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,

Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law

to negotiate, amend or modi-

the property is Angela Bradley or a tenant or tenants and said property is more commonly known as 731 Franklin Mill Trace, Loganville, Georgia 30052. Should a conflict arise between the property address

ation

THE 5TH DISTRICT.

Our file no. 22-06437GA -

950-68992 5/11 18 25

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Jacob V Villanueva to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated April 20, 2016, recorded in Deed

2016, recorded in Deed Book 54293, Page 662, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company

to Guild Mortgage compan, LLC by assignment recorded in Deed Book 59817, Page 00382, Gwinnett County,

00382, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE AND 0/100 (\$137,365.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

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:

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The deht 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

and all expenses 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 0.C.G.A. § 13-1-11

suant to U.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

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 Jacob V Vil-lanueva or a tenant or ten-ants and said property is

more commonly known as 4023 Hill Station Court,

Guild Mortgage Company

TOWNHOME

HEREOF

GWINNETT

6/1/2022

POWER

GEORGIA.

fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of

FORECLOSURE

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. 1263-2347A 950-69035 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 Cristian E. Casillas to Cardinal Mortcasinas to Cardinal Mortagage dated 2/9/2001 and recorded in Deed Book 22365 Page 0036 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, conveying the afterdescribed property to secure a Note in the original principal amount of \$145,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig nated by Order of the Supe nated 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 said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 3, OF THE 7TH DISTRICT OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 67, BLOCK A, EAGLE CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 51, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE BEING IM-

BY REFERENCE. BEING IM-PROVED PROPERTY KNOWN AS 895 EAGLE CREEK DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failsible events of detault, all ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpose of poving the same 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 895 Eagle Creek
Dr., Lawrenceville, GA
30044 together with all fixa part of said property, if any. To the best knowledge and belief of the underand better of the undersigned, the party (or parties)
in possession of the subject
property is (are): Cristian E.
Casillas or tenant or tenants.
PNC Bank, N.A. is the entity
or individual designated who
shall have full authority to

and the full authority to negotiate, amend and modify all terms of the mortgage.

PNC Bank, N.A. Loss Mitigation Mail Locator: B6-YM10-01-1 3232 Newmark Drive Miamisburg, 45342 1-888-224-4702 OH 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 property whether due and payable or not yet 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-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments. (e) any assessments, lients, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted which the difference of the sale will be conducted which the difference of the sale will be conducted which the difference of the sale will be conducted which the sale will be conducted.

Ine 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. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-iudicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not losure the provided until final confirmation. mation and audit of the status of the loan as provided

immediately above.
PNC Bank, National Association as agent and Attorney in Fact for Cristian E. Casil-Aldridge Pite, LLP, 15 Pied-

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

1434-2154A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1434-2154A
960-6890-5/41-18-25 5/11 18 25 950-68929

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

PUWER
Pursuant to the power of sale contained in the Security Deed executed by JOHN GREGORY BRUCE AND CYNTHIA A BRUCE to in the crisinal an include the security of the securi original principal amount of \$195,300.00 dated December 23, 2002 and recorded in Deed Book 30437, Page 264, Gwinnett County records, said Security Deed being last transferred to NA-TIONSTAR MORTGAGE LLC D/B/A MR. COOPER in Deed Book 56603, Page 704, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described as fol-

Deed anu desenses lows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOTS 118
AND 119 OF THE 5TH DISTRICT OF GWINNET
CECARGIA BEING COUNTY, GEORGIA, BEING LOT 22, BLOCK A, OF THE ESTATES AT GREAT OAKS LANDING SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 85, PAGE 208, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-

FORECLOSURE

as: 824 MONTECRUZ DR LAWRENCEVILLE, GA 30045 To the best of the under signeds knowledge, the par-ty or parties in possession of said property is/are JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE or ten-

CYNTHIA A. BRUCE 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 paying the same and all expaying the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said properly 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 (2) any ing been given). taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, 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 Deed

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 fol-

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cy-press Waters Blvd. Coppell, TX 75019 1-888-480-2432 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

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for JOHN GREGORY BRUCE AND CYNTHIA A. BRUCE Poblaton

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145119 –

950-69851 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 Jerry Scott Edling and Sandy M. Edling to Chase Manhattan Mortgage Corporation dated 4/25/2003 and recorded in Deed Book 33334 Page 172 and modified at Deed Book 55074 page 457 and Deed book 56125 Page 939 Gwinnett County, Georgia nett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich FSB, as trustee of Stanwich Mortgage Loan Trust F, conveying the after-described property to secure a Note in the original principal amount of \$166,331.00, 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

before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month unless said date falls on Federal Holiday, in which case being the first Wednesday of said month), the following described property: lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 13, BLOCK A, INDIAN CREEK, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 101, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO ERENCE THERETO

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

Naving been given).
Said property is commonly known as 2255 Arden Creek
Dr., Bethlehem, GA 30620 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jerry Scott Edling and Sandy M. Edling or tenant or ten-

Carrington Mortgage Ser-vices, LLC is the entity or individual designated shall have full authority to negotiate, amend and modify negoriate, ameno and moonly all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-4567

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

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lier against the protute a lien against the prop-erty 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 an accurate survey and in-spection of the property, and (e) any assessments, liens. encumbrances, zoning ordi-nances, 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 audit of the state of the confirmation that the bald. tus of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-

FORECLOSURE

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 immediately above. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attorney in Fact for Jerry Scott Edling and Sandy M. Edling Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.
2191-2438A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2438A
950-69063 5/11 18 25
6/1/2022 6/1/2022

.STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

PUWER
Pursuant to the power of sale contained in the Security Deed executed by MIGUEL BECERRA to MORTGAGE ELECTRONIC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in the original principal amount of \$162,770.00 dated May 21. 2018 and recorded in Deed Book 55914, Page 0460, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59781, Page 00863, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door perfore 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 follows

THE FOLLOWING DE-SCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF GWINNETT, STATE OF GEORGIA. TO-STATE OF GEORGIA, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 24, BLOCK C'', BEING LUI 24, BLUCK T, HARTINS PLACE SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 240, AND REVISED IN PLAT BOOK 28, PAGE 35, GWINNETT COUN-TY, GEORGIA RECORDS, TO
WHICH PLAT REFERENCE
IS MADE FOR A MORE DETAILED DESCRIPTION
R6146 152

Said property being known as: 538 NATHÁN DR NW LIL-BURN, GA 30047
To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are MIGUEL BECERRA 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 de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to call of the paying the same and sale of the paying the sale of the purpose of the paying the paying the paying the sale of the paying th to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem any outstanding au valorier 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 disched by an accurate cure. closed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out

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

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 fol-Freedom Mortgage Corporation 907 Pleasant Valley

Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION

DEBL. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE
CORPORATION, as Attorneyin-Fact for MIGUEL BECERPA

RA Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014096 -

0-67502 4/27 5/11 18 25 6/1/2022

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

Pursuant to the power of sale contained in the Security Deed executed by ROBERT CHRISTOPHER BERRY AND SHERRY BERRY to Angel Oak Home Loans, LLC. in the original principal amount of \$257,217.00 dated June 29, 2017 and recorded in Deed Book 55226, Page 0826, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 56357, Page 96, Gwinnett 96, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, records, will sell 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 follows:
THE FOLLOWING DESCRIBED REAL ESTATE,
SITUATED IN GWINNETT
COUNTY, GEORGIA, TO-ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 355 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 26, BLOCK A, WYNTERBERRY SUBDI-A, WYNTERBERRY SUBDI-VISION, PHASE TWO, AS PER PLAT RECORDED IN

FORECLOSURE

PLAT BOOK 93, PAGE 93, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said property being known
as: 3753 FROSTBERRY FALL PL BETHLEHEM, GA 30620

To the best of the underto the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are ROBERT CHRISTOPHER BERRY AND SHERRY CORPORATION, as Attorney-in-Fact for OSCAR D PEREZ MAR-

BERRY AND SHERRY BERRY 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 paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). other possible events of deing been given).

ing 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 taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above

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

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 follows: Freedom Mortgage Corpo-ration 907 Pleasant Valley

Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE

FREEDOM MORTGAGE CORPORATION, as Attorneyin-Fact for ROBERT CHRISTOPHER

AND SHERRY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321,7112 Firm File No. 22-023283 -

LiV 950-68942 5/11 18 25 6/1/2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER Pursuant to the power of sale contained in the Security Deed executed by OSCAR
D PEREZ MARTINEZ to CMG MORTGAGE, INC DBA CMG FINANCIAL, #1820 in the FINANCIAL, #1820 in the original principal amount of \$127,645.00 dated June 30, 2016 and recorded in Deed Book 54427, Page 384, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 59722, Page 875, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash. before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 02, 2022, the property in said Security Deed and described as follows: THE FOLLOWING DE-

THE FULLOWING DESCRIBED REAL ESTATE LOCATED IN GWINNETT COUNTY, GEORGIA, TO-

WIT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN THE LAND LOT
41, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 22, BLOCK
A,THE WILDINGS SUBDIVISION, UNIT ONE, AS PER
PLAT RECORDED AT PLAT
BOOK 22, PAGE 25, GWINNETT COUNTY, GEORGIA,
BECORDS, WHICH PLAT IS NETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF, BEING THAT
SAME PROPERTY CONVEYED IN THAT CERTAIN
WARRANTY DEED RECORDDATA DEED PROVINCES WARRANTY DEED RECORD-ED AT DEED BOOK 2757, PAGE 89; QUIT CLAIM DEED RECORDED AT DEED BOOK 35307, PAGE 176; ALL IN GWINNETT COUNTY, GEOR-

GIA RECORDS Said property being known as: 2457 SWEET SHRUB CIRCLE LAWRENCEVILLE, GA 30044 To the best of the under-

signeds knowledge, the par-ty or parties in possession of said property is/are OS-CAR D PEREZ MARTINEZ or

tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among attention of the security Deed has been and the security Deed has been as the security Deed has been and the other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees naving been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority: (3) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out

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

telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Lau-rel, NJ 08054 Phone: 855-

that pursuant to

690-5900

FORECLOSURE

 $0.C.G.A.\ \S\ 44\text{-}14\text{-}162.2,$ the above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING IHIS LAW HIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
FREEDOM MORTGAGE

Robertson Anschutz. Schneid, Crane & Partners, 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Firm File No. 22-034274 -SeV 950-71289 6/1 7/6 13 20 27 2022

NOTICE OF SALE UNDER

POWER GEORGIA. GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Joann S Kaufman and Steven W Kaufman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Mortgage Network, Inc., its successors and assigns, dated February 3, 2006, recorded in Deed Book 46239, Page 473, Gwinnett County, Georgia Records and as modified by that certain Loan Modifiin Deed Book 53208, Page 371, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National National Association, as Trustee for Wachovia Mortgage Loan Trust, Asset-Backed Certificates, Series 2006-AMN1 by assignment recorded in Deed Book 51871, Page 641, Gwinnett County, Georgia Records, conveying the af-Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIX THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$306,400.00), 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

fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tracedov. of sale on the first Tuesday in June, 2022, the following described property: SEE EXHIBIT A ATTACHED

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 as allowhell 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 provided in the Security Deed and by law including

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant 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, encumbrances, zoning ordinances, restrictions and specific sp 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 representation, warranty, or representation, warranty of recourse against the abovenamed or the undersigned Wachovia Mortgage Loan Trust, Asset-Backed Certifi-cates, Series 2006-AMN1, U.S. Bank National Association as Trustee is the holder

of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority and the security of the securi thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059.

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 Joann S Kaufman and Steven W Kaufman or a tenant or tenants and said property is who sale between the property address and the least deep the sale deep the property address and the least deep the property and the property address and the least deep the property and the property and the property address and the least deep the property and gal 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Wachovia Mortgage Loan
Trust, Asset-Backed Certificates Safes 2006-AMM1 Series 2006-AMN1, U.S. Bank National Associa tion, as Trustee

as Attorney in Fact for Joann S Kaufman and Steven W Kaufman 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 BEING IN LAND LOT 316 OF BEING IN LAND LOT 316 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING LOT 33, BLOCK K, UNIT NINE, PEACHTREE STATION SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 14, PAGE 229, GWINNETT COUNTY RECORDS AND WHICH PLAT IS REFERRED TO HEREBY AS REFERENCE FOR MORE PARTICULAR

HEREBY AS REFERENCE FOR MORE PARTICULAR DESCRIPTION AND DELIN-EATION OF THE 1ST DI-MENSION THEREOF. MR/meh 6/7/22 Our file no. 22-06244GA -

950-69725 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by John W Welker to Mortgage Elec-

tronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated March 6, 2013, recorded in Deed Book 52082, Page 848, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56441, Page 338, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servictronic Registration Systems, to Specialized Loan Service

FORECLOSURE

ing LLC by assignment recorded in Deed Book 59692, Page 470, Gwinnett Georgia Records County, Conveying after-deconveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED FIFTY AND 0/100 DOLLARS AND 0/100 DOLLARS (\$184,850.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court 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 dethe following de-SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and 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). 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record inany flatters of fecond in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty of recourse against the above-named or the undersigned. Specialized Loan Servicing LLC is the holder of the Se-

curity 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., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
Note however that such 44-14-162.2

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 John W Welker and Estate of John William Welker or a tenant or tenants and said property is more commonly known as 1201 Post Horn Run, Georgia Lawrenceville. 30045. Should a conflict arise between the property address and the legal description the legal description

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLC as Attorney in Fact for

as Attorney in Fact for John W Welker McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, PHASE A,

HUNTING FALLS SUBDIVI HONTING FALLS SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 31, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS 1201 POST HORN RUN ACCORDING TO PRESENT SYSTEM NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA, AND MORE PARTICU-LARLY SHOWN ON SURVEY PREPARED BY R&V LAND SURVEYING, INC., DATED NOVEMBER 10, 1997

MR/meh 6/7/22 Our file no. 22-06283GA -950-69022 5/11 18 25

6/1/2022 NOTICE OF SALE UNDER POWER

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-GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Angela Bradley and Cornelius James to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin a division of Nat. City Bank of IN, its successors and assigns, dated December 22, 2005, recorded in Deed Book 45799, Page 135, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by as-Power of Sale contained in a brances, zoning ordinances 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 persecutation, warrants or an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Se-National Association by assignment recorded in Deed Book 59770, Page 76, Gwincurity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full aunett County, Georgia Records, conveying the af-The ellity tina last bull are thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441. Hecords, conveying the atter-described property to secure a Note in the original principal amount of THIRTY-FIVE THOUSAND THREE HUNDRED EIGHTY AND

HUNDRED EIGHTY AND 0/100 DOLLARS (\$35,380.00), 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 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

Sugar Hill, Georgia 30518.
Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted thick (1) to experimenta. 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 subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with 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. holder of the security deed. as Attorney in Fact for Jacob V Villanueva MCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

Roswell, GA 30076 www.foreclosurehotline.net having been given). Said property will be sold EXHIBIT A ALL THAT TRACT OR PARsubject to any outstanding CEL OF LAND LYING AND BEING IN LAND LOT 291 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING UNIT 2 OF SUGAR HILL STATION TOWNad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters HILL STATION TOWN-HOMES AKA CITY OF SUGwhich might be disclosed by an accurate survey and in-spection of the property, any

FORECLOSURE FORECLOSURE

TRACT, AS PER PLAT RECORDED IN PLAT BOOK brances, zoning ordinances, restrictions, covenants, and 100, PAGES 168-169 GWINNETT COUNTY, GEORany matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. MR/meh 6/7/22 Our file no. 22-06712GA an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned. PNC Bank, National Associ-ation is the holder of the Se-curity Deed to the property in accordance with OCGA §

950-69010 5/11 18 25

NOTICE OF SALE UNDER GEORGIA, **GWINNETT** COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ali-son H Woodward to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans nominee for Quicken Loans, Inc., its successors and assigns, dated September 26, 2017, recorded in Deed Book 55457, Page 830, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC by Aguicken Loans, LLC by assignment recorded in assignment recorded in Deed Book 59658, Page 425, Gwinnett County, Georgia Deed Book 39008, Page 425, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of NINETY-TWO THOUSAND FIVE HUN-DRED NINETY-TWO AND OXIONE DOLLARS

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-(\$92,592.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. PNC Bank, National Associfor cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, as Attorney in Fact for Angela Bradley and Cornelius James McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road within the legal hours of sale on the first Tuesday in July.

2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A 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 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 223 OF GWIN-THE SIM DISTRICT, GWNIN-METT COUNTY, GEORGIA, BEING LOT 321, BLOCK A, THE VILLAGE AT BAY CREEK, PHASE I, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 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, RECORDED IN PLAT BOOK
109, PAGES 173 AND 174,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
MR/2004 67/207 as provided in the Security Deed and by law, including attorney's fees (notice pur-suant 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 those superior to the Security Deed first set out above. Said property will be sold on an "as-ie" hasis without any. an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken Loans, LLC fl/Aa Quicken Loans Inc. is the holder of the Security Deed to the property in accor-dance 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note however that such Note, nowever, 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 Alison H Woodward or a tenant or tenants and said property is more commonly known as

679 Fernstone Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal description the legal descrip-

tion will control The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

as Attorney in Fact for Alison H Woodward McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R5117

Land situated in the County

of Gwinnett in the State of GA ALL THAT TRACT OR PAR ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, RIVERMILL STATION SUB-DIVISION, UNIT TWO, AS PER PLAT OF RECORD IN PLAT BOOK 56, PAGE 251, GWINNETT COUNTY GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF

BY REFERENCE.
Commonly known as 679 Fernstone Fernstone Trail, Lawrenceville, GA 30046-THE PROPERTY ADDRESS

AND TAX PARCEL IDENTIFI-CATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PUR-POSES. MR/meh 7/5/22

Our file no. 22-07715GA – FT1 950-70953 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

Power of Sale Contained in the Security Deed given by Kimberly E Pulley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Mortgage Company, LLC dba Fairfield Mortgage, its successors and assigns dated rainfeld Mortgage, its Successors and assigns, dated March 24, 2005, recorded in Deed Book 42358, Page 3, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in Deed Book 55129, Page 734, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by Recorus, acto Wells Fargo Bank, N.O. assignment recorded in Deed Book 48905, Page 770, Chrispett County, Georgia Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE
HUNDRED FIFTY-ONE
THOUSAND THREE HUND
DRED EIGHTY-SIX AND
0/100 DOLLARS
(\$151,386.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

FORECLOSURE

for cash before the court-house door of Gwinnett County, Georgia, or at such 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

LEGETO AND MADE A

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 aut the indebt dece sible events of default, and 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 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 0.0.G.A. § 13-1-11 baying been given) having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by which might be disclosed and in-spection of the property, any assessments, liens, encuring pridinances, restrictions, covenants, and matters of record in-cluding, but not limited to, those superior to the Securithose 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 abovenamed or the undersigned. Wells Fargo Bank, N.A. is Holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

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

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 Kimberly E Pulley or a tenant or tenants and said property is **more**

commonly known as 839 Nichols Landing Ln, Dacula, Georgia 30019. Should a conflict arise between the property address and the le-gal 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 Wells Fargo Bank, N.A. as Attorney in Fact for Kimberly E Pulley

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 17 of the 7th District of

Lot 17 of the 7th District of Gwinnett County, Georgia, being Lot 125, Block A, Nichols Landing Subdivi-sion, Unit Three, as per plat recorded in Plat Book 78, page 43, Gwinnett County, Georgia Records. Being and intending to de-scribe the same premises conveyed in a deed recorded

04/14/2005, in Book 42358 Page 2. Known as: 839 Nichols Landing Ln Parcel: 7-017-126

MR/meh 6/7/22 Our file no. 51087008 -950-69963 5/11 18 25

6/1/2022 NOTICE OF SALE UNDER

COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Darlane B. Sanders and Tyrone F. Sanders to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its for Home Capital Inc., its successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinneth County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED MINETY-THREE THOUSAND AND 0/100 DOLLARS (\$393,000.00), DOLLARS (\$393,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-active, within the local bours native, within the legal hours

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
and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having boon given) having been given)

of sale on the first Tuesday of sale of the first fuesday in July, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOTO The debt property in Section 1.

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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record cluding, but not limited to, those superior to the Securi-ty 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 BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16; the holder of the Security is the holder of the Security Deed to the property in accordance with OCGA § 44-