNETT

6/1/2022

POWER

GEORGIA, COUNTY

Roswell, GA 30076

EXHIBIT A

Notes

holder of the security deed.

ticipation Trust as agent and Attorney in Fact for Lorraine B. Stewart and Brian E Stewad valorem taxes (including art Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 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 cupring to the Section 2015.

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. 1216-2616A 950-68989 5/11 18 25 6/1/2022

1216-2616A

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

Pursuant to the power of sale contained in the Security Deed executed by BRITTAINY J. HOLLINS AND BEN L. MURPHY SR to HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dat-ed April 2, 2008 and recorded in Deed Book 48765, Page 0318, Gwinnett County records, said Security Deed being last transferred to SE-LENE FINANCE LP in Deed Book 54923, Page 442, Gwinnett County records, the undersigned will sell at 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 June 07, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 205 OF BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT CONTY, GEOR-GIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY, GEOR-GIA RECORDS WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED, HEREIN, BY REFERENCE AND MADE APART OF THIS

AND MADE APART OF THIS
DESCRIPTION
Said property being known
as: 354 SPRING FALLS
DRIVE, GWINNETT, GA
30045

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are BRIT-TAINY J. HOLLINS AND BEN TAINY J. HÖLLINS AND BEN
L. MURPHY SR or tenant(s).
The debt secured by said
Security Deed has been and
is hereby declared due and
payable because of, among
other possible events of default, failure to pay the indebtedness as provided for
in the Note and said Security
Deed. The debt remaining in
default, this sale will be
made for the purpose of made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent ina been aiven)

to collect attorneys fees having 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 sur-vey and inspection of the property; and (4) any assessments. liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as folthe mortgage is as fol-

Selene Finance LP Attn: BK Dept., 9990 Richmond Houston, TX 77042 877-768-3759

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

Attorney-in-Fact for BRITTAINY J. HOLLINS AND BEN L. MURPHY SR Robertson, Anschutz, Schneid, Crane & Partners. PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-025659 –

950-69560 5/11 18 25

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

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the

Onder and by virtue of the Power of Sale contained in a Security Deed given by Ikhnaton Byepu to Home-Banc Mortgage Corporation, dated January 28, 2005, recorded in Deed Book 41647, Page 123, Gwinnett County, Geografic Agentia Records as County, Georgia Records, as last transferred to U.S. Bank National Association, as In-denture Trustee, in trust for Holders of the HomeBanc Mortgage Backed Notes by 2005-3 Mortgage Backed Notes by assignment recorded in Deed Book 58748, Page 730, Chainnett County, Georgia Gwinnett County, Ğeorgia Records, conveying the af recoulds, conveying the and ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOU-SAND SEVEN HUNDRED AND 0/100 DOLLARS (\$115.700.0) with interest (\$115.700.00) with interest

FORECLOSURE FORECLOSURE

tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the THE MONEY SOURCE INC. as Attorney in Fact for Connie Blue Jerkins

McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 36 DTHE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 30, BLOCK JOHN TOWN AS PER PLAT RECORDED IN PLAT BOOK 73, PAGE 191, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE APART HEREOF BY REFRENCE. SUBJECT TO EASEMENTS. HEREOF BY REFERENCE.
SUBJECT TO EASEMENTS,
CONDITIONS AND RESTRICTIONS OF RECORD
AFFECTING THE HEREIN
DESCRIBED PROPERTY.
THIS PROPERTY IS NOW
OR WAS FORMERLY
WINDIAM AS 4075 BIDLIE-

KNOWN AS 4075 BRIDLE-GATE WAY, SNELLVILLE, GA 30039. PARCEL IS #R6036 382 CONVEYANCE made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises MR/meh 6/7/22

Our file no. 22-07060GA - FT17 950-68988 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER GEORGIA. GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Lin-da King to Mortgage Elec-tronic Registration Systems, for Countrywide Home Loans, Inc., ats grantee, as nonmer and assigns, dated May 9, 2005, recorded in Deed Book 42939, Page 268, Gwinnett County, Georgia Book 42939, Page 268, Gwinnett County, Georgia Records and as re-recorded in Deed Book 51686, Page 808, Gwinnett County, Geor-gia Records, as last trans-ferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-28CB, MORT-GAGE PASS-THROUGH CEDTIFICATES SERIES CERTIFICATES, SERIES CERTIFICATES, SERIES 2005-28C by assignment recorded in Deed Book 51121, Page 443, Gwinnett County, Georgia Records, conveying the after-deconveying in alter-oe-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND AND 0/100 DOLLARS (\$153,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 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 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 and all expenses of this sale. as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

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), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEFOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRIST ALTERNATIVE LOAN TRUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFI-CATES, SERIES 2005-28CB is the holder of the Security

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity time task bith as and the thority 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. Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Linda King and Estate of Linda King and tenant or tenants and said property is more commonly known as 5946 Dana Dr. Norcross, Georgia 30093. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the bolder of the security deed holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST

2005-28CB, MORTGAGE PASS-THROUGH CERTIFI-CATES, SERIES 2005-28CB as Attorney in Fact for Linda King McCalla Raymer Leibert McCalla Raymer Leib Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAI THACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK B, UNIT 1, HEATHERWOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK

FORECLOSURE

8, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE 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 June 7, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-

719). MR/meh 6/7/22 Our file no. 22-07164GA -950-70101 5/11 18 25

6/1/2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Nisha Sharma and Rohit Sharma to Bank of America, NA dated 12/28/2017 and recorded in Deed Book 55648 Page 0001 Gwinnett County, 0001 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$43,300.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supprier Court Order of the Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being said date fails on a rederal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 19 of the 5th District, Evinnett County. General

Lot 19 of the 5th District, Gwinnett County, Georgia, being Lot 63, Block A, Unit Three of River Bridge, Unit Three Subdivision, as per plat thereof recorded in Plat Book 48, Page 136, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

scription.
PRIOR INSTRUMENT REF-

SCIPITION.
PRIOR INSTRUMENT REFERENCE: BOOK 49885,
PAGE 423 RECORDED:
RECORDED DATE: JANUARY 6, 2010
ALSO BEING THE SAME
PREMISES CONVEYED TO
ROHIT SI IARMA AND NISH
A SHARMA, HUSBAND AND
WIFE, TENANTS BY THE ENTIRETY, FROM RENU BALA,
DEEPAK TIWARI AND
NISHA SHARMA, WHO ACQUIRED TITLE AS NISHA
RANI, AS JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON, BY
QUIT CLAIM DEED DATED
07/31/2017, AND RECORDED ON 08/25/2017 AT DOCUMENT REFERENCE
55352/531 IN GWINNETT
COUNTY, GEORGIA
This sale is made subject to

This sale is made subject to that Security Deed in the amount of \$103,140.00, recorded on 8/25/2017 in Deed Book 55352, Page 534, aforesaid records. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having hear given) having been given).

Said property is commonly known as 310 Saint Simons Cv, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Nisha Sharma and Rohit Sharma

or tenant or tenants.

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

gage.

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

of the loan. Said property will be sold 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 be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by mätters an accurate survey and in-spection of the property, and (e) any assessments, liens encumbrances, zoning ordi

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

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the learn with the hald. tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in 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. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Nisha Sharma and Rohit Sharma Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

tus of the loan as provided

994-7637.
1016-5224A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5224A 950-69729 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Ikhnaton Byepu to Homebanc Mortgage Corporation dated 1/28/2005 and recorded in Deed Book 41647 Page 147 Gwinnett County, Georgia records; as last transferred to or acquired by Bask of to or acquired by Bank of America, National Associa-Bank of

FORECLOSURE FORECLOSURE

tion as successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, Na-tional Association, fka Trea-

sury Bank, National Associa-tion, conveying the after-de-scribed property to secure

Note in the original principal amount of \$28,900.00, with

interest at the rate specified

interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month unless

day of said month unless said date falls on a Federal

said date fails on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 295 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 7, PECAN

GIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT

MADE A PART OF THIS DE-

DATED JANUARY 28, 2005, AS RECORDED IN GWIN-NETT COUNTY, GEORGIA RECORDS, SECURING THE ORIGINAL PRINCIPAL SUM

This foreclosure is subject to that Security Deed from Ikhnaton Byepu to Home-Banc Mortgage Corporation, in the original amount of \$115,700.00, dated Janaury 28, 2005, filed of record February 14, 2005 in Deed Book 41647, Page 123, Gwinnett County, Georgia. 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

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly Street, Buford, GA 30518 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party

the undersigned, the party (or parties) in possession of the subject property is (are): Ikhnaton Byepu and Frances

Byepu or tenant or tenants.
PHH Mortgage Corporation
is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms
of the mortgage

of the mortgage.
PHH Mortgage Corporation

One Mortgage Way Mount Laurel, NJ 08054 (800) 750-

entity or individual is not re-

guired by law to negotiate,

of the loan.

amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and

payable or not yet due and payable of 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 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. Bankruptcy Code; and (2) final confirmation and sudit of the street of the str

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-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not

be provided until final confir-

mation and audit of the sta-

tus of the loan as provided immediately above.
Bank of America, National

Association as successor by

merger to Countrywide Bank, FSB, fka Countrywide

Bank, National Association, fka Treasury Bank, National Association as agent and At-torney in Fact for Ikhnaton

Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1017-4824A THIS LAW FIRM MAY BE

IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1017-4824A

950-69052 5/11 18 25

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security

Deed given by Nancy Sue Wernert-Wright and Craig

Wernert-Wright and Craig Wright to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee SERVICES, INC., its successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by

transferred to or acquired by

PennyMac Loan Services, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$295,075.00, 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 Court-house 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 June 7, 2022 (being the first Tues-

day of said month unless said date falls on a Federal

Holiday, in which case being

6/1/2022

This foreclosure is subject

month), the following de-scribed property: ALL THAT TRACT OR PARthe following de-ALL THAT TRÁCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVI-SION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

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 Deed and by law, including

Deed and by law including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 6089 Grand Loop Road, Sugar Hill, GA 30518-8178 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) ONE, AS PER PLAT
RECORDED IN PLAT BOOK
5, PAGE 189, GWINNET
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION
THIS INSTRUMENT IS
SECOND ONLY TO A SECU-RITY DEED FROM IKHNA-TON BYEPU TO HOMEBANC MORTGAGE CORPORATION and belief of the undersigned, the party (or parties)
in possession of the subject
property is (are): Nancy Sue
Wernert-Wright and Craig
Wright or tenant or tenants.
PennyMac Loan Services,
LLC is the entity or individual designated who shall have
full authority to neootiate. ORIGINAL PRINCIPAL SUM
OF \$115,700, AND IT IS
AGREED THAT ANY DEFAULT THEREUNDER MAY,
AT THE OPTION OF THE
GRANTEE HEREIN, BE DECLARED AND DEEMED TO
BE A DEFUALT UNDER THE
TERMS OF THE WITHIN INSTRUMENT.
MAP REFERENCE NO.
R7295F 040
This foreclosure is subject al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services.

LC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such

subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. 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,

encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupter (20dz. and (2) fine porfir 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.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 closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above. PennyMac Loan Services.

nated by Order of the Supe 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
BEING IN LAND LOT 335 OF
THE 4TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK
'A', PRESCOTT AT MINK
LIVSEY FIXA MINK LIVSEY
MANOR, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 108, PAGE 251;
REVISED AT PLAT BOOK
109, PAGE 36-41, GWINNETT COUNTY RECORDS,
WHICH PLAT IS INCORPOBATED HEREIN BY REFERENCE.

ment Services, LLC is the entity or individual designat-

HEREOF BY THIS REFERwhether due thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary nances, restrictions

immediately above. U.S. Bank Trust National

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: (2) any outstand-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1208-3608A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3608A
950-69037 5/11 18 25 6/1/2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

LC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Alexandre Control 2025 (Adv.) lanta, Georgia 30305, (404)

lanta, Georgia 30305, (404)
994-7637.
1120-23475A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23475A 950-68553 4/27 5/4 11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Michelle Green to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for NEW CENTURY MORT-GAGE CORPORATION. its Successors and assigns. dated 8/31/2006 and recorded in Deed Book 47011 Page 116 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Associa-tion not in its individual ca-pacity but solely as owner trustée for Legacy Mortgage Asset Trust 2020-GS1, conveying the after-described property to secure a Note in the original principal amount of \$222,785.00, 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 desigrior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month unless said date falls on a

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

Said property is commonly known as 4773 Beau Point

Court, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michelle Green or tenant or tenants.

Rushmore Loan Manage-

FORECLOSURE

ed who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not re-

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 redemption of any taxing au-

covenants, and matters of covenants, and matters of 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. Bankruptoy Code; and (2) final confirmation and audit of the state of the loan with the bald. 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 13-1/2.1, Which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

Association not in its individ-Association not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-651 as agent and Attorney in Fact for Michelle Green Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attacts Cognic 20206, (AdA)

950-69037 5/11 18 25

Sale contained in a Security Deed given by Darryl A. Clin-Deed given by Darry A. Clim ton to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Company, its successors and assigns dated 10/14/2005 and recorded in Deed Book 44916 0071 Gwinnett C 6 Page County. Georgia records; as last transferred to or acquired by Forethought Life Insurance Company, conveying the after-described property to secure a Note in the original principal amount of \$338,650.00, with interest at the case consider the consideration. the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe-

unless said date falls on hefederal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE GMD 1397, GWINNETT COUNTY, GEORGIA BRING 10T 28 LOT 28, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGES 87 AND 88, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF

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 as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as a stricted 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 3873 Thompson Lake Drive, Buford, GA 30519 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): Darryl A. Clinton and Tracy L. Clinton or tenant or tenants. Rushmore Loan Management Services, LLC is the entity or individual designat-

ed who shall have full aued who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage-ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504,7300

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not a fractor (c) the right of be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by 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 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 holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above Forethought Life Insurance FORECLOSURE

Company as agent and Attorney in Fact for Darryl A Clinton Aldridge Pite, LLP, 15 Pied mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

lanta, Georgia 30305, (404) 994-7637. 1208-3632A THIS LAW FIRM MAY BE IHIS 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. 1208-3632A 950-69727 5/11 18 25 6/1/2022 6/1/2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Lee Gawrys to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Star Mortgage Services, LLC, its successors and assigns. dated 3/28/2003 and recorded in Deed Book 32157 Page 0033 Gwinnett County, Georgia records: as last Georgia records; as transferred to or acquired by NewRez LLC d/b/a Shellpoint NewHez LLC drux a Shellpoint.
Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$103,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outgot to dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as design nated by Order of the Supe nated by Urder of the Superior Court of said county), within the legal hours of sale on June 7, 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 fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING MORE PARTIC JULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT TO FIND THE TRUE POINT TO FRECHING COMMENCE

OF BEGINNING COMMENCE
AT THE POINT FORMED BY
THE INTERSECTION OF THE
CENTER LINE OF ALCOVY
ROAD WITH THE CENTER
LINE OF BRAMLETI LINE OF BRAMLETT SHOALS ROAD (80 FOOT RIGHT OF WAY); RUN THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF BRAMLETT SHOALS ROAD A DISTANCE OF 1314 FEET TO A POINT; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 40 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY BRAMLETT SHOALS ROAD AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 321.10 FEET TO TANCE OF 321.10 FEET TO AN IRON PIN; RUN THENCE SOUTH 52 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 240.03 FEET TO AN IRON PIN; RUN THENCE SOUTH 37 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 319.50 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OR WAY OF BRAM-RIGHT UN WAY UF BRAIN-LETT SHOALS ROAD; RUN THENCE NORTH 52 DE-GREES 50 MINUTES 25 SECONDS WEST ALONG SAID RIGHT OF WAY A DIS-SAID RIGHT OF WAY A DIS-TANCE OF 240.04 FEET TO AN IRON AND THE TRUE POINT OF BEGINNING; BE-ING MORE PARTICULARLY SHOWN ON SURVEY DATED MARCH 7, 1995 PREPARED BY HANBRICK SURVEYING. INC. AND BEING THE SAME PROPERTY CONVEYED TO JUDY G. WEBB BY WAR-RANTY DEED DATED JUNE 9, 1993 RECORDED IN DEED BOOK 8998, PAGE 86

RECORDS.
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 attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 624 Bramlett Shoals Road,

Shoals Road, Lawrenceville, GA 30045 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Anthony Lee Gawrys or tenants or tenants. ant or tenants. Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

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 (in-

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop erty whether 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 in-spection 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 confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

newhez Ltc vibra Sierie point Mortgage Servicing as agent and Attorney in Fact for Anthony Lee Gawrys Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, 4104

closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. NewRez LLC d/b/a Shell-

lanta, Georgia 30305, (404)