FORECLOSURE

FORECLOSURE

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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to penditate amend or modi-

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 Susan Joy Pattee and Estate of Susan Joy Pattee or a tenant or ten-ants and said property is more commonly known as 2160 Tropicano Dr, Suwa-nee, Georgia 30024. 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 prohibitthat 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.
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
as Attorney in Fact for Susan Joy Pattee
McCalla Raymer Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s) R7111

Land Situated in the City of Land Situated in the City of Suwanee in the County of Gwinnett in the State of GA ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 111 OF BEING IN LAND LUT 111 OF THE 7TH DISTRICT, GWIN-NETT COUNTY GEORGIA, BEING LOT 4, BLOCK "C" OF ROSEDOWN SUBDIVISION. UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 2 PAGE 294, REVISED IN PLAT BOOK 16, PAGE 74, GWINNETT COUNTY. GEOR-GIA RECORDS TO WHICH PLAT REFERENCE IS MADE FORA MORE DETAILED DE-SCRIPTION

Commonly known as 2160 Tropicana Drive, Suwanee, GA 30024 MR/ca 7/5/22 Our file no. 22-07791GA –

950-72496 6/8 15 22 29

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by An-dra Lynn Petro and Richard V Petro to National City Mortgage, a division of Na-tional City Bank of Indiana, dated May 26, 2005, record-ed in Deed Book 43013, Page 139, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by as-signment recorded in Deed Loan Servicing LLC by as-signment recorded in Deed Book 58107, Page 635, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100
DOLLARS (\$80,000.00),
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 fully designated as an alternative, 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

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 surpress of poving the same 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 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 in-cluding, 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.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The entity tinal has full ad-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-

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 Andra Lynn Petro and Richard V Petro or a tenant or tenants and said property is more commonly known as 2242 Windland Dr, Lawrenceville, Georgia 30044. 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. Bankrupted under the Jos. Balkhupt-cy 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 Andra Lynn Petro and Richard V Petro McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline net

FORECLOSURE

All that tract or parcel of land lying and being in Land Lot 44 of the 5th District. Gwinnett County, Georgia, being Lot 7, Block B, Unit One of Singley Springs Subdivision, as per plat thereof recorded in Plat Book 45, page 130, Gwinnett County, Records. recorded plat is incorporated herein by reference and made a part of this descrip-

tion. MR/meh 7/5/22 Our file no. 22-07876GA -950-72487 6/8 15 22 29

NOTICE OF SALE UNDER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Kenneth A Hoffmann and Jennifer M Hoffmann to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Home Point Financial Corporation, Point Financial Corporation, its successors and assigns, dated February 3, 2017, recorded in Deed Book 54924, Page 176, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59503, Page 429, Gwinnett County, Georgia Records, conveying the after-described property to se-

GWINNERT COUNTY, GEORGIA RECORDS, CONVEYING THE After-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-EIGHT THOUSAND FOUR HUNDRED SEVENTEEN AND 0/100 DOLLARS (\$248,417.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due be-The entity that has full au-

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failside events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the came purpose of paying the same and all expenses of this sale, as provided in the Security

bed 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 taxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and in spection of the property, any assessments, liens, encumbrances, 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.

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

8 44-14-162:2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900

Note, however, that such entity is not required by law to negotiate, amend or modithe terms of the loan To the best knowledge and belief of the undersigned the party in possession of the property is Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or ten-

ants and said property is more commonly known as 5714 Pine Oak Drive, Nor-cross, Georgia 30092. 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 prohibit-ed 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. Freedom Mortgage Corpo-

ration ration
as Attorney in Fact for
Kenneth A Hoffmann and
Jennifer M Hoffmann
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 284 GHT DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, GREENWOOD TOWNHOME COMMUNITY, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGES 120-121, GWINNETT COUNTY RECORDS, WHICH PLAT www.foreclosurehotline.net TY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

Our file no. 22-07883GA -

MR/ca 7/5/22

950-72482 6/8 15 22 29 2022 NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dar-lane B. Sanders and Tyrone F. Sanders to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 by assignment recorded in LAIES, 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 THREH HINDREP MINIETY THEFE

The debt secured by said Security Deed has been and 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 HUNDRED NINETY-THREE THOUSAND AND 0/100 DOLLARS (\$393,000.00), with interest thereon as set forth therein, there will be sold at public outcry to 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, highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours as provided in the Security Deed and by law, including of sale on the first Tuesday

FORECLOSURE

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

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 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 baying bear given.)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but taxes whilch are a field, on 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 in-cluding, but not limited to, those superior to the Securithose superior to the decirity 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.

THE BANK OF NEW YORK 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 is the 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 authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. 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 tenants and said property is more commonly known as
4635 Riversound Drive,
Snellville, Georgia 30039.
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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS
INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 as Attorney in Fact for Darlane B. Sanders and Ty-

rone F. Sanders McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A EXHIBIT A
All that certain tract or parcel of land lying and being in
Land Lot 27 of the 6th District, Gwinnett County, Georgia 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 Georgia Records, which plat is incorporated herein

by reference.
Subject to the Declaration of Protective Covenants for 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 Being the same property conveyed to Darlane B. Sanders and Tyrone F. Sanders, joint tenants with rights 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, Page 149 in the Clerk of Superior Court's Office for Gwinnett County, Georgia. This conveyance is subject

Gwinnett County, Georgia.

This conveyance is subject to all restrictions, easements, setback lines, and other conditions shown of record in the Clerk of Superior of the C rior Court's Office for Gwinnett County, Georgia. MR/meh 7/5/22

Our file no. 51624807 - FT18 950-70417 5/11 18 25 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 Security Deed given by Ros-

alba Ceciliano a/k/a Rosa Alba Ceciliano to HomeBanc Mortgage Corporation, dated September 23, 2004, recorded in Deed Book 40185, Page 2, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon, fka The Bank of New York Mellon, fka The Senk of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc. Alba Ceciliano to HomeBanc Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-2. Mortgage Pass-Through Certificates, Series 2005-2 by assignment recorded in Deed Book 51302, Page 898, Gwinnett County, Georgia Records, conveying the after-described property to severe 2 513U2, Page 988, GWINNET
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
EIGHTY-TWO THOUSAND
FOUR HUNDRED AND 0/100
DOLLARS (\$182,400.00), DOLLARS (\$182,400.00), 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 Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

FORECLOSURE

FORECLOSURE

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

naving 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, encum-

brances, zoning ordinances,

recourse against the above-named or the undersigned. The Bank of New York Mel-lon, f/k/a The Bank of New

Through Certificates, Series 2005-2 is the holder of the

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 Rosalba Ce-ciliano a/k/a Rosa Alba Cecil-

iano and Americas Invest-ment Services, LLC or a ten-

ment Services, LLC or a tenant or tenants and said property is more commonly known as 177 Daisy Meadow Trail, Lawrenceville, Georgia 30044. 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

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.

The Bank of New York Mellon, f/k/a The Bank of New York Successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortragal Power.

tured Asset Mortgage Invest-

ments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2

as Attorney in Fact for

Dacula, Georgia 30019. 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 prohibit-ed 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. CARRINGTON MORTGAGE SERVICES, LLC

as Attorney in Fact for Corinne M Bradley and Jef-

frey W Bradley
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT**

prances, 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 repourse argainst the above. All that tract or parcel of land lying and being in Land Lot 297 of the 5th District, York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Struc-tured Asset Mortgage Invest-ments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series Gwinnett County, Georgia, being Lot 12, Block A, Harbin Springs, as per plat recorded in Plat Book 71, Page 29, Gwinnett County Page 29, Gwinnett County records, which plat is incorporated herein by reference and made a part hereof according to the present system of numbering houses in Gwinnett County, Georgia. Address: 2495 Harbin Springs Cv.; Dacula, GA 30019-1977.

Tax Map or Parcel ID No.: R5297-027
MR/meh 7/5/22
Our file no. 5467011 –

Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-Ine 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, 800-306-0059.

Our file no. 5467011 - FT17 950-72389 6/8 15 22 29 2022

NOTICE OF SALE UNDER OWER GEORGIA, GWINNETT COUNTY Under and by virtue of the

Onder and by virtue of the Power of Sale contained in a Security Deed given by Jihae Choi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity FIGEITY BANK 07b/a FIGEITY Bank Mortgage, its succes-sors and assigns, dated Au-gust 4, 2017, recorded in Deed Book 55321, Page 0002, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 57083, Page 221, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the afhectures, conveying the and the ter-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND ONE HUNDRED AND 0/100 DOLLARS (2006.100.0) with interest AND 0/100 DOLLARS (\$296,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnell 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 July, 2022

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

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. Ameris Bank is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2.

ĪL

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tion will control

52. GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERICE, TOGETHER WITH AND SUBJECT TO ALL RIGHT TITLE AND INTERST IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF

IN DECLARATION OF
COVENANTS, RESTRICTIONS AND EASEMENTS
FOR THE LAKES AT SUGARLOAF, RECORDED IN DEED

BOOK 47748, PAGE 1, GWINNETT COUNTY, GEOR-GIA RECORDS, AS MAY BE AMENDED FROM TIME TO

Our file no. 5719119 -

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

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

MR/ca 7/5/22

FT18

2022

COUNTY

any matters of

Rosalba Ceciliano a/k/a Rosa Alba Ceciliano McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

www.foreclosurehotline.net EXHIBIT A The debt secured by said Security Deed has been and All that tract or parcel of is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the land lying and being in Land Lot 78 of the 5th District, Gwinnett County, Georgia, being Lot 42, Block A, being Lot Towne Pa Towne Park Subdivision f/k/a Brooke Valley f/k/a Huston Road Tract, Phase III as and when due and in the Note 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 Huston Hoad Iract, Phase III
& IV, as per plat recorded in
Plat Book 71, Page 265,
Gwinnett County Records,
which plat is incorporated
herein by reference.
MR/ca 7/5/22
Our file no. 5405415 – FT1
950-71592 6/8 15 22 29
2022 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 not yet due and payable), the right of redemption of any taxing authority, any matters

2022

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Corinne M Bradley and Jef-frey W Bradley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationwide Adits successors and assigns, dated April 24, 2007, record-ed in Deed Book 47871, Page 63, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 56589, Page 578, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED ELEVEN THOU-SAND FIVE HUNDRED AND

0/100 DOLLARS (\$211,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bluder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

designated as an alternative, 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

PART HEREOF

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 detault, 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 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 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 right of redemptor of any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, setrictions, encuraged and braites, Zolling 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 said property will be sold off an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. CARRINGTON MORTGAGE SERVICES, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority that the security that the

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

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 Corinne M Bradley and Jeffrey W Bradley or a tenant or tenants and said property is more commonly known 2495 Harbin Springs Cv,

FORECLOSURE

Security Deed given by Yvonne T Longmire to Sun-trust Mortgage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Swinnett Courty, Georgia Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust by assignment recorded in Deed Book 59759, Page 800, Gwinnett County, Georgia Records, conveying the after-de-Scribed property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000,000), with interest thereon as set With interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in July, 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 and Security Deed. The debt 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 pur-suant to O.C.G.A. § 13-1-11 having heen given)

sualite to co.d.s. your 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 inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any 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. Wilmington Savings Fund Society, FSB, not in its indi-vidual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority that has fu

the entity time last bull and the time therether thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

Note however that such

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 Carolyn D Longmire or a tenant or ten-ants and said property is more commonly known

River Lawrenceville. Georgia conflict 30044. Should a conflict arise between the property address and the legal de-scription 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 holder of the security deed.
Wilmington Savings Fund
Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC Owner Trustee 2021-RPL4 Trust as Attorney in Fact for

Yvonne T Longmire
McCalla Raymer Leib
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A
All that tract or parcel of land lying being in Land Lot 108 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: Beginning at an iron pin on the eastern right of way of

OUGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake the eastern right of way of River Road (80 foot right of River Road (80 foot right of way) located a distance of 961.48 feet in a southerly direction as measured along said right of way from the point where the eastern right of way of River Road intersects the center line of Yellow River; run thence in a northeasterly direction a distance of 238.90 feet to a point in the center of the Yellow River; thence run along 60047, 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 Jihae Choi or a tenant or tenants and said low River; thence run along the centerline of Yellow Riv er in a generally southerly, southeasterly, and easterly direction and following the property is more commonly known as 3575 Flycatcher Way, Duluth, Georgia 30097. Should a conflict arise between the property meanders thereof a distance of 375 feet, more or less, to of 37 feet, filled of less, to a point, said centerline of Yellow River being the prop-erty line; thence run south-east a distance of 103.10 feet to an iron pin found address and the legal descrip-The sale will be conducted that the sale is not prohibit-ed under the U.S. Bankrupt-(said distance shown in prior deeds as 130.10); thence or deeds as 130.10); thence run southwest a distance of 494.12 feet to an iron pin on the Eastern right of way of River Road; thence run along said right of way in a generally northerly direction a distance of 122.51 feet to a point; thence continue along said right of way a distance of 177.49 feet to an iron pin and the point of beginning. cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Ameris Bank as Attorney in Fact for as Autoriey in Fact for Jihae Choi McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A 3575 FLYCATCHER WAY EXHIBIT A
3875 FLYCATCHER WAY,
DULUTH, GA 30097
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 200,
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 179, THE LAKES AT
SUGARLOAF, PHASE II,
UNIT 2, AS PER PLAT
ECCORDED IN PLAT BOOK
127, PAGES 45 THROUGH
52, GWINNETT COUNTY,
GEORGIA RECORDS, SAID

of 177.49 feet to an iron pin and the point of beginning, all according to the improvement survey prepared for Joseph A and I. Margaret Johlin, dated February 16, 1987, by Benny L. Bruner, Georgia Registered Land Surveyor No.1646, B.L. Bruner & Associates, Inc., which plat of survey is incorporated herein by reference. This deed and the conveyance are hereby made

easements of records.

MR/meh 7/5/22

Our file no. 5867313 – FT1 950-72362 6/8 15 22 29 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY

veyance are hereby made subject to all restriction and

Under and by virtue of the Power of Sale contained in a Security Deed given by Tim-othy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dated September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Rank N & bu assignment go Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, 950-72485 6/8 15 22 29 conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE

NINETY-THREE

DOLLARS

HUNDRED

0/100

AND

FORECLOSURE

(\$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 courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale 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 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 0.C.G.A. § 13-1-11

suant fo 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 inspection of the property, any assessments, liens, encumprances, zoning ordinances, brances, zoning ordinances, prances, 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 expresentation, warrath or an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

The entity triat 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

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 state of t the property is Timothy Powell and Mahjula Bah-Kamara 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 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 belder of the country doed

holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Timothy Powell and Mahju-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.auc-

tion.com) FXHIBIŤ 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 being Lot 19, 10ck 8, Index 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 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 Power Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given beed to Secure Debt given by Joyce Bagby to Washing-ton Mutual Bank, FA, dated June 8, 2007, and recorded in Deed Book 48005, Page 766, Gwinnett County, Georgia records, as last trans-ferred to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortholders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 by
Assignment recorded in
Deed Book 50346, Page
591, Gwinnett County, Georgia records, conveying the
after-described property to
secure a Note of even date in the original principal amount of \$237,600.00, with interest at the rate specified therein, there will be sold by the unthere will be sold by the Undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in July, 2022, to wit: July 5, 2022, the following described the following described property: All that tract or parcel of land lying and be-ing in Land Lot 63 of the 5th ing in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 13, Block B, Streamwood Village Subdivision, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among othdue because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3649 Cecilia Way, Loganville, GA 30052, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or undersigned, the party (or undersigned, the party (or parties) in possession of the subject property is (are): Joyce Bagby and Terris Ter-ry or tenant or 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

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, assessments, liens, encumbrances, zoning

ordinances, easements, restrictions, covenants, etc

FORECLOSURE

subject to (1) confirmation that the sale is not prohibit-

ed under the U.S. Bankrupt ed under the J.S. Ballikrupi-cy Code; (2) O.C.G.A. Sec-tion 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 213-1721, which allows for 9-13-172.1, which allows fo 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Servicing, Inc. Attention:
Loss Mitigation Department
3217 S. Decker Lake Drive
Salt Lake City, Utah 84119
1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, positically being U.S. Pank specifically being U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the WaMu Mortgage Pass-Through Certificates, Series 2007-0A6 as attorney in fact for Joyce Bagby Richard B. Maner, P.C. 180 Interstate B. Maner, P.C. 180 Interstate B. Markway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATspecifically being U.S. Bank AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC14-

950-72902 6/8,15,22,29,2022

dated June 24, 2005, from Brant B. Barber and Kimotha 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 Prepords baying heen last

in the amount of \$274,320.00, and said Note \$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, 2022 the following described real property (hereinafter referred to as the "Property": ALL THAT TRACT OR PARCEL OF LAND LYING AND ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING CORNERS SUB-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH

RECORDS, WHICH RECORDED PLAT IS INCOR PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ING KNOWN AS 3993 GLEN MEADOW DRIVE, ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evidenced by 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 terms of the 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 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'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 Gle Meadow Dr. Norcross GA collect attorneys' fees has

gotiate, amend or modify all scribed mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129, 720-241-7251 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the most case instrument of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the hold er of the Security Deed. Albertelli Law Attorney for Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005- FF8, Mortgage Pass-Through Cer-tificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun 100 Der IN/A KIMOTHA SIDUN 10U
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 COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE INSEN COR THAT INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003558 A-4747886 05/18/2022, 05/25/2022, 06/08/2022, 06/08/2022, 06/08/2022, 06/25/2022, 06/29/2022

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 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Deutsche and conveyed to Deutsche Bank National Trust Compa-ny, As Trustee For FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 by Assign-ment and said Security Deed having been given to secure a note dated June 24, 2005, in the amount of

monly 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 ni/k/a Kimotha Sibun , subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by which would be disclosed by accurate survey and inspection thereof, and all assess tion thereof, and all assess-ments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity 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-obtate. amend or modify all terms of the above

950-7090 5/18,25,6/1,8,15,22,29,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from VERONICA
BLAKEY to JPMORGAN
CHASE BANK N.A., dated
March 24, 2008, recorded
April 1, 2008, in Deed Book
48745, Page 0784, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security for therein, said Security
Deed having been last sold,
assigned and transferred to
1900 Capital Trust II, By
U.S. Bank Trust National
Association, Not In Its Indi-Association, Not In Its Indi-vidual Capacity But Solely As Certificate Trustee, there will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in July, 2022, all property described in said Security Deed including but not limited to the following not limited to the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290. GWIN-NETT COUNTY,

BOOK 44, PAGE 290, GWIN GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD. Said legal description being con-trolling, however the proper-ty is more commonly known as 2021 HUNTCLIFF DR, LAWRENCEVILLE, GA 30043. The indebtedness se-

South State Industrial Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this cello will be made for the this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (no-tice 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 the above-named or the undersigned. The sale will also be 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 an accurate survey or by ar inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions brances; 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 possession of the property is VERONICA BLAKEY, ANA D. HERDELIJES ANA B. HERD. HERCULES, ANA R. HER-NANDEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-

der 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 negotiate, amend or modify all terms of the loan (al though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
as Attorney in Fact for
VERONICA BLAKEY 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 Avaion Ridge Place, Sulte 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-8 Ad Run Dates 06/08/2022,

06/29/2022 950-72822 6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER

06/22/2022

Dates 06/15/2022,

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from NABIL G BOUZEIDAN to MORTGAGE TRONIC REGISTRA-SYSTEMS INC AS ELECTRONIC TION NOMINEE FOR AMTRUST MORTGAGE CORPORATION dated September 12, 2005 recorded October 12, 2005 in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even data in the particular interest. date in the original principal amount of Three Hundred Fifty-Eight Thousand Six Hundred and 00/100 dollars (\$358,600.00), with interest (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., ALTERNATURE (AM. TENATURE)

ALTERNATIVE LOAN TRUST 2006-0A1, MORTGAGE PASS-THROUGH CERTIFI-PASS-THROUGH CERTIFI-CATES, SERIES 2006-0A1, 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 July, 2022, all property described in said Security Deed including but not limited to the following described property: not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE THAT TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLAND BY THOMAS WOOD, AND ASSOC., AND CERTIFIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS REVISED JULY 21, 1999, AS PER PLAT RECORDED IN