FORECLOSURE

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 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, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

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 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 Village, CO 80111, 800-306-6059.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Rosalba Ceciliano a/k/a Rosa Alba Ceciliano and Americas Investment Services, LLC or a tenant or tenants and said property is more commonly known as **177 Daisy Meadow Trail, Lawrenceville, Georgia 30044.** Should a conflict arise between the property address and the legal description the legal description will control.

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

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2

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, 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, GWINNETT COUNTY

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, Inc., as grantee, as nominee for Nationwide Advantage Mortgage Company, 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, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS ($211,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

CARRINGTON MORTGAGE SERVICES, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Corinne M Bradley and Jeffrey W Bradley or a tenant or tenants and said property is more commonly known as **2495 Harbin Springs Cv, Dacula, Georgia 30019.** Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not 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.

CARRINGTON MORTGAGE SERVICES, LLC

as Attorney in Fact for

Corinne M Bradley and Jeffrey W Bradley

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 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 system of numbering houses in Gwinnett County, Georgia.

Address: **2495 Harbin Springs Cv.; Dacula, GA 30019-1977.**

Tax Map or Parcel ID No.: R5297-027

MR/meh 7/5/22

Our file no. 5467011 – FT17

950-72389 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 Jihae Choi to Mortgage Electronic 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 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 AND 0/100 DOLLARS ($296,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Ameris Bank 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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Jihae Choi or a tenant or tenants and said property is more commonly known as **3575 Flycatcher Way, Duluth, Georgia 30097.** 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 loan with the holder of the security deed.

Ameris Bank

as Attorney in Fact for

Jihae Choi

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT A

3575 FLYCATCHER WAY, 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 IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LAKES AT SUGARLOAF, RECORDED IN DEED BOOK 47748, PAGE 1, GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED FROM TIME TO TIME.

MR/ca 7/5/22

Our file no. 5719119 – FT18

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 Timothy Powell and Mahjula Bah-Kamara to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Milend, Inc., its successors and assigns, dated September 2, 2016, recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE AND 0/100 DOLLARS ($156,593.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

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

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

To the best knowledge and belief of the undersigned, 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 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 loan with the holder of the security deed.

Wells Fargo Bank, N.A.

as Attorney in Fact for

Timothy Powell and Mahjula Bah-Kamara

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

*Auction services provided by Auction.com (www.auction.com)

EXHIBIT A

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

MR/meh 7/5/22

Our file no. 5891720 – FT5

950-70807 5/25 6/1 8 15 22 29 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated June 24, 2005, from **Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun to First Franklin, a Division of Nat. City Bank of In** , recorded on August 12, 2005 in Deed Book 43973 at Page 0239 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8** by Assignment and said Security Deed having been given to secure a note dated June 24, 2005, in the amount of $274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on July 5, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING CORNERS SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, 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 3993 GLEN MEADOW DRIVE, ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun . The property, being commonly known as **3993 Glen Meadow Dr, Norcross, GA, 30092** in Gwinnett County, will be sold as the property of Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun , subject to any outstanding 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 Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129, 720-241-7251 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005- FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003558 A-4747886 05/18/2022, 05/25/2022, 06/01/2022, 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022

950-70901

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

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Bernard L. Bearry Jr. and Katheryn M. Maxwell to American National Financial, Inc.** dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of $87,883.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as **2450 Mitchell Road, Lawrenceville, GA 30043,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Katheryn M. Maxwell and Bernard L. Bearry, Jr., successor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-74290 6/29, 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **VERONICA BLAKEY to JPMORGAN CHASE BANK N.A.,** dated March 24, 2008, recorded April 1, 2008, in Deed Book 48745, Page 0784 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars ($177,000.00), with interest 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 Individual 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said legal description being controlling, however the property is more commonly known as **2021 HUNTCLIFF DR, LAWRENCEVILLE, GA 30043.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem 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 VERONICA BLAKEY, ANA D. HERCULES, ANA R. HERNANDEZ, 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 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, 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 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 AS CERTIFICATE TRUSTEE as Attorney in Fact for VERONICA BLAKEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-8 Ad Run Dates 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022

950-72822

6/8,15,22,29,2022

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 to secure a Note of even 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, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA1**, 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLAND BY THOMAS WOOD AND ASSOC., AND CERTIFIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE THERETO. 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 default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, 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 valorem 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 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, 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 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 CERTIFICATEHOLDERS OF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA1 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 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, 06/29/2022

950-72818

6/8,15,22,29,2022

NOTICE OF SALE UNDER POWER

By virtue of the power of 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, f/k/a The Bank of New York Trust 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 instrument recorded at Deed Book 52856, Page 90, aforesaid records; then assigned to Bucks Financial, LLC by instrument 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 public 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 B, Graystone Subdivision, Phase One, Unit Two, according 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 system of numbering houses in Gwinnett 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 will 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 sale, including attorney's fees, notice of intent to collect attorney's fees having been given. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Cadle 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 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 property; all assessments, liens, deeds to secure debt, encumbrances, zoning ordinances, restrictions, covenants, and matters of record senior and superior to the Security Deed. To the best of Grantee's knowledge, title to said property is vested in the name of Teresa Brown and Robert Brown. The Cadle Company II, Inc., as Attorney-in-fact for Teresa Brown and Robert Brown By: JONES & WALDEN LLC Tyler Henderson, Esq., attorney for The Cadle Company II, Inc. 699 Piedmont Avenue, NE Atlanta, GA 30308 (404) 564-9300 Attn: Tessa Vuncannon THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

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 Deed to Secure Debt given by **Stephen L. Byrd to Impac Lending Group,** dated January 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 after-described 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 undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in July, 2022, to wit: July 5, 2022, the following described 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 in Plat Book 44, Page 106, Gwinnett County, Georgia records, which plat is incorporated herein by this reference and made a part of this description; being improved property known as 3901 Laurel Tree Court, according to the present system of numbering houses in Gwinnett County, Georgia. APN#6003-149 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner 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 having been given). Said property is commonly known as **3901 Laurel Tree Court, Lithonia, GA 30039,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Stephen L. Byrd or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Deutsche Bank National Trust Company, as Indenture Trustee for the Impac CMB Trust Series 2005-1 as attorney in fact for Stephen L. Byrd Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC21-099

950-72901

6/8,15,22,29,2022

NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY, GEORGIA

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 given by **Se Chol Chang to JPMorgan Chase Bank, N.A.,** dated September 18, 2007, and recorded in Deed Book 48316, Page 886, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust** by assignment