FORECLOSURE

Federal Holiday, in which case being the first Wednesday of said month), the fol-

lowing described property: ALL THAT TRACT OR PAR-

CEL OF LAND lying and being in Land Lot 3 of the 2ND District Rocky Creek GMD 1587, of GWINNETT County,

1587, of GWINNETT County, Georgia, being Lot 37, BLOCK A, of LEGACY RIV-ER, as per plat recorded in Plat Book 107, Page 258-259, GWINNETT County, Georgia records, which plat is incorporated herein and made a part hereof by refer-ence

ence.
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

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

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 215 Roland Manor Drive, Dacula, GA 30019 to-eather with all fixtures and

Drive, Dacula, GA 30019 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in possession of the subject property is (are): Monica Pryce or tenant or

Shellpoint Mortgage Servic-

of the mortgage. Shellpoint Mortgage Servic-

quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-

an accurate survey and in

spection of the property, and

(e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the sta-

mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding

the rescission of judicial and

non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir

mation and audit of the sta-

tus of the loan as provided tus of the loan as provided immediately above.
U.S. Bank Trust National Association, as trustee for Mill City Mortgage Loan Trust 2019GS1 as agent and

Attorney in Fact for Monica

Pryce Aldridge Pite, LLP, 15 Pied-Carter 3575 Piedmont

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404)

tenants.

of the loan.

#### FORECLOSURE

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial salés State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
PennyMac Loan Services,
LLC as agent and Attorney in
Fact for Juan R Merced Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1120-23454A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1120-23454A
960-71755 6/8 15 22 20 950-71755 6/8 15 22 29

#### NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Andre King-Holland to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Atlantic Union Bank, its successors and assigns. dat-ed 3/31/2021 and recorded Deed Book 58568 Page 00768 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SER-VICES, LLC, conveying the

after-described property to secure a Note in the original principal amount of \$535,482.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe rior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Briess said date fails of in Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 234

AND 235, 5TH DISTRICT, GWINNET COUNTY, GEOR-NNET COUNTY, GEOR-BEING TRACT NO. 3 GIA, BEING TRACT NO. 3, CONTAINING 1.7504 ACRES, MORE OR LESS, AND DESCRIBED IN A PLAT SURVEY ENTITLED SUB DIVISION EXEMPTION PLAT FOR W.G. BUMGARNER DATED MAY 14, 1999 PRE DATED WAT 14, 1999 FIG.
PARED BY HARMON,
MEEKS AND BAGWELL,
CERTIFIED BY MACK L.
MEEKS, RLS NO. 2487, AS
PER PLAT RECORDED IN
PLAT BOOK 81, PAGE 164,
GWINNETT CUINTY GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED AND MADE A PART HEREOF

AND MADE A PART HEREOF BY REFERENCE. PROPERTY ADDRESS: 1466 BROOKS ROAD, LAWRENCEVILLE, GEORGIA 30045 PARCEL ID: R5234

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

having been given).
Said property is commonly known as 1466 Brooks Rd, Lawrenceville, GA 30045 to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Andre D. King-Holland and Tequasha Carpenter or tenant or tenants.
PennyMac Loan Services,

LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PennyMac Loan Services,
LLC Loss Mitigation 3043
Townsgate Road #200, Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta

tus of the loan as provided immediately above.
PENNYMAC LOAN SER-VICES, LLC as agent and At-King-Holland
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) 1120-23521A 1120-23521A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1120-23521A
950-72227 6/8 15 22 29
2022

#### FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Barbara Adams and Sheila Coffey to American General Financia Services, Inc. (DE) dated 10/27/2008 and recorded in Inc. (DE) dated Deed Book 49144 Page 114 and modified at Deed Book 51938 Page 475 Gwinnett County, Georgia records; as last transferred to or acguired by U.S. Bank National quired by U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property to secure a Note in the original principal amount of \$138,418.56, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month the falls day of said month), the fol-lowing described property:

All that certain property situated in the County of GWINNETT, and State of GEORGIA, being described

ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR GIA, BEING LOT 6, BLOCK R, THE BRANCHES, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY RECORDS. REFER-FINCE TO, SALD PLAT IS ENCE TO SAID PLAT IS
HEREBY MADE FOR A COMPLETE DESCRIPTION OF
THE PROPERTY HEREIN
DESCRIBED. Tax Parcel Identification

Number: R7093-199 This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1910 Shady Creek Lawrenceville, 30043 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Barbara property is (are): Barbara Adams and Sheila Coffey or tenant or tenants. Rushmore Loan Manage

ment Services, LLC is the entity or individual designated who shall have full auditorial and the shall have full auditorial and the shall have the shall hav thority to negotiate, amend and modify all terms of the mortgage. Rushmore Loan Manage-

ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

thority, (d) any matters which might be disclosed by

an accurate survey and inspection of the property, and (e) any assessments, liens,

encumbrances, zoning ordi

covenants, and matters of

covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed Pur-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-

13-172 1 which allows for

13-1/2.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-

closure documents may not be provided until final confir-mation and audit of the sta-

mation and audit of the sta-tus of the loan as provided

U.S. Bank National Associa-

tion, not in its individual ca-pacity but solely as trustee for the RMAC Trust, Series

2016-CTT as agent and Attorney in Fact for Barbara Adams and Sheila Coffey

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

immediately above

1208-3651A

restrictions

nances.

994-7637. 1263-2352A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-Said property will be sold said property will be solve subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2352A 950-72044 6/8 15 22 29 tute a lien against the prop-2022 whether due ertv payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Quang P. Huynh to Mortgage Electron-tic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns. dated 6/26/2018 and recorded in Deed Book 56002 Page 546 Gwinnett County, Georgia records; as County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$300,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

scribed property: ALL THAT TRACT OR PAR-ALL THAT TRÁCT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 90 AND 91 OF THE 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 47, BLOCK A OF AMBERLEAF SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 134, PAGE 173-178, GWINNETT COUNTY, GEORGIA RECORDS. RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

The debt secured by said

security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness

as and when due and in the

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

purpose of paying the same and all expenses of this sale,

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

Said property is commonly known as 4348 Amberleaf

having been given).

TION

950-72116 6/8 15 22 29 2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

PURPOSE, 1208-3651A

Sale contained in a Security Deed given by Monica Pryce beet given by wholical Priyes to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and as-signs dated 2/26/2009 and recorded in Deed 49329 Page 495 and modified at Deed Book 57493 Page 317 Gwinnett County Georgia records; as last transferred to or acquired by U.S. Bank Trust National As U.S. Bank Trust National Association, as trustee for Mill City Mortgage Loan Trust 2019-GS1, conveying the after-described property to secure a Note in the original principal companies. principal amount of \$178.011.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county),

within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month

FORECLOSURE

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority (d) any matters. authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary

encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Quang P. Huynh Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, AMA ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not relanta, Georgia 30305, (404) 994-7637.

994-7637.
1263-2412A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2412A 950-71873 6/8 15 22 29

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Pursuant to the Power of Sale contained in a Security Deed given by Nahida Akhter and Mahmud Abbas to Bank of America, N.A. dated 2/28/2003 and recorded in Deed Book 31387 Page 104 and modified at Deed Book 52932 Page 460 Gwinnett County, Georgia records; as last transferred to or ac-quired by NewRez LLC d/b-Shellpoint Mortgage Servic-Pursuant to the Power of Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$269,925.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of saie on July 5, 2022 (being the first Tuesday of said month unless and date follows: day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-ceribed reposetive. scribed property: ALL THAT TRACT OR PAR-

ALL HAIT HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 43 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 34, BLOCK F, BRIGHT WATER, PHASE VI. BRIGHT WAIER, PRASE VI AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 110-111, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-DENCE LIEBTO

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

having been given).
Said property is commonly known as 2405 Mossy Branch Drive, Snellville, GA 30078 together with all fixa part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nahida Akhter and Mahmud Abbas or tenant or tenants. Shellpoint Mortgage Servicing is the author andividual.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of second curations to be Sourced. record superior to the Secu-rity Deed first set out above. The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Nahida Akhter and Mah-

known as 4348 Amberleai Walk, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Quang P. Huynh or tenant or tenants. mud Abbas tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1263-2421A of the mortgage. Shellpoint Mortgage Servic-

THIS LAW FIRM MAY BE

FORECLOSURE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2421A

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security

Deed given by Luxon Tunis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for AMERICA'S WHOLESALE LENDER, its successors and the society of the state of 6/6/000 and assigns, dated 6/8/2006 and recorded in Deed Book 46641 Page 0427 and modi-fied at Deed Book 57095fled at Deed Book 5/095Page 691Gwinnett County,
Georgia records; as last
transferred to or acquired by
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF CWABS INC.,
SSET\_BACKET, CERTIFIC ASSET-BACKED CERTIFI-CATES, SERIES 2006-7, conveying the after-de-scribed property to secure a Note in the original principal amount of \$103,120.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Courth Courth Courth Courth Courth Courth Courth Courth house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52, 6TH DISTRICT.

GWINNETT

DISTRICT. GWINNE.
COUNTY. GA. BEING LOT
ONE,
SINCK A, UNIT ONE,
SIR-95. BLOCK A, UNIT ONE, PLANTATION FORST SUB-PLANIATION FORST SUB-DIVISION. AS PER PLAT RECORDED IN PLAT BOOK 36. PAGE 143, GWINNETT COUNTY. GA RECORDS. WHICH PLAT IS INCORPO-RATED HEREIN AND MADE ADMATHERED FOR SOUTH A PART HEREOF BY REFER-

ENCE
The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided 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

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 3321 Eastwood
Trl, Snellville, GA 30078-4150 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) signed, the party (or parties) in possession of the subject property is (are): Luxon Tunis or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. of the mortgage.
Shellpoint Mortgage Servic-

ring PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the U.S. Bankrugher (2) fine confirmation that the sale is not prohibited under the sale is not prohibited under the sale is not prohib cy Code; and (2) final confir ration and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-

be provided until final confirmation and audit of the status of the loan as provided immediately above.

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF CWABS INC.,
ASSET-BROKEN CERTIFIASSET-BROKEN CERTIFIENTIFICATE-ASSET-BACKED CERTIFI-CATES, SERIES 2006-7 as agent and Attorney in Fact for Luxon Tunio for Luxon Tunis Aldridge Pite, LLP, 15 Pied-

Addridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1263-2425A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2425A 950-71694 6/8 15 22 29

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by John D Quar-les and Karen L Quarles to National City Mortgage Co. dated 4/28/2003 and record-ed in Deed Book 32459 Page (2/24) Swippett County ed in Deed Book 32459 Page O242 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., conveying the afgage Co., conveying the after-described property to secure a Note in the original principal amount of \$254,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Superior Court of said county) within the legal hours of sale on July 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the fol-lowing described property:

## FORECLOSURE

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWIN-THE BIH DISTRICT, GWINMETT COUNTY, GEORGIA,
BEING LOT 6, BLOCK G,
UNIT 1, TROTTERS RIDGE,
AS RECORDED IN PLAT
BOOK 67, PAGE 102, GWINNETT COUNTY RECORDS,
WHICH PLAT IS INCORPODATED LEGEIN DV DECED 2022

WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-ENCE.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt Under and by virtue of the Power of Sale contained in a Security Deed given by Byung Taek Jun to Mortgage Electronic Registration Sysand 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 peed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 4332 Trotters Way

Dr. Snellville. GA 30039 to gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are). John D Quarles and Karen L Quarles or tenant or tenants. PNC Bank, N.A. is the entity or individual designated who shall have full authority to shall have full authority to negotiate, amend and modify all terms of the mortgage. PNC Bank, N.A. Loss Mitigation Mail Locator: B6-YM10-01-1 3232 Newmark Drive Miamisburg, OH 45342 1-888-224-4702

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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-Ing ad valorem taxes (the cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or pet yet due and payable or not yet due and payable and which may not be of record. (c) the right of be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-

record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PNC Bank, National Association successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co. as agent and Attor-ney in Fact for John D Quarles and Karen L Quarles
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1434-2144A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COL-LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1434-2144A 950-72070 6/8 15 22 29

2022 NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEOR-

GIA.
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed

of the Power of Sale contained in a Security Deed given by Anupama M. Patel. to Smart Venture Capital, LLC, dated August 25, 2017, recorded in Deed Book recorded in Deed Book 55364, Page 0772, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 00/100 DOLLARS (\$156,000.00), with interest thereon as set forth therein. There will be sold at public outcry to the highest bidder MR/ca 7/5/22 Our file no. 21-05349GA -

outcry to the highest bloder 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,

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE LAND LOT 54 OF THE 5TH DISTRICT, OF THE 5TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING KNOWN
AS LOT 2, BLOCK B OF
KENSINGTON SUBDIVISION, AS SHOWN IN PLAT
RECORDED AT PLAT BOOK
52, PAGE 174, GWINNETT
COUNTY RECORDS, SAID
PROPERTY IS KNOWN AS
1865 Millfield Cir. SnelWille, Georgia AND AS PARCEL ID R5054 299.
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

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be inlade for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, liens, encuri-brances, zoning ordinances, restrictions, Lawsuits, Les Pendens, covenants, securi-ty deeds and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to peace. 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Smart Venture Capital, LLC. 1508 Ridgewood Dr., Lilburn, GA 30047. The sale will be conducted subject (1) to confirmation

### FORECLOSURE

ed 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. 950-71349 6/8 15 22 29

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

rectrollic Registration Systems, Inc., as grantee, as nominee for Home Point Financial Corporation, its successors and assigns, dated October 11, 2018, recorded in Deed Book 56216, Page 1440 Courbert Courts Corp. 842, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by terred to MidFirst Bank by assignment recorded in Deed Book 58807, Page 517, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOU-SAND MINE WINDEED HUNDRED INVENTY HOUS SAND NINE HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$220,924.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse dops of 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 of sale on the first Tuesday on sale off the first ruesday
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-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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. 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-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. MidFirst Bank is the holder of the Security Deed to the

of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N. Crond Bellever & Citt 100. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 property is Byung Taek Jun, Anne Yoon Jun and Estate of Byung Taek Jun or a tenant or tenants and said property is more commonly

property is more commonly as 3035 Heather Stone Way, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the le-gal description the legal description will control

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

status of the foan with the holder of the security deed. MidFirst Bank as Attorney in Fact for Byung Taek Jun McCalla Raymer Leibert

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

All that tract or parcel of land lying and being in Land Lot 173 of the 7th District, Gwinnett County, Georgia, being Lot 14, Block A, Wil-low Bend Subdivision, Unit Two, as per plat recorded in Plat Book 47, Page 232, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part berreft and made a part hereof.

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the in-950-71782 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paving the company of the company of the same and all or the purpose of the company of the comp Under and by virtue of the Power of Sale contained in a Security Deed given by Ja-son Scott Stewart to Mortpaying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any paying the same and all exgage Electronic Registration Systems. Inc., as grantee, as

ystems, Inc., as grantee, as nominee for Heritagebank of the South, its successors and assigns, dated January 3, 2013, recorded in Deed Book 51940, Page 249, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59754, Page 139, Gwinnett County, Georgia Records, conveying the after-described property to secure a conveying the after-described property to secure a mount of THREE HUNDRED THIRTEEN THOUSAND TWO HUNDRED AND O/100 DOLLARS 0/100 DOLLARS (\$313,200.00), with interest thereon as set forth therein, there will be sold at public

subject to the following: (1) confirmation that the sale is 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 house of sale Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security 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 HERETO Deed. telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms

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-

having been given) Said property will be sold subject to any outstanding

point Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601
866-825-2174
Note: their 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 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. purpose of paying the same and all expenses of this sale, terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

FORECLOSURE

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, 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 abovenamed or the undersigned. Specialized Loan Servicing Specialized Loan Servicing LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full 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, 800-306059.

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 Jason Scot Stewart or a tenant or tenants and said property is more commonly known as 6240 Represented. Here 6304 Broomsedge Tri, Nor-cross, Georgia 30092. Should a conflict arise be-tween the property address and the legal description the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Specialized Loan Servicing LLC

as Attorney in Fact for Jason Scott Stewart McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 313 and 314 of the 6th District, Gwinnett County, Georgia, being Lot 3, Block E, Chattahoochee Station Subdivision, as per plat recorded in Plat Book 19. Page 129, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 6304 Broomsedge Trail according to the present system of numbering property in Gwinnett County, Georgia.

Our file no. 21-05890GA -950-72475 6/8 15 22 29

MB/ca 7/5/22

2022

## STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER **POWER**

Pursuant to the power of sale contained in the Security Deed executed by MARK P. HOWARD to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., ACT-ING SOLELY AS NOMINEE FOR 360 MORTGAGE GROUP, LLC in the original principal amount of \$173,656.00 dated Septem-\$173,050.0U dated September 26, 2016 and recorded in Deed Book 54734, Page 793, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-MC in Deed Book 56012 NG in Deed Book 56912, Page 520, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash,

MADE A PART OF THIS DE-SCRIPTION, COMMONLY KNOWN AS 1225 WATER-

WOOD DRIVE, LO-GANVILLE, GA 30052 PAR-

To the best of the undersigneds knowledge, the par-

taxing authority; (3) any matters which might be dis-

closed by an accurate survey

and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-

tions, covenants, and mat-

ters of record superior to the Security Deed first set out

not prohibited under the U.S.

The name, address, and

of the mortgage is as fol-

ows: NEWREZ LLC D/B/A Shell-

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as follows

ows: Nationsta<u>r</u> Mortgage LLC ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEUR-GIA, BEING LOT 9, BLOCK A, TIMBER LAKE COVE, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 213, GWINNETT COUNTY RECORDS, WHICH PLAT IS

Note that pursuant to O.C.G.A. § 44-14-162.2, the

Robertson. PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 950-72226 6/8 15 22 29

#### NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Jessica Stankus to Mortgage Electronic Registration Sys tems, Inc., as grantee, as nominee for Bay Valley Mortgage Group, its succes-sors and assigns, dated sors and assigns, dated September 10, 2018, recorded in Deed Book 56165, Page 659, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assign-ment recorded in Deed Book ment recorded in Deed Book
59652, Page 768, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of TWO HUNDRED
THIRTY THOUSAND SEVEN
HUNDRED FORTY-THREE
AND 0/100 DOLLARS HUNDRED FORTY-THREE AND 0/100 DOLLARS (\$230,743.00), 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 house door of Gwinnett County, Georgia, or at such place as may be 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-cause 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,

# FORECLOSURE

SERVICING as Attorney-in-Fact for MARK P. HOWARD Robertson. Anschutz Schneid, Crane & Partners 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071337 -

SeV 950-72223 6/8 15 22 29 2022

## STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER **POWER**

Pursuant to the power of sale contained in the Security Deed executed by ELIE G. NEJEM to MORTGAGE NEJEM to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR CHOICE CAPITAL FUNDING, INC. in the original principal amount of \$189,000.00 dated December 21, 2006 and of \$189,000.00 dated becomber 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 57667, Page 00101, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN AND MADE A PART HEREOF. Said property being known Said property being known as: 2585 FALCON CREEK CT

SUWANEE, GA 30024

To the best of the undersigneds knowledge, the par-

ty or parties in possession of said property is/are ELIE G. NEJEM or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, allioning other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of payable the same and all expaying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold salu property will be solved as subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing a cuthoritin (2) any taxing authority; (3) any matters which might be dis and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

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

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

above individual or entity is above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. ILS RANK MATIONAL AS-U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST

CEL R5227 090
Said property being known as: 1225 WATERWOOD DR LOGANVILLE, GA 30052 TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM ty or parties in possession of said property is/are MARK P. HOWARD or tenant(s).
The debt secured by said Anschutz Schneid, Crane & Partners,

Phone: 470.321.7112 Firm File No. 22-031184 –