Note, however, that such entity or individual is not re-

nances, restrictions, covenants, and matters of

varies); THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 302.48 feet to a point; 302.48 feet to a point; THENCE along said right-of-way line South 45 degrees 17 minutes 05 seconds East, a distance of 100.02 to a point; THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 73.03 feet to a point; THENCE along said right-of-way line South 49 degrees 01 minutes 06 seconds East, a distance of 41.12 feet to a of infinites of sections east, a distance of 41.12 feet to a point; Thence leaving said right-of-way line South 45 degrees 51 minutes 39 seconds West, a distance of 164.19 feet to a point; THENCE South 43 degrees 59 minutes 02 seconds East, a distance of 210.00 feet to a point; THENCE North 45 depress 51 minutes 45 seconds 1970 feet 1 grees 51 minutes 45 sec onds East, a distance of 134.00 feet to a right-of-way monument found on the southern right-of-way line for Gravel Springs Road (right-of-way veries).

(right-of-way varies); THENCE along said right-of-way South 49 degrees 03 minutes 52 seconds East, a distance of 65.26 feet to a right of way. right-of-way monument: THENCE South 32 degrees 44 minutes 13 sec. onds East, a distance of 55.11 feet to a point; THENCE South 07 degrees 33 minutes 45 seconds West, a distance of 71.03 feet to a point on the northwesterly right-of-way line for Interstate Highway 85 (right-of-way varies); THENCE Westerly right-or-way line 10 interstate Highway 85 (right-of-way varies); THENCE along said right-of-way South 55 degrees 33 minutes 08 seconds West, a distance of 218.64 feet to a point; THENCE along said right-of-way line South 51 degrees 43 minutes 04 seconds West, a distance of 242.60 feet to a point; THENCE along said right-of-way line South 66 degrees 48 minutes 38 seconds West, a distance of 84.64 feet to a point THENCE along said right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way seconds West, a distance of 165.51 feet to a right-of-way monument found; THENCE along said right-of-way line South 54 degrees 41 minutes 18 seconds West, a distance of 483.64 feet to a point; THENCE along said right-of-way South 87 degrees 48 minutes 36 seconds West, a distance of 170.57 feet to a point; THENCE along said right-of-way line South 66 degrees 34 minutes 37 seconds West, a distance of 97.43 feet to a point on the aforementioned land lot line commentioned land lot line common to Land Lots 136 and 137; Thence leaving said right-of-way lone along said land lot line North 29 degrees 23 minutes 30 sectors West authors of the control of the cont onds West, a distance of 127.08 feet to an aforementioned ¾-inch open-top pipe found, said pipe being the POINT OF BEGINNING. Said tract or parcel of land contains 11.813 acres, or 514,575 square-feet, more

OWNER: CHERYLE MOSLEY CURRENTLY ZONED: RA-PROPOSED ZONING: M-1 2648 GRAVEL SPRINGS ROAD.

ALL THAT TRACT OR PAR-CEL of land lying and being in Land Lot 137; 7th District; Gwinnett County, Georgia, and being more particularly described as follows: described as follows: TO FIND THE POINT OF BE-GINNING, COMMENCE on a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 137 and 142 North 60 de-grees 37 minutes 34 seconds East, a distance of 1,268.79 feet to a point on the southwesterly right-of-way line for Gravel Springs way line for Gravel springs Road (right-of-way varies); THENCE along said right-of-way line, in a southeasterly direction, a distance of 503.36 feet to a point, said point being the POINT OF BEGINNING. THENCE con-tinuing along cold distort BEGINNING. THENCE continuing along said right-of-way line South 23 degrees 39 minutes 59 seconds East, a distance of 90.95 feet to a point; THENCE along said right-of-way line South 44 right-of-way line South 44 degrees 37 minutes 19 sec-onds East, a distance of 124.80 feet to right-of-way monument found; THENCE leaving said right-of-way line South 45 degrees 51 minutes 45 seconds West, a distance of 134.00 feet to a point; THENCE North 43 degrees 59 minutes 02 seconds grees 59 minutes 02 seconds West, a distance of 210.00 feet to a point; THENCE North 45 degrees 51 minutes 39 seconds East, a distance of 164.19 feet to aforementioned an arrementioned point, said point being the POINT OF BEGINNING Said tract or parcel of land ontains 0.672 acres, or

contains 0.672 acres, or 29,281 square-feet, more or less 934-61145 2/16,23,3/2,9,16,23,30,2022

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, Apri 11, 2022 at 7:00 p.m. at Bu ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider special use permit at 5014
B. U. Bowman Drive, Suite
200 for Trace Henderson. The special use permit requested is to allow automotive window tinting. 2/16,23,3/2,9,16,23,30,2022

The City of Buford Planning and Zoning Board will mee and Zolling Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April
11, 2022 at 7:00 p.m. at Buford City Arena, 2795
Sawnee Avenue, Buford,
Georgia 30518 to consider a special use permit at 1605 Buford Highway, being par-cel 7-259-260. for Penn Hodge. The special use permit requested is to allow a drive-thru restaurant.

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April 11, 2022 at 7:00 p.m. at Bu-2795 ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a

934-60994 2/16,23,3/2,9,16,23,30,2022

ZONING

rezoning request from RA-200 to M-1 at 2826 Gravel Springs Road for IDI Logis-934-60995 2/16.23.3/2.9.16.23.30.2022

The City of Buford Planning and Zoning Board will meet on Tuesday, March 8, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 2820 Gravel Springs Road for IDI Logis-tics

934-60996 2/16,23,3/2,9,16,23,30,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Peter J Ewing to Citifinancial Services, Inc. dated 9/20/2005 and record-ed in Deed Book 44543 Page 200 Gwinnett County, Coordin Security

Georgia records; as last transferred to or acquired by U.S. Bank National Associa-tion, as Indenture Trustee on behalf of and with respect to Definition of an own frespect values of Ajax Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D, conveying the after-described property to secure a Note in the original principal amount of \$162,943.42, with interact at the rate specified the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING KNOWN AS LOT 12, BLOCK D OF HAWTHORN GLEN, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 36, GWINNETT COUNTY, GEORGIA PLAT BOOK 92, PAGE 36, GWINNETT COUNTY, GEORGIA IN CORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETIONED PROPERTY AND BEING IMPROVED PROPERTY. This Deed Is given sub-

the undersigned, the party (or parties) in possession of the subject property is (are): Peter J Ewing or tenant or

Gregory Funding LLC is the

entity or individual designat-

ed who shall have full authority to negotiate, amend and modify all terms of the

mortgage. Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms

Said property will be sold subject to: (a) any outstanding ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and

tenants

mortgage.

TY. This Deed Is given sub-ject to all easements and re-strictions of record, If any. 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 and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 1133 Hawthom Lane, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party LAKEVIEW LOAN SERVIC-ING, LLC, as Attorney-in-Fact

or Ahmed M abu Mahmood Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145927

928-61267

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of redemption of any taxing authority. (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of coverlants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv Code; and (2) final confirmation and audit of the stamation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not closure documents may not

tus of the loan as provided immediately above.
U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D as agent and Attorney in Fact for Peter J Ewing Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

be provided until final confir-

mation and audit of the sta-

994-7637. 1144-355A THIS LAW FIRM MAY BE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1144-355A 950-63025 3/9 16 23 30 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Securi-ty Deed executed by AHMED M ABU MAHMOOD to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR
HOMESTAR FINANCIAL HOMESTAR FINANCIAL CORP, its successors or as-signs, in the original princi-pal amount of \$181,649.00 dated October 19, 2018 and recorded in Deed Book 56193, Page 440, Gwinnett County records, said Securi-ty Deed being last trans**FORECLOSURE**

ferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 469, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 05, 2022, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 172 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 16, BLOCK E, UNIT ONE, GUINN RIDGE FOREST SÚBDIVISION, ACCORDING TO PLAT OF SUR-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT BOOK 44, PAGE 193, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO

Said property being known as: 738 WINDSOR CIR, as: /38 WINDSOR CIR, LAWRENCEVILLE, GA 30046 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are of said property is/are AHMED M ABU MAHMOOD

or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default this cale will be default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-ing heen given) ing been given). Said property will be sold

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

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

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

lows:
LoanCare, LLC 3637 Sentara Way Virginia Beach, VA
23452 1-800-274-6600
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to negotiate, amend, or modify the
terms of the mortrager. tate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
LAKEVIEW LOAN SERVICE.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Elec-Russell, III to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation dated 5/12/2004 and recorded in Deed Book 38386 Page 244 and modified at Deed Book 52780 Page 803, Deed Book 54094 Page 212 and Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F. conveytrustee of Stanwich Mort-gage Loan Trust F, convey-ing the after-described prop-erty to secure a Note in the original principal amount of \$151,106.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desigof such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the folday of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 70 of the 5th District, Gwinnett County, Georgia, being Lot 27, Block A, Unit ONE, The Arbors at Crestview, as per plat recorded in Plat Book 82 Page 105 Gwinnett County Page 105, Gwinnett County Records. Reference to said plat is hereby made for a complete description of the

property herein described.
Said property is improved property known as 1835 Arborwood Drive, according to the present system of numbering property in Gwinnett County (Bacquia). County, Georgia. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same

and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees basing hear given) having been given). Said property is commonly known as 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Carlton B. Russell, III or ten-

ant or tenants. Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

MR/meh 4/5/22 Our file no. 5669919 – FT1 950-62656 3/9 16 23 30 Note, however, that such entity or individual is not re

FORECLOSURE NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE

mation and audit of the status of the loan as provided

Milmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attorney in Fact for Carlton B.

Russell, III Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

2191-1905A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-1905A
950-63136 3/9 16 23 30
2022

NOTICE OF SALE UNDER

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL DEED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Home America

Mortgage, Inc., its successors and assigns, dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by

that certain Loan Modifica-tion Agreement recorded in Deed Book 54143 , Page 432, Gwinnett County, Geor-

gia Records, as last transferred to Towd Point Mort-gage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deep Rook 57784 Page 812

signment recorded in Deed Book 57784 , Page 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED THO

FIFTY AND 0/100 DOLLARS (\$213,650.00), 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 April, 2022, 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-

ure to pay the indebtedness as and when due and in the

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

sale will be inade for in-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 of in-tent to collect attorney's fees

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),

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 Secu-rity Deed first set out above. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank Na-

tional Association, as Inden-

ture Trustee 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and

belief of the undersigned, the party in possession of the property is Shakoor Mintu, Mohd Sajjad Chowd-

hury and Shaheda Chowd-

hury or a tenant or tenants and said property is more commonly known as **821**

firmation and audit of the status of the loan with the

holder of the security deed.

as Attorney in Fact for Shakoor Mintu

ture Trustee

of by reference.

HEREOF

GWINNETT

POWER GEORGIA,

COUNTY

PURPOSE.

immediately above

Russell, III

2191-1905A

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold Pursuant to the Power of satu property will be solved as subject for: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lies register that a lies register that a lies are interesting. Pursuant to the Power of Sale contained in a Security Deed given by Jonathan Leslie and Shanieza R. Leslie to Mortgage Electronic Reg-istration Systems, Inc. as nominee for Mortgage Reof sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority (d) any authori search Center, LLC dba Veterans United Home Loans dated 3/31/2017 and recorded in Deed Book 55034 Page 744 Gwinnett County, Georgia State County, Georgia 744 Gwinnett County, Georgia records; as last transferred to or acquired by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, conveying the after-described property to secure 2 thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordirestrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted which the set of the sale will be conducted. Conveying the after-de-scribed property to secure a Note in the original principal amount of \$315,000.00, with interest at the rate specified therein, there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federas Holiday, in which case being Holiday, in which case being subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the learn with the held. tus of the loan with the holdtus of the loan with the hold-er of the Security Deed, Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other forethe first Wednesday of said month), the following described property:

THE LAND REFERRED TO closure documents may not be provided until final confir-

HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DE-ED IN THE COUNTY OF GWINNETT, STATE OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK B, RIVERWOOD SUBDIVISION, UNIT TWO, AS PER PLAT HIVERWOUD SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 139, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART FRENCE AND MADE A PART OF THIS DESCRIPTION

Parcel ID: R6105 226 Commonly known as 847 Devonshire Place, Lawrenceville, GA 30044 However, by showing this address no additional cover-

address no additional coverage is provided
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 847 Devonshire PI, Lawrenceville, GA 30044 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jonathan Leslie and Shanieza R. Leslie or tenant

cenlar is the entity or indiceniar is the entity or indi-vidual designated who shall have full authority to negoti-ate, amend and modify all terms of the mortgage. ceniar Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanad-ministration.com 1-800-223-

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

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

record superior to the Security Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172 1 which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company as agent and Attorney in Fact for Jonathan Leslie and Shanieza R. Leslie Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1010-1816A THIS LAW FIRM MAY BE

HIS LAW HINI WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1816A 950-62617 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

and said property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019. 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 Sale contained in a Security Deed given by Thomas W Morris Sr to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC, its successors and assigns, dated 12/23/2004 and recorded in Deed Book 41236 Page 0205 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, fka The Bank of New York as successorin. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank Na-tional Association, as Inden-McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage All that tract or parcel of land situate, lying and being in Land Lot 267 of the 5th Investments II Inc., Bear Stearns ALT-A Trust, Mortin Land Lot 207 of the shift District of Gwinnett County, Georgia, being Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwinnett County, Georgia records, which plat is incorporated herein and made a part here-of by reference. gage Pass-Through Certifi-cates, Series 2005-3, con-veying the after-described property to secure a Note in the original principal amount of \$101.700.00, 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 (or such other area as desig**FORECLOSURE**

FORECLOSURE 30019 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

rior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEO-GIA, AND BEING MORE PARTICULARLY DE-CORLEGE ON A PLAT CLIP PARTICULARLY DE-SCRIBED ON A PLAT SUR-VEY FOR WILLIAM K. EVANS, PREPARED BY MORRISON J. SIMMS, GEORGIA REGISTERED LAND SURVEYOR NO. 1263 DATED JUNE 30, 1992, RE-VISED JUNE 18, 1993 AND RECORDED IN PLAT BOOK 59, PAGE 223-A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION

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

Said property is commonly known as **3210 Skyland** known nown as 321U Skyland Drive, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Thomas W. Morris Sr and Thomas W. Morris Jr or tenant or tenants. Select Portfolio Servicina

Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT
84119 (888) 818-6032 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan. Said property will be sold salu property will be solved subject for: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted whete to (1) confurctions.

994-7637

2022

994-7637.
1016-5059A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5059A 950-62481 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Emery Stew-art to Aames Funding Corpo-ration DBA Aames Home Loan dated 3/31/2006 and

recorded in Deed Book

46378 Page 846 and modified at Deed Book 50081
Page 890 Gwinnett County,

Georgia records; as last transferred to or acquired by

U.S. Bank National Associa-

tion, as successor in interest

to Bank of America National Association, successor by merger to LaSalle Bank Na-

merger to Lasalie Bank Ma-tional Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the af-terdescribed property to se-cure a Note in the original

principal amount of \$181,520.00, 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

before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT

ONE, AS PER PLAT RECORDED IN PLAT BOOK

111, PAGES 130-131, GWINNETT COUNTY, GEOR-GIA RECORDS. SAID PLAT

BEING INCORPORATED
HEREIN AND MADE REFER-

ENCE HERETO.
This sale will be made sub-

ject to any right of the United

States of America to redeem

the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain

outstanding federal tax liens

The debt secured by said

Security Deed has been and

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

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

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

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

Said property is commonly known as 1285 Union Station Drive, Lawrenceville, GA 30045 together with all

fixtures and personal prop-erty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-

ty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject

property is (are): Emery Stewart or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms

having been given).

Ine sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9. 13-172.1, which allows for certain procedures regard-ing the rescission of judicial and non-judicial sales in the

State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. The Bank of New York Mel-

Ion fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Chase Bank, as mucco-Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-3 as agent and Attorney in Fact Thomas W Margia Cr. for Thomas W Morris S Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1012-14554A THIS LAW FIRM MAY BE THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14554A 950-62488 3/9 16 23 30 2022

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Kevin R Donnelly, HTTA Kevin Donnelly and Joan M Donnelly to BANK OF AMERICA, N.A. dated 12/13/2012 and recorded in Deed Book 51903 Page 630 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to se-Sale contained in a Security CA, N.A., conveying the air-ter-described property to se-cure a Note in the original principal amount of \$57,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe rior Court of said county) rior Court of said county, within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: lowing described property:
SITUATED IN THE COUNTY
OF GWINNETT AND STATE

OF GEORGIA: ALL THAT TRACT OR PAR-ALL IHAI I HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 284 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 6, EXEMPTION PLAT FOR PARAMOUNT HOMES, INC., AS FILED IN PLAT BOOK 74, PAGE 226, GWINNETS GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY TAX ID NO: R5284 027

BEING THE SAME PROP-ERTY CONVEYED BY JOINT AND SURVIVORSHIP DEED GRANTOR: MAHAN AND BRENDA MAI LONNIE MAHAN GRANTEE KEVIN DONNELLY AND JOAN M. DONNELLY, JOINT TENANTS WITH SURVIVORSHIP DATED

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-09/23/1999 RECORDED: 10/06/1999 DOC#/BOOK-PAGE: 19332-

Note, however, that such ADDRESS: 2881 HOPE RD, DACULA, NEW entity or individual is not required by law to negotiate,

FORECLOSURE

nd or modify the terms of the loan. of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the propmanner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2881 New Hope Rd, Dacula, GA 30019-2607 tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, (e) any assessments, liens encumbrances, zoning ordi-

Rd, Dacula, GA 30019-2607 together with all fixtures and personal property attached to and constituting a part of restrictions nances. nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursaid property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Kevin Donnelly and Joan M Donnelly or tenant or tener of the Security Deed. Pur-suant to O.C.G.A. Section 9-Bank of America is the entistaint to U.C.A.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other forety or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above. U.S. Bank National Associ-U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and Attorney in Fact for Emery Stewart

noticy individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-Aldridge Pite, LLP, 15 Piedan accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-5330A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5330A
950-62525 3/9 16 23 30 950-62525 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

covenants, and matters or record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and quift of the streration and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by James J. Ledford, Jr. and Leslie L. Ledford, Jr. and Leslie L. Ledgistration Systems, Inc., as grantee, as nominee for Wilmington Finance, Inc., inc., successors and assigns datcertain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-Wilmington Finance, Inc., its successors and assigns dated 1/24/2007 and recorded in Deed Book 47521 Page 0244 Gwinnett County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK MATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGIONARY. closure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Kevin R Donnelly, HTTA Kevin Donnelly and Joan M Donnelly and Joan M Donnelly Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 904-7837

TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY HOME EQUITY LOAN TRUST 2007-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-2, conveying the after-described property to secure a Note in the original principal amount of \$144,000.00, with interest at the rate specified therein. the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig nated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT GWINnated by Order of the Supe

THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, CARTER WOODS SUBDIVI-CARTIER WOUDDS SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 0, PAGE 353, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-PEDMICE THEEPETO. ERENCE THERETO.

Commonly known as 527
Johns Way Lilburn, GA
30047 However, by showing
this address no additional

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

tent to collect attorneys fees having been given). Said property is commonly known as 527 Johns Way NW, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and bellef of the undersigned. He party the undersigned, the party (or parties) in possession of the subject property is (are) James J. Ledford, Jr. and Leslie L. Ledford or tenant or

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

PHH Mortgage Corporation

One Mortgage Way Mount Laurel, NJ 08054 (800) 750-Note, however, that such entity or individual is not required by law to negotiate,

amend or modify the terms of the loan.

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

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation that the sale is not prohibited that the sal mation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-iudicial salés in State of Georgia, the Deed FORECLOSURE

Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR THE REGISTERED HOLDER OF MOR-IERED HOLDER OF MOR-GAN STANLEY HOME EQUI-TY LOAN TRUST 2007-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-2 as agent and Attorney in Fact for James J. Ledford, Jr. and Leslie L. Ledford, Jr. and Leslie L. Ledford

Ledford Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637 994-7637

994-7637.
1017-5334A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5334A 950-62646 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Terri Lynn Kemp to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southstar Funding, LLC, its successors and assigns dated 11/30/2004 and recorded in Deed Book 40774 Page 86 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of successors and assigns of JPMorgan Chase Bank, NA. as Trustee for MASTR Ad-justable Rate Mortgages Trust 2005-1, Mortgage Pass-Through Certificates, Series 2005-1, conveying the after-described property to secure a Note in the origi-nal principal amount of \$190,800.00, 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 (or such other area as designated by Order of the Supenated by Order of the Superior Court of said county), within the legal hours of sale on April 5, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 112 OF TH DISTRICT OF GWIN-

PEING IN LAND LOT 112 OF GWIN-TTH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 128, BLOCK A, STEEPLECHASE SUBDIVI-SION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT FOOK ET ANDER OF CHINI BOOK 51, PAGE 99, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF. The debt occurred by

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 surpose of paying the same sale Will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees begins being them).

having been given).
Said property is commonly known as 1125 Paper Chase Court, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Terri Lynn Kemp or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

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

salu property will be solve subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tate a lies against the prep tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary nances. restrictions

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

immediately above. The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-1 Mortgages Trust 2005-1, Mortgage Pass-Through Cer-tificates, Series 2005-1 as agent and Attorney in Fact

Addridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1017-5352A THIS LAW FIRM MAY BE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5352A 950-62609 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Thomas Med-ley to Home123 Corporation dated 4/20/2006 and record-ed in Deed Book 46430 Page 0520 Gwinnett County Georgia records; as last transferred to or acquired by