FORECLOSURE

OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING

LOT 5, BLOCK B, HUNI 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, 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 les-ral description being con-

gal description being con-

trolling, however the proper-ty is more commonly known

as 2021 HUNTCLIFF DR, LAWRENCEVILLE, GA 30043. The indebtedness se-

FORECLOSURE

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-

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 2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Andra 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 Book 58107, Page 635, Ewignett County, Georgia 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 est 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 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 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 Security Deed has been and as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

suant to U.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any 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 Securi-ty Deed first set out above. Said property will be sold on an "ac-is" basis without any an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Specialized Loan Servicing

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

The entity that has full authority to 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 modify 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** windam. **Dr, Lawrenceville, Georgia 30044.** Should a conflict arise between the property address and the legal deiown as **2242 Windland** arise between the property address and the legal description the legal description will control.

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

Specialized Loan Servicing
LLC

as Attorney in Fact for Andra Lynn Petro and Richard V Petro McCalla Raymer Leibert

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

All that tract or narcel of land lying and being in Land Lot 44 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block B, Unit Deling Lot 7, Block B, Julian Cone of Singley Springs Sub-division, as per plat thereof recorded in Plat Book 45, page 130, Gwinnett County, Georgia Records, which recorded plat is incorporated because her reference and herein by reference made a part of this descrip-

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

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

GWINNETT Under and by virtue of the Onder and by virtue of the Power of Sale contained in a Security Deed given by Kenneth A Hoffmann and Jennifer M Hoffmann to Mortagae Electronic Registration Systems, Inc., as grantee, solely as nominee for Home Point Finespiel Corporation sölely as nominee for Home 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 BOOK 595U3, Page 429.
Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-BIGHT THOUSAND FOUR HUNDRED SEVENTEEN AND 0/100 DOLLARS 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 court-house door of Gwinnest 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 dethe following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

The deht secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

HEREOF

FORECLOSURE

brances zoning ordinances

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the

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

The entity that has full au-

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 Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or ten-ants and said property is

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

Freedom Mortgage Corpo-

Kenneth Å Hoffmann and Jennifer M Hoffmann

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-

AS PER PLAT RECORDED IN PLAT BOOK 102, PAGES 120-121, GWINNETT COUN-

TY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS

DESCRIPTION. MR/ca 7/5/22 Our file no. 22-07883GA –

950-72482 6/8 15 22 29

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Nkolii

Onvedumekwu to Mortgage

Onyedimekwu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 24, 2003, recorded in Deed Book 35774, Pag 135, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded

cation Agreement recorded in Deed Book 53567. Page

187 Gwinnett County Geor-

N.A. by assignment recorded in Deed Book 50827, Page 153, Gwinnett County, Geor-

gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND TWO HUNDRED

FIFTY-NINE AND 0/100
DOLLARS (\$177,259.00),
with interest thereon as set
forth therein, there will be
sold at public outcry to the
highest bidder for cash be-

fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

fully designated as an alter-native, within the legal hours

of sale on the first Tuesday

of sale off the first fuesday in August, 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, 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 attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11

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 redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-

brances, zoning ordinances,

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on

an "as-is" basis without any

an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security

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

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, NA, PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such

entity is not required by law

to negotiate, amend or modi-

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Nkoli Onyedumekwu or a tenant or tenants and said property is more commonly known as 1267 Misty Valley Court, Lawrenceville, 30045. Should a conflict arise between the property

arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) the configuration

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

ed under the U.S. Bankrupt-

fy the terms of the loan

having been given)

gia Records,

GWINNETT

2022

POWER

GEORGIA.

Raymer Leibert

holder of the security deed

ration as Attorney in Fact for

McCalla

commonly known as

690-5900.

and Security Deed. The debt remaining in default, this sale will be made for the firmation and audit of the status of the loan with the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 paying beng given) holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Nkoli Onyedumekwu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 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

Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided by Auction.com (www.aucnot yet due and payable), the tion.com) EXHIBIT A 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-

FORECLOSURE

All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block B, Creek-Estates Subdivision side Estates Subdivision, Unit Three as per plat recorded in Plat Book 97, Page 82, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part hereof. MR/meh 8/2/22

Our file no. 22-08230GA -950-73903 6/22 29 7/6 13 20 27 2022

NOTICE OF SALE UNDER **POWER**

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a the entity that has full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corpora-tion, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-803-5001. Power of Sale contained in a Security Deed given by Rosalba Ceciliano a/k/a Rosa Alba Ceciliano to HomeBanc Mortgage Corporation, dated September 23, 2004, recorded in Deed Book 40185, Page 2, Gwinnett County, Caprola Records as last Georgia Records, as last transferred to The Bank of New York Mellon, fka The Bank of New York as Suc-cessor in interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc.
Bear Stearns ALT-A Trust
2005-2, Mortgage PassThrough Certificates, Series
2005-2 by assignment more commonly known as 5714 Pine Oak Drive, 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 Through Certificates, Series 2005-2 by assignment recorded in Deed Book 51302, Page 988, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-TWO THOUSAND EQUIP HUNDRED AND 6/100 FOUR HUNDRED AND 0/100 DOLLARS (\$182,400.00). DOLLARS (\$182,400.00), with interest thereon as set with interest inereor as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART ALL THAI THACT OF PARTICEL OF LAND LYING AND BEING IN LAND LOT 284, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, GREENWOOD TOWNHOME COMMUNITY, **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 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

taxes which are a lien, but not yet due and payable) the 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 Security Deed first set out above Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-

named or the undersigned.
The 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 Mortgage Investtured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to 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-CO 80111, 800-306-

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Rosalba Ceciliano a/k/a Rosa Alba Cecil iano and Americas Invest-iano and Americas Invest-ment Services, LLC or a ten-ant or tenants and said prop-erty 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 de-

scription 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.
The Bank of New York Mellon, f/k/a The Bank of New York successor in interest Tolk, Successor III Illera 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 2005-2 2005-

as Attorney in Fact for as Attorney in Fact for Rosalba Ceciliano a/k/a Rosa Alba Ceciliano 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 78 of the 5th District, Gwinnett County, Georgia, being Lot 42, Block A, Towne Park Subdivision f/k/a Brooke Valley f/k/a Huston Road Tract, Phase III & IV, as per plat recorded in Plat Book 71, Page 265, Gwinnett County Records, Rial BOOK 71, Page 2003, 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

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Corinne M Bradley and Jeffrey W Bradley to Mortgage Electronic Registration Systems Legal Control of the Co tems, Inc., as grantee, as nominee for Nationwide Advantage Mortgage Company,

FORECLOSURE

FORECLOSURE

its successors and assigns , dated April 24, 2007, recorded 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,

Deed book 30008, Pagle 376, 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

0/100 DOLLARS (\$211,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

for cash before the court-

house door of Gwinnett

County, Georgia, or at such place as may be lawfully designated as an alternative,

within the legal hours of sale on the first Tuesday in July, 2022, the following de-

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

The debt secured by said

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

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

which might be disclosed by

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

restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above.

Said property will be sold on

an "as-is" basis without any

representation, warranty or

representation, warranty or recourse against the above-named or the undersigned. CARRINGTON MORTGAGE SERVICES, LLC is the holder of the Security Deed to the

Or 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:

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 ten-ants and said property is

more community 2495 Harbin Springs Cv,

Dacula, Georgia 30019

Steen 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. Bankrupt-cy Code and (2) to final confirmation 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-

McCalla Raymer Leibert

www.foreclosurehotline.net

All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 297 of the 5th District, Gwinnett County, Georgia, being Lot 12, Block A, Harbin Springs, as per plat recorded in Plat Book 71,

Page 29, Gwinnett County records, which plat is incorporated herein by reference and made a part hereof according to the present sys-

tem of numbering houses in Gwinnett County, Georgia. Address: 2495 Harbin Springs Cv.; Dacula, GA

950-72389 6/8 15 22 29

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a Security Deed given by Jihae

Choi to Mortgage Electronic Registration Systems. Inc..

Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated August 4, 2017, recorded in Deed Book 55321, Page 0002, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in

transferred to Ameris Bair, by assignment recorded in Deed Book 57083, Page 221, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND ONE HUNDRED

THOUSAND ONE HUNDRED

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 court-

County, Georgia, or at such place as may be lawfully designated as an alternative,

uesignated 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 HEREFOR

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

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

right of redemption of any

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, zoning ordinances,

restrictions, covenants, and any matters of record in-

HEREOF

door of Gwinnett

DOLLARS

0/100

GWINNETT

Springs Cv. 30019-1977.

2022

POWER

COUNTY

GEORGIA,

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

frey W Bradley

DOLLARS

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

or the security been 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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Drive, Suite Zurich, 8006694268. 60047, Note, however, that such entity is not required by law

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 Jihae Choi or a tenant or tenants and said property is more commonly known as 3575 Flycatcher Way, Duluth, Georgia 30097. Should a conflict arise between the property and the legal description the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the conduction are the 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. Ameris Bank

Anneris Bank
as Attorney in Fact for
Jihae Choi
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
3575 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
RECORDED IN PLAT BOOK
127, PAGES 45 THROUGH
52, GWINNETT COUNTY,
GEORGIA RECORDS, SAID
PLAT BEING INCORPORATED HEREIN AND MADE A
PART HEREOF BY REFERENCE; TOGETHER WITH
AND SUBJECT TO ALL
RIGHT TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS CONTAINED

TIONS, EASEMENTS AND
RESTRICTIONS CONTAINED
IN DECLARATION OF
COVENANTS, RESTRICTIONS AND EASEMENTS
FOR THE LAKES AT SUGAR-HOR THE LARES AT SUGAR-LOAF, RECORDED IN DEED BOOK 47748, PAGE 1, GWINNETT COUNTY, GEOR-GIA RECORDS, AS MAY BE AMENDED FROM TIME TO TIME

MR/ca 7/5/22 file no. 5719119 -950-72485 6/8 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 Tim-othy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, ed September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett 54983, Fage 852, Gwinnett County, Georgia Records, as last transferred to Wells Far-go Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE 0/100 (\$156,593.00),

DOLLARS with interest outcry to the highest bidder for cash before the courtdoor of Gwinnett house 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 the following de scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

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-Tax Map or Parcel ID No.: R5297-027 MR/meh 7/5/22 Our file no. 5467011 – FT17

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

Said to U.C.G.A. § 15-1-11 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, 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 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-

ine entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to peopliate amend or modito negotiate, amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of the party in possession of

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 be-30047. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loam with the holder of the security deed. holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Timothy Powell and Mahju-a Bah-Kamara

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

FORECLOSURE

*Auction services provided by Auction.com (www.auc-

EXHIBIŤ A All that tract or parcel of land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and is incorporated nerein and made a part hereof by refer-ence; and being known as 5512 Four Winds Drive, ac-cording to the present sys-tem 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

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

30043. The indedletness security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebt-dense remaining in default Under and by virtue of the edness remaining in default, power of sale contained with this sale will be made for the that certain Security Deed dated June 24, 2005, from Brant B. Barber and Ki-motha R. Barber n/k/a Kipurpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other motha Sibun to Franklin, a Division of Nat. payments provided for un-City Bank of In , recorded on August 12, 2005 in Deed Book 43973 at Page 0239 der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, BOWN 4391/3 at rage 0239 records, having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Compa-ny, As Trustee For FFMLT Trust 2005-FF8, Mortgage warranty or recourse against the above-named or the undersigned. The sale will also dersigned. 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 Pass-Through Certificates, Series 2005-FF8 by Assign-ment and asid Security Deed not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by having been given to secure a note dated June 24, 2005, in the amount of \$274,320.00, and said Note being in default, the under-signed will sell at public out-cry during the legal hours of the amount an accurate survey or by an inspection of the property: zoning ordinances: assessments; liens; encum-brances; restrictions brances; restrictions; covenants, and any other matters of record superior to 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 PARmatters 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. HERCULES, ANA R. HERNANDEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that 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 SUBject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORmation and audit of the status of the loan with the hold-er of the Security Deed. The entity having full authority to RECORDED PLAI IS INCOUNTED
PORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPITION. SAID PROPERTY BEING KNOWN AS 3993 GLEN
MEADOW DRIVE, ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING
HOUSES IN GWINNETT negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mort-TEMS OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA. The
debt secured by the Security
Deed and evidenced by the gage Servicing, Loss Mitigation Dept., 75 Beattle 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 Note and has been, and is hereby, declared due and payable because of, among other possible events of de-fault, failure to make the 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 ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the AS CERTIFICATE TRUSTEE as Attorney in Fact for VERONICA BLAKEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-8 Ad Run Dates 06/08/2022, AS CERTIFICATE TRUSTEE sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned by lawadays in the same sale in the sale dersigned's knowledge, the dersigned's in possession of the property is/are Brant B. Barber and Kimotha R. Bar-ber n/k/a Kimotha Sibun The property, being com-monly known as 3993 Glen Meadow Dr, Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Ki-motha R. Barber n/k/a Ki-06/08/2022 Dates 06/15/2022, 06/22/2022

06/29/2022 950-72822 6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by MARCOS BLASNICH AND LILIA LOMELI to MORTGAGE

motha 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 accurate survey and inspection thereof, and all assessments, liens, encumbrances

restrictions, covenants, and matters of record to the Se-

162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-

nave the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Specialized Loan Ser-vicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129, 720-241-7251 The foregoing

7251 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the se-

cured creditor to negotiate, amend or modify the terms

amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation.

code and (2) to final confirmation and audit of the sta-tus of the loan with the hold-er of the Security Deed, Al-bertelli Law Attorney for Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005- FF8, Mortgage Pass-Through Cer-

Mortgage Pass-Through Cer-tificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha R. Bar-

ber 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 COLLECT A DEBT. ANY

TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003558 A-4747886 05/18/2022, 05/25/2022, 06/01/2022,

06/15/2022,

06/08/2022, 06/15/2 06/22/2022, 06/29/2022 950-70901

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

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

By virtue of a Power of Sale contained in that certain Se-

contained in that certain Se-curity 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 dol-

lars (\$177,000.00), with in-

terest thereon as provided 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-

vidual Capacity But Solely As Certificate Trustee, 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: ALĽ THAT TRACT OR PARCEL

curity Deed. Pursuant O.C.G.A.Section 44-

LÍLIA LOMELI to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.,
(?MERS?), AS NOMINEE
FOR NETBANK, ITS SUCCESSORS AND ASSIGNS,
dated 10/21/2005, and
Recorded on 11/03/2005 as
Book No. 45114 and Page
No. 5, GWINNETT County,
Georgia records as last as-Georgia records, as last as Georgia records, as last assigned to Wilmington Savings fund Society, FSB, as trustee of Stan-Wich Mortgage Loan Trust F (the Secured Creditor), by assignment, con-veying the after described property to secure a Note of even date in the original principal amount \$166,155.00, with interest at the rate specified therein, there will be sold by the un-dersigned 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 August, 2022, the following described proper-

ty: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-SION AC DEED BLAT RECORDED IN PLAT BOOK
57, PAGE 110, GWINNETT
COUNTY, GEORGIA
RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-TION The debt secured by said Deed to Secure Debt has been and is hereby declared

due because of, among other possible events of default failure to pay the 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 expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees tent to collect attorney's fees having been given).
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST F holds the duly endorsed hote and is the current as-signee of the Security Deed to the property. CARRING-TON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVENINGS FUND SOCIETY, FSB. AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F MUNICAGE LUAN IRUST IN the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SEDVICES LLC may be con-SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, AMAHEIM, CA 92886, 800 561

4567 Please note that pur

FORECLOSURE

suant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 3126 SPRINGLAKE KNOWN as 312b SPHINGLAKE
DRIVE, BUFORD, GEORGIA
30519 is/are: MARCOS
BLASNICH AND LILIA
LOMELI or tenant/tenants.
Said property will be sold
subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in spection of the property, and (c) all matters of record su perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances,

easements. restrictions easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Balkrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Sec-tion 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the Ctate of Coordinates 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 provid-ed in the preceding paragraph. WILMINGTON SAVINGS

FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLASNICH AND

LILIA LOMELI. LILIA LOMELI.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. TO obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567)

0000006220396 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100

Addison, Texas 75001 Telephone: (972) 341 5398 # (972) 341 5398 950-73939 6/22,2022

NOTICE OF SALE UNDER POWER GEORGIA

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from NABIL G BOUZEIDAN TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC AS
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 secure a Note of date in the original principal amount of Three Hundred Fifty-Eight Thousand Six Hundred and 00/100 dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST MORTGAGE 2006-0A1. PASS-THROUGH CERTIFI-CATES, SERIES 2006-OA1, there will be sold at public outcry to the highest cash at the Gwinnett

County Courthouse within the legal hours of sale on the Security Deed including but not limited to the following described property: ALL
THAT TRACT OR PARCEL described THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 352 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
TRACTS I AND 2. AS DELINEATED ON THAT PLAT
OF SURVEY FOR MARK
AND JENNY HOLLAND BY
THOMAS WOOD AND ASSOC. AND CERTIFLED BY
THOMAS WOOD, GA RLS,
DATED NOVEMBER 5, 1999, AS
PER PLAT RECORDED IN
PLAT BOOK 84, PAGE 252,
GWINNETT COUNTY GWINNETT COUNTÝ RECORDS. SAID PL AT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO. Said legal description TO. Said legal description being controlling, however the property is more commonly known as 6090 WOODLAKE DR , BUFORD , GA 30518. The indebtedness secured by said Security Deed has been and is hereby declared due because of de

declared due bedades of use fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis 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 an inspection of the property; all zoning ordinances; assessments: liens: encumbrances: 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 NABIL G BOUZEIDAN, or tenants(s). 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
Doed The ortith begins full Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is. 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, Telphone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-Deed. The entity having full Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE

FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC.. ALTERNATIVE LOAD TRUST 2006-0A1. MORTGAGE PASS-THROUGH

FORECLOSURE

PASS-THROUGH CERTIFICATES, SERIES 2006-0A1
as Attorney in Fact for NABIL
G BOUZEIDAN 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 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-8 Ad Run Dates 06/08/2022 06/15/2022. 06/22/2022

06/29/202 950-7281 6/8,15,22,29,2022

NOTICE OF SALE

UNDER POWER

By virtue of the power of sale contained in the Deed to sale contained in the Deed to Secure Debt ("Security Deed") from Teresa Brown and Robert Brown (hereinafter the "Grantors") to Homecomings Financial Network, Inc. dated December 31, 2003, and recorded January 7, 2004, in Deed Book 36619, Page 265, of the records of the Clerk of Superior Court of Gwinnett County, Georgia; then assigned to The Bank of New York Mellon Trust Company, National Association, 1/k/a The Bank of New York Trust Company, N.A., as succes-Company, N.A., as successor to JPMorgan Chase Bank, N.A., as indenture trustee for RFMSII Home Equity Loan Trust 2004-HS1 by instrument recorded at Deed Book 51778, Page 901, aforesaid records; then assigned to Ocwen Loan Servicing, LLC by instru-ment recorded at Deed Book ment recorded at Deed Book 52856, Page 90, aforesaid records; then assigned to Bucks Financial, LLC by in-strument recorded at Deed Book 52856, Page 92, aforesaid records; then assigned to The Cadle Company II, Inc. ("Grantee") by instrument recorded at Deed Book 53728, Page 704, aforesaid records, originally having been given to secure a promissory note or line of credit in the principal amount of \$19,800.00, the undersigned will sell at pub lic outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in JULY 2022 (July 5, 2022), the following property (the "Property") described and conveyed in the Security Deed: All that tract or parcel of land lying and being in Land Lot 103, 5th District, Gwinnett County, Georgia, being Lot 26, Block for cash before the Georgia, being Lot 26, Block B, Graystone Subdivision, Phase One, Unit Two, ac-cording to plat recorded at Plat Book 1, Page 37, Gwinnett County Records, which plat is hereby referred to and made a part of this description, being known as 1154 Willow Trace, according to the present cycles of pure. the present system of numbering houses in Gwinnet County, Georgia. The debt secured by the Security Deed has matured and is due and payable in full by reason of default under the terms and provisions of the Security Deed and the terms of the promissory note and agreements secured thereby. The debt remaining matured and in default, this sale wil be made for the purpose of paying the indebtedness and interest thereon, together with any other indebtedness due and owing by Grantors to Grantee, all expenses of this cale, including after. this sale, including attor-ney's fees, notice of intent to collect attorney's fees having been given. The entity that been given. The entity that has full authority to negotiate, amend, and modify al terms of the mortgage with Company II, Inc., 100 North Center Street, Newton Falls, Ohio 44444, 888-462-2353. The secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.
Grantee will sell the Property
subject to any outstanding

> 950-72859 6/8.15.22.29.2022 **Notice of Sale Under Power** Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a

POSE

ad valorem taxes, including

taxes which are a lien but not yet due and payable; all matters which might be disclosed by an accurate survey

and inspection of the prop-erty; all assessments, liens,

deeds to secure debt, en

cumbrances, zoning ordi

record senior and superior to the Security Deed. To the

best of Grantee's knowledge

title to said property is vest-ed in the name of Teresa Brown and Robert Brown. The Cadle Company II, Inc., as Attorney-in-fact for Tere-

as Attorney-In-Tact for lefe-sa Brown and Robert Brown By: JONES & WALDEN LLC Tyler Henderson, Esg., attor-ney for The Cadle Company III, Inc. 699 Piedmont Av-enue, NE Atlanta, GA 30308 (404) 564-9300 Attn: Tessa Viscoerse TUIS LAW EIDM

(404) 564-9300 Attn: lessa Vuncannon THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT; ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-

Deed to Secure Debt given

covenants, and matters

beet to Sectine Detri green by Stephen L. Byrd to Impac Lending Group, dated Jan-uary 31, 2000, and recorded in Deed Book 19986, Page 2, Gwinnett County, Georgia records, as last transferred to Deutsche Bank National Trust Company, as Indenture Trusteefor the Impac CMB Trust Series 2005-1 by Assignment recorded in Deed Book 59332, Page 841. Gwinnett County, Georgia records, conveying the afterdescribed property to secure a Note of even date in the original principal amount of \$145,800.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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 property: All that tract or parcel of land lying and being in Land Lot 3 of the 6th District of Gwinnett County, Georgia, being Lot 30, Block "C", Laurel Falls Subdivision, Unit 2, as per plat recorded Unit 2, as per plat recorded in Plat Book 44, Page 106, Gwinnett County, Georgia Gwinnett County, Georgia records, which plat is incor porated herein by this refer ence and made a part of this description, being ..., property known as 3901 Laurel Tree Court, according description; being improved to the present system of numbering houses in Gwinnett County, Georgia APN#6003-149 The debt secured by said Deed to Se-cure Debt has been and is