FORECLOSURE

The entity that has full authority to negotiate, amend, and modify all terms of the and induly 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 Darlane B. Sanders and Tyrone F. Sanders or a tenant or ten-ants and said property is more commonly known as Riversound Snellville, Georgia 30039. 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. Bankruptcy Code and (2) to final confirmation and audit of the total of the lear with the confirmation that the lear with the learning with the lear with the learning with the lea

status of the loan with the holder of the security dea holder of the security deed.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS
INC., ASSET-BACKED CERTICATES, SERIES 2005-16
as Attorney in Fact for

as Attorney in Fact for Darlane B. Sanders and Tyrone F. Sanders McCalla Raymer Leibert Pierce, LLC
Pierce, LLC
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

All that certain tract or par-All that certain tract of par-cel of land lying and being in Land Lot 27 of the 6th Dis-trict, Gwinnett County, Geor-gia being Lot 38, Block G, The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia Records, which plat is incorporated herein

by reference.
Subject to the Declaration of Protective Covenants for The Moorings Unit IV Subdivision, by document recorded in August 22, 2002 in Book 28491, Page 15 in the Clerk's Office of the Superior Court for Gwinnett County,

Georgia.

The above description is the same as found in prior deed of record as a boundary line survey was not done at the time of this con-

veyance.

Being the same property conveyed to Darlane B. Sanders and Tyrone F. Sanders, joint tenants with Sanders, Joint Cenams wirrights of survivorship form Steven W. Greenberg and Leslie J. Greenberg by warranty deed dated September 30, 2004 and recorded October 11, 2004 in Book 40159, Jean 14 (b) is the Clerk of St. Page 149 in the Clerk of Superior Court's Office fo

This conveyance is subject to all restrictions, ease ments, setback lines, and other conditions shown of other conditions shown of record in the Clerk of Supe-rior Court's Office for Gwin-nett County, Georgia. MR/meh 7/5/22 Our file no. 51624807 –

950-70417 5/11 18 25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Ray Eugene Dennis to Great Western Bank, a federal sav-Western Bank, a rederal sax-ings bank, doing business as Sierra Western Mortgage Company, dated February 13, 1997, recorded in Deed Book 13823, Page 216, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by as-National Association by as signment recorded in Deed Book 58469, Page 671 Page Records, conveying the af ter-described property to se-cure a Note in the original principal amount of ONE
HUNDRED EIGHT THOUSAND SEVEN HUNDRED
FIFTY AND 0/100 DOLLARS
(\$108,750.00), 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 de-

scribed property: SEE EXHIBIT A ATTACHED AND MADE A HERETO PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice 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 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 representation, warranty or recourse against the above named or the undersigned JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, Na tional Association, 3415 Vi

sion Drive, Columbus, OH 43219, 800-446-8939. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ray Eugene Dennis or a tenant or tenants and said property is more commonly known as 600

Johns Landing Way, Lawrenceville, Georgia 30245. Should a conflict arise between the property

address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrunt cy Code and (2) to final con

FORECLOSURE

firmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, Na-tional Association as Attorney in Fact for Ray Eugene Dennis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of land lying and being in Land Lots 118 and 139 of the 5th District of Gwinnett County, Georgia, being Lot 10, Block A, Unit One, Johnson's Landing Subdivision, as per plat recorded in Plat Book 60. Page 29. Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference thereto.

The right, if any, of The United States of America to days from the date of the foreclosure sale held on June 7, 2022, as provided for by the Federal Tax Lien for by the Federal Tax Lien Act of 1966 (Public Law 89-719). MR/meh 6/7/22

Our file no. 52250106 -6/1/2022

NOTICE OF SALE UNDER **POWER** GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Juan Jose Gutierrez to Phoenix Global Mortgage Corporation, dated March 29, 2005, recorded in Deed Book 42260, Page 273, Gwinnett County, Georgia Records and as modified by that certain Loan Modification and as modified by that cer-tain Loan Modification Agreement recorded in Deed Book 55441, Page 317, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 56552, Page 603, Gwinnett County, Geor-603, GWINNERT COUNTY, GEOF-gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUN-DRED MINETY-THREE AND 0/100 DOLLARS (\$148,332,90), with interest

(\$148,393.00), 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 lead bours of sale

within the legal hours of sale on the first Tuesday in June, 2022, the following de-SCI'bed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the as and when to de and in the Mote 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 cale. and all expenses of this sale 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

cluding, but not limited to, those superior to the Security Deed first set out above. ty Deed TITS: Set out and Said property will be sold on the basis without any an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Lakeview 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: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Juan Jose Gutierrez or a tenant or ten-

ants and said property is more commonly known as 2847 Lakewater Way, Snel-Iville, Georgia 30039. Should a conflict arise between the constitution of the control of the con tween the property address and the legal description the legal description 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. Bankruptcy Code and (2) to final confirmation firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing

as Attorney in Fact for Juan Jose Gutierrez McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **EXHIBIT A** land lying and being in Land Lot 300 of the 4th District and Land Lot 1 of the 5th District of Gwinnett County, Georgia being Lot 172 District of Gwinnett County, Georgia, being Lot 172, Block C, Lakeport Subdivision, Unit 1, as shown on plat of subject property recorded at Plat Book 95, Page 83-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a by reference and made a part of this description.
The right, if any, of The
United States of America to United States of Afferrica 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 89-710)

MB/ca 6/7/22 Our file no. 5298715 – FT5 950-69024 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 Troy Long to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, dated July 11, 2005, recorded in Deed Book 43552, Page 114, Gwinnett County, Georgia Records, as last transferred to U.S. Bank, Matinnal Association as In-National Association, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2005-11, As-

FORECLOSURE

Series 2005-11 by assignment recorded in Deed Book 57349, Page 46, Gwinnett County, Georgia Records, conveying the after-de-County, Georgia Records, conveying the after-described property to secure a scribed property to secure a Note in the original principal amount of TWENTY-FIVE THOUSAND THREE HUNDED FIFTY AND 0/100 DOLLARS (\$25,350.00), 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 Tuesday

of sale off the first Tuesday
in June, 2022, the following
described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOT 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 950-69721 5/11 18 25 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 hear 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. taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, activitions economic and 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 acceptable.

an as-is basis willoud are representation, warranty or recourse against the above-named or the undersigned. U.S. Bank, National Associ-ation, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2005-11, Asset-Backed Se-curities, TMTS Series 2005-11 is the holder of the Security Deed to the property in accordance with OCGA § 44-

14-162.2 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

Note, however, that such entity is not required by law

noticy is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Troy Long or a tenant or tenants and said property is more commonly known as 2397 Planters Cove Drive, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description the l

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed Older of the security deed.
U.S. Bank, National Association, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2005-11, Asset-Backed Securities, TMTS Series 2005-

as Attorney in Fact for Troy Long McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net WWW.Toreclosurenotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 5TH DISTRICT, GOWIN-THE 51H DISTRICT, GWINNMETT COUNTY, GEORGIA
AND BEING LOT 59, BLOCK
A OF PLANTERS COVE,
UNIT TWO, AS PER PLAT
G3, PAGE 38, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
MICCORPORATED HEREIN BY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

PART HEREOF.
Subject to that certain security deed from Troy Long to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ownit Mortgage Solutions, Inc., dated July 11, 2005 and recorded July 15, 2005 in Deed Book 43552, Page 94, Gwinnett County, Georgia Records.

gia Records. MR/meh 6/7/22 Our file no. 5817920 – FT7 950-69726 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 Timothy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Systems tems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dated September 2, 2016 successors and assigns, dated September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnedt County, Georgia Records, conveying the after-de-scribed property to secure a Nota is the projects conveying the alter-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED MINETY-THREE AND 0/100 DOLLARS (\$156,593.00) 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 July, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

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

taxes which are a lien, but

not yet due and payable), the right of redemption of any

FORECLOSURE

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 in-cluding, 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 abovenamed or the undersigned. named of the undersigned.
Wells Fargo Bank, N.A. is
the holder of the Security
Deed to the property in accordance with OCGA § 4414-162.2.

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 modify the terms of the loan. To the best knowledge and To the best knowledge and belief of the undersigned, the party in possession of the property is Timothy Powell and Mahjula Bah-Ka-

mara or a tenant or tenants and said property is more commonly known as **5512** Four Winds Drive SW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Timothy Powell and Mahju-

Timothy Powell and Mahju-la Bah-Kamara

la Bah-Kamara
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
"Auction services provided
by Auction.com (www.auction.com) tion.com)

EXHIBIT A

All that tract or parcel of

land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four WInds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part hereof by reference; and being known as 5512 Four Winds Drive, according to the present system of numbering property in Gwinnett County, Georgia. MR/meh 7/5/22

Our file no. 5891720 – FT5 950-70807 5/25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER COUNTY,

GWINNETT GEORGIA
Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt and Security Agreement given by AISM Enterprise, LLC ("Borrower") to and in favor of 1755 East Park Place Boulevard, LLC ("Lender") dated June 5, 2017 and recorded on June 8, 2017, in Deed Book 55175, Page 656, et seq., othe Gwinnett County, Georgia land records (the "Security Deed"). Said Security Deed being given to secure GEORGIA nty Deed'). Said Security
Deed being given to secure
an Promissory Note ("Note")
made by Borrower in favor
of Lender, dated June 5,
2017, in the original principal amount of THREE HUN
DRED FORTY THOUSAND
AND 00/100 bootLars (\$340,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the under-signed at public outcry to the highest bidder for cash at Gwinnett County, Georgia,

within the legal hours of sale on the first Tuesday in June 2022, the following de-scribed property (the "Property"):
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61, OF BEING IN LAND LOT 61, OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING DESCRIBED AS LOT 2 AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGIN-NING, BEGIN AT THE IN-TERSECTION FORMED BY THE NORTHWESTERLY 100 FOOT RIGHT-OF-WAY OF FOOT RIGHT-OF-WAY OF EAST PARK PLACE BOULE-EAST PARK PLACE BOULEVARD AND THE NORTHEASTERLY 60 FOOT RIGHTOF-WAY LINE OF ROCKBRIDGE ROAD; THENCE
PROCEEDING NORTHEASTERLY ALONG SAID RIGHTOF-WAY LINE OF EAST
PARK PLACE BOULEVARD
879.20 FEET TO A POINT,
WHICH POINT REPRESENTS THE TRUE POINT OF
BEGINNING; THENCE PROCEEDING NORTH 50 DE-BEGINNING; THENCE PRO-CEEDING NORTH 50 DE-GREES 29 MINUTES 41 SECONDS WEST 58.84 FEET TO A POINT; THENCE PRO-CEEDING NORTH 19 DE-GREES 18 MINUTES 59 SECONDS WEST 127.59 FEET TO A POINT; THENCE PROCEEDING NORTH 66 DEGREES 01 MINUTES 46 SECONDS EAST 135.00 FEET TO A POINT; THENCE PROCEEDING NORTH 60 FEET TO A POINT; THENCE PROCEEDING SOUTH 30 PROCEEDING SOUTH 30
DEGREES 02 MINUTES 53
SECONDS EAST 140,00
FEET TO A POINT ON THE
NORTHERLY RIGHT-OFWAY LINE OF EAST PARK
PLACE BOULEVARD;

WAY LINE OF EAST PARK PLACE BOULEVARD; THENCE PROCEEDING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 140.00 FEET ALONG THE ARC OF A CIRCLE WHOSE RADIUS IS 1195.92 FEET TO A POINT, WHICH POINT REPRESENTS THE TRUE POINT OF BEGINNING. SAID PROPERTY BEING MORE COMMONLY KNOWN AS 1755 EAST PARK PLACE BOULEVARD, STONE MOUNTAIN, GWINNETT COUNTY, GEORGIA.

MOUNTAIN, GW COUNTY, GEORGIA. TAX ID: R6061 099 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of Security Deed and Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale including attorthis sale, including attor-neys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for un-der the terms of the Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the under-signed. The sale will be held subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

any taxing authority; matters which would be disclosed by

FORECLOSURE

an accurate survey or by an inspection of the property; all zoning ordinances; as sessments: liens; encumbrances: restrictions covenants, and any other matters of records superior to said Security Deed. To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more company to the property is more company. monly known as 1755 East Park Place Blvd., Stone

Park Place Blvd., Stone
Mountain, Georgia 30087.
The sale will be conducted
subject to (1) confirmation
that the sale is not prohibited under the U.S. BankruptCode and (2) fine location cy Code and (2) final confirmation and audit as to the status of the amounts owed with the holder of the Security Deed. Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tucker, Georgia 30084, Tele-phone: 404-373-4008, a representative for Lender, is the

individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-70276 5/11,18,25,6/1,2022 Notice of Sale Under

Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Deed to Secure Debt given by SIAVASH AMERI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGEIT, INC. , dated 07/31/2006, and Recorded on 08/21/2006 as Book No. 46912 and Page No. 0124, GWINNETT County, Georgia records, as last NO. 0124, GWINET COURT FY, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB (the Se-

cured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$400,000.00, with interest at the critic according to the principal amount of \$400,000.00, with interest at the critic according the principal amount of \$400,000.00, with interest at the critic according the principal amount of \$400,000.00, with interest at the critic according to the principal amount of \$400,000.00, with interest at the critic according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal amount of \$400,000.00, with interest at the critical according to the principal accordi \$400,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Outhlose will the legs to bours of sale on the first Tuesday in June, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK A. WILDWOOD AT MCGIN-NIS FERRY FKA RAVENCREST, HEATHCLIFF CHASE AND WILDWOOD ROAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 174 175, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BENG INCORPORATED HEREING INCORPORATE

IN AND MADE REFERENCE HERETO. The debt secured by said Deed to Secure Debt 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 pro-vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attortice of intent to collect attorney's fees having been given). THE BANK OF NEW
YORK MELLON FKA THE
BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE

CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB holds series 2006 330b illustration with duly endorsed Note and is the current assignee of the Security Deed to the property. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE CERRIVICIAL Continues about SHELLPOINI MUNITIAGE
SERVICING, acting on behalf
of and, as necessary, in consultation with THE BANK OF
NEW YORK MELLON FKA
THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CER-TIFICATE HOLDERS OF THE THEORIE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB (the current investor on the loan), is the entity with the full au-thority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §
44 14 162.2, NEWREZ LLC
F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVIC-ING may be contacted at: NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a

PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PLACE, MAILSTOP 015, GREENVILLE, SC 29601, 866 825 2174. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned. belief of the undersigned, the party/parties in possession of the subject property known as 961 HEATHCHASE DRIVE, SUWANEE, GEORGIA DRIVE, SUWANEE, GEORGIA
30024 is/are: SIAVASH
AMERI or tenant/tenants.
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) any matters
which might be disclosed by
an accurate survey and inspection of the property, and
(c) all matters of record superior to the Deed to Secure
Debt first set out above, including, but not limited to,

cluding, but not limited to, assessments, liens, encumbrances, zoning ordinations, easements, restrictions, covenants, etc. The sale will be conducted subject to (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. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial 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 the holder of the security and audit of the status of the loan as provided in the preceding paragraph. THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, HOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN
TRUST 2006 33CB, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES
2006 33CB as Attorney in
Fact for SIAVASH AMERI.
THIS LAW FIRM IS ACTING
SA A REPT COLLETOR AT

AS A DEBT COLLECTOR AT

275, GW GEORGIA

FORECLOSURE

TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009434267 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Beit Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398.

5/11.18.25.6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained with that certain Security Deed dated June 24, 2005, from Brant B. Barber and Ki-motha R. Barber n/k/a Kimotha Sibun to First Franklin, a Division of Nat. City Bank of In , recorded on August 12, 2005 in Deed Book 43973 at Page 0239 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Compa-ny, As Trustee For FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 by Assignment and said Security Deed having been given to secure a note dated June 24, 2005,

in the amount of \$274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County Georgia on July 5 courthouse of Gwinnett County, Georgia, on July 5, 2022 the following described real property (hereinafter re-ferred to as the "Property": ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWIN-NETT COUNTY GEORGIA NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING CORNERS SUB-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK OF BROCK IS CWIM. DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3993 GLEN MEADOW DRIVE. ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security of the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned by law the state of the undersigned by law the undersigned by law the undersigned by law to the dersigned's knowledge, the person(s) in possession of the property is/are Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun . The property, being commonly known as **3993 Glen** Meadow Dr, Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun , subject to any outstanding and valores tay. outstanding ad valorem tax-es (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspec-tion thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de

terms of the above de-scribed mortgage is as fol-lows: Specialized Loan Ser-vicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129, 720-241-The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negotiate, amend or modify the terms amento of modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and the sale will be supported to the sale with the sale sale will be sale with the sale will be sale will be sale with the sale will be sale will be sale with the sale will be sale with the sale will be sale will be sale with the sale will be conducted subject to the sale will be conducted subject to the sale will be conducted subject to the sale will be confirmation. mation and audit of the stamation and addit of the sta-tus of the loan with the hold-er of the Security Deed. Al-bertelli Law Attorney for Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005- FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha Sibun 100 Cellein Berthere, Series 2005-FF9. Galleria Parkway, Suite 960
Atlanta, GA 30339 Phone:
(770) 373-4242 By: Rohan
Rupani For the Firm THIS
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. - 22-003558 A4747886 05/18/2022,
05/25/2022, 06/01/2022, 4747886 05/25/2022, 06/08/2022, 06/15/2022

06/22/2022, 06/29/2022 950-70901 5/18,25,6/1,8,15,22,29,2022 NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in Ind. Certain Scurity Deed from DOUGLAS
K BAUKNIGHT, RONDA M
BAUKNIGHT to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR SECURITY SAVINGS BANK, dated December 15, 2005, recorded December 23, 2005, in Deed Book 45771, Page 0001 Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE THE DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 13. BEING KNOWN AS LOT 13. BLOCK A, HAMILTON County Courthouse, within BEING KNOWN AS LOT ITS BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SUR-VEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA BECORDS

RECORDS

FORECLOSURE

WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER belief of the undersigned, the owner and party in possession of the session of the property is YVONNE G BEACHAM, or PRUPENTI S FORMILLO
DESCRIBED IN A PLAT OF
SURVEY FOR DOUGLAS M.
BAUKNIGHT AND RONDA
M. BAUKNIGHT, DATED
JANUARY 27, 1999, PREPARED BY STORY & MARLOW, REGISTERED LAND
SURVEYORS, AND BEING
SHOWN AS LAND LOT 223,
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, LOT
113, BLOCK A, HAMILTON
FIELDS AT GOLDEN CREEK,
UNIT ONE. SAID PLAT IS
RECORDED AT PLAT BOOK
80, PAGE 1B, GWINNETT
COUNTY, GEORGIA DEED
RECORDS. Said legal description being controlling, tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. DESCRIBED IN A PLAT OF Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361. Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negodiate, amend. or modify of the loan (although not rescription being controlling, however the property is more commonly known as 3205 GOLDEN SPRINGS DR, BUFORD, GA 30519. The innegotiate, amend, or modify BUPURD, GA 30519. The In-debtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. hegydrate, ameria, or mionize the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LL Cas Attorney in Fact for YVONNE G BEACHAM THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-13-08445-2 Ad Run Dates 05/11/2022, 05/25/2022, 05/25/2022, the terms of the mortgage instrument. PENNYMAC The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, The indebtedness remaining without any representation. warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following 05/18/2022.

5/11,18,25,6/1,2022

items which may affect the

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF

title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters Gwinnett Pursuant to a power of sale contained in a certain security deed executed by **Robert** which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; Bolden, hereinafter referred to as Grantor, to Homestar sessiments, literis, encumina-prances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session, of the property is **Financial Corp.** recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the afore-said state and county, and by virtue of a default under the terms of said security deed, and the related note, session of the property is DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT, RONDA M BAUKNIGHT or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is get prohibited under the lise. the undersigned attorney-infact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's 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. The entity having full
authority to pendiate sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in June 2022, all property described in said security deed including but authority to negotiate, amend or modify all terms afficient of finding all terms of the loan (although not required by law to do so) is:
Bank of America, N.A., as successor by merger to BAC
Home Loans Servicing, LP f/k/a Countrywide Home security deed including but not limited to the following not limited to the following described property: All that tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Georgia records, which plat Home Loan's Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact Georgia records, which plat and the record thereof are incorporated herein by reference thereto. Said legal description being controlling, however, the Property is more commonly known as: ICA, N.A. as Attorney in Fact for DOUGLAS K ICA, N.A. as Attorney In Fact for DOUGLAS K
BAUKNIGHT, RONDA M
BAUKNIGHT THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number (877) 813-0992 Case No. BAC-22-01190-2 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 3561 Oakwilde Drive. Snel-Iville, GA 30039 Said property will be sold on an "asis" basis without any representation was represented by the sold of the s sentation, warranty or re-course against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restricnamed or the undersigned.

zoning ordinances, restric-

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. State Home

Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N.

E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best

of the undersigned's knowledge and belief, the party in

possession of the property is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate

en, Administrator of East of Robert Lee Bolden, or ten-

of Hobert Lee Bolden, or ten-ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge

Attorneys at Law Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6675F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-70023

950-70023

5/11.18.25.6/1.2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated December 14, 2006,

from Daniel A. Bowers to

Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mort-

gage, Inc., recorded on December 19, 2006 in Deed Book 47381 at Page 2259 Gwinnett County, Georgia records, having been last sold, assigned, transferred

and conveyed to Nationstar

Mortgage LLC d/b/a Mr.
Cooper by Assignment and
said Security Deed having
been given to secure a note

dated, in the amount of \$116,000.00, and said Note

being in default, the under-signed will sell at public out-cry during the legal hours of sale before the door of the

cry uning the legal hours sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, IVY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. LESS AND EXCEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNET

13315, PAGE 99, GWINNETT COUNTY, GEORGIA RECORDS. The debt secured

by the Security Deed and evidenced by the Note and has been, and is hereby, de-

Dates 05/18/2022, 05/25/2022, 06/01/2022 950-69871 5/11,18,25,6/1,2022

NOTICE OF SALE **UNDER POWER** GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from YVONNE G
BEACHAM to MORTGAGE BEACHAM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTE, AS NOMINEE FOR
PENNYMAC LOAN SERVICES, LLC, dated January
18, 2019, recorded January
28, 2019, in Deed Book
56382, Page 741, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of One
Hundred Forty-Six Thousand
and 00/100 dollars
(\$146,000.00), with interest
thereon as provided for
therein, said Security Deed
having been last sold, assigned and transferred to
PennyMac Loan Services,

signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: SITUATED IN THE 6TH DISTRICT, COUNTY OF GWINNETT, STATE OF GEORGIALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, GUINN RIDGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 238, REVISED AND RECORDED IN PLAT BOOK 98, PAGE 244, GWINNETT COUNTY, GEORGIA, GEORGE AND RECORDED IN PLAT BOOK 98, PAGE 244, GWINNETT COUNTY, GEORGIA, DECORDED MULCILLO TO THE COUNTY, GEORGIA DECORDED MULCILLO TRANSPORTED TO THE COUNTY OF TH PennyMac Loan Services. GWINNETT COUNTY, GEOR-GIA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling

controlling, however the property is more commonly known as 2929 QUINBERY DR, SNELLVILLE, GA 30039. the indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valerant taxes (including taxes orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the best of the knowledge and

FORECLOSURE

Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex penses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's edge, the person(s) in possession of the property is Daniel A. Bowers. The proporty Daniel A. Bowers. The property, being commonly known as 3551 lvy Crest Way, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Daniel A. Bowers, subject to any outstanding ad valorem any outstanding ad valorem taxes (including taxes which are a lien and not vet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspec tion thereof, and all assess ments, liens, encumbrances restrictions, covenants, matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-gotiate, amend or modify all terms of the above described mortgage is as fol scribed mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067, (888) 480-2432. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require 05/25/2022, the secured creditor to negothe secured creditor to nego-tiate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney

FORECLOSURE

cause of, among other pos-sible events of default, fail-

ure to make the payments as

required by the terms of the

960 Atlanta, GA 30339
Phone: (770) 373-4242 By:
Rohan Rupani For the Firm
THIS FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
ORD THAT DILIPPOSE 22. FOR THAT PURPOSE 05/11/2022, 05/18/2 05/25/2022, 06/01/2022 5/11.18.25.6/1.2022

for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 100 Galleria Parkway, Suite

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF GWINNETT
Under and by virtue of the
Power of Sale contained in the Security Deed from Allen S Bryant III and Sherricka Waters to Renasant Bank dated November 5, 2018 and recorded in Deed Book 56251, Page 293, in the of-fices of the Clerk of the Superior Court of Gwinnett County, Georgia (as same may have been modified from time to time, collective-ly the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Gwinnett County, Georgia, during the legal hours of during the legal hours of sale, on the first Tuesday in June, 2022, the following de June, 2022, the following de-scribed real property, to wit: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING UNIT 133, BUILDING BEING UNIT 133, BUILDING
M. OAKLAND DOWNS,
PHASE I, AS PAR [SIC]
THAT RECORDED PLAT
RECORDED A PLAT BOOK
115, PAGES 299-300 AND
PLAT BOOK 116, PAGE 1,
GWINNETT COUNTY tions, and all other matters of record superior to the said Security Deed. The sale GWINNETT RECORDS, COUNTY SAID PLAT BE will be conducted subject (1) ING INCORPORA

[SIC] BY REFERENCE THEREIN. PROPERTY BEING MORE COMMONLY KNOWN AS 319 OAKLAND HILLS WAY LAWRENCEVILLE, GEORGIA 30044

The debt secured by the Security Deed is evidenced by a Fixed/Adjustable Rate Note, dated November 5, 2018, executed by Allen S Bryant III and Sherricka Waters to Renasant Bank, in the original principal amount of \$187,000.00 (as same may have been further modified renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid, and other indebt

edness.

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and se-cured by the Security Deed and the failure to comply with the terms and condiwith the terms and condi-tions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms.

The above-described real property will be sold to the highest and best bidder for

cash as the property of Allen S Bryant III and Sherricka penses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restrictions or

matters of record.

To the best of the undersigned's knowledge and be-lief, the real property is presently owned by Allen S Bryant III and Sherricka Waters

To the best of the undersigned's knowledge and he lief, the party in possession of the real property is Allen S Bryant III and Sherricka Waters, and tenants holding under them. Renasant Bank, as Attor-

ney-in-Fact for Allen S Bryant III and Sherricka Waters. M. Todd Westfall, Esquire WESTFALL, LLC

4994 Lower Roswell Rd. Ste 6, Marietta, Georgia 30068 (678) 384-7005 950-70405

STATE OF GEORGIA

5/11,18,25,6/1,2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Erica Corday to Mortgage Electronic day to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett