FORECLOSURE

FORECLOSURE

cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servicing LLC is the holder of the Se-

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: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. Note, however, that such

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 Juan Jose Gutierrez or a tenant or tenants and said property is more commonly known as 2847 Lakewater Way, Snel-wille, Georgia 30039.

Should a conflict arise beentity is not required by law

Iville, Georgia 30039. Should a conflict arise be-Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loam with the holder of the security deed. holder of the security deed. Lakeview Loan Servicing

as Attorney in Fact for Juan Jose Gutierrez McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 300 of the 4th District and Land Lot 1 of the 5th District of Gwinnett County, Georgia, being Lot 172, Block C, Lakeport Subdivision, Unit 1, as shown on plat of subject property recorded at Plat Book 97, Page 83-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a by reference and made a

by reference and made a part of this description. The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on June 7, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719). MR/ca 6/7/22 Our file no. 5298715 – FT5

Our file no. 5298715 – FT5 950-69024 5/11 18 25 6/1/2022

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

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Troy Security Deed given by Troy Long to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, dated July 11, 2005, recorded in Deed Book 43552, Page 114, Gwinnett County, Georgia Records, as last transferred to U.S. Bank, National Association, as Indenture Trustee on behalf of the holders of the Terwin the holders of the Terwin Mortgage Trust 2005-11, Asset-Backed Securities, TMTS Series 2005-11 by assignment recorded in Deed Book F7240. Page 46 Chippett 57349, Page 46, Gwinnett County, Georgia Records, conveying the after-decounty, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-FIVE THOUSAND THREE HUNDRED FIFTY AND 0/100 DOLLARS (\$25,350.00), with interest threes as extra 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 alter-native, within the legal hours of sale on the first Tuesday in June, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A
PART HEREOF

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

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including 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 restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank, National Associ-ation, as Indenture Trustee on behalf of the holders of

the Terwin Mortgage Trust 2005-11, Asset-Backed Se-curities, TMTS Series 2005-11 is the holder of the Secu-rity 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Villege CO, 90111 900-206. CO 80111, 800-306-

Note, however, that such entity is not required by law to negotiate, amend or modi-

To the best knowledge and belief of the undersigned, the party in possession of the property is Troy Long or a tenant or tenants and said property is more commonly known as 2397 Planters Cove Drive, 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 con-firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank, National Association, as Indenture Trustee ation, as indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2005-11, Asset-Backed Se-curities, TMTS Series 2005-11

as Attorney in Fact for Troy Long

FORECLOSURE

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

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 5TH DISTRICT, GWIN-THE 51H DISTRICT, GWINMETT COUNTY, GEORGIA
AND BEING LOT 59, BLOCK
A OF PLANTERS COVE,
UNIT TWO, AS PER PLAT
63, PAGE 38, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
MICCORDORATED LEGEN BY INCORPORATED HEREIN BY REFERENCE AND MADE A
PART HEREOF.
Subject to that certain se-

Subject to that certain sequently deed from Troy Long to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ownit Mortgage Solutions, Inc., dated July 11, 2005, and recorded July 15, 2005 in Deed Book 43552, Page 94, Gwinnett County, Georgia Records.

MR/meh 6/7/22
Our file no. 5817920 – FT7 950-69726 5/11 18 25 6/1/2022

6/1/2022

NOTICE OF SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
Under and by virtue of the
Power of Sale contained in
that certain Deed to Secure
Debt and Security Agreement given by AISM Enter-prise, LLC ("Borrower") to and in favor of 1755 East Park Place Boulevard, LLC Park Place Boulevard, LLC ("Lender") dated June 5, 2017 and recorded on June 8, 2017, in Deed Book 55175, Page 656, et seq., of the Gwinnett County, Georgia land records (the "Security Deed"). Said Security Deed being given to secure an Promissory Note ("Note") made by Borrower in favor of Lender, dated June 5, 2017, in the original principal amount of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there

paid balance until paid, there will be sold by the under-signed 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 June 2022, the following de-scribed property (the "Property"): ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61, OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING DESCRIBED AS LOT 2 AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGIN NING, BEGIN AT THE IN-TERSECTION FORMED BY THE NORTHWESTERLY 100 FOOT RIGHT-OF-WAY OF FOOT RIGHT-OF-WAY OF EAST PARK PLACE BOULE-VARD AND THE NORTH-EASTERLY 60 FOOT RIGHT-VARD ANU I IPE NORINICASTERLY 60 FOOT RIGHTOF-WAY LINE OF ROCKBRIDGE ROAD: THENCE
PROCEEDING NORTHEASTERLY ALONG SAID RIGHTOF-WAY LINE OF EAST
PARK PLACE BOULEVARD
379.20 FEET TO A POINT,
WHICH POINT REPRESENTS THE TRUE POINT OF
BEGINNING: THENCE PROCEEDING NORTH 50 DEGREES 29 MINUTES 41
SECONDS WEST 58.84 FEET
TO A POINT; THENCE PROCEEDING NORTH 19 DEGREES 18 MINUTES 59
SECONDS WEST 172.59
FEET TO A POINT; THENCE
PROCEEDING NORTH 66
DEGREES 01 MINUTES 46
DEGREES 02 MINUTES 35
DEGREES 02 MINUTES 35
DEGREES 02 MINUTES 33
DEGREES 04 POINT; THENCE
PROCEEDING SOUTH 30
DEGREES 02 MINUTES 33
DEGREES 04 POINT 30 HE

FEFT TO A POINT 30 HE

SECONDS EAST 140.00 FEET TO A POINT ON THE RIGHT-OF-NORTHERLY WAY LINE OF EAST PARK
PLACE BOULEVARD; PLACE

WHOSE

THENCE

PROCEEDING
SOUTHWESTERLY

ALONG
SAID

RIGHT-OF-AWP

140.00 FEET ALONG
THE

ARC OF A CIRCLE WHOSE

RADIUS IS 1195.92 FEET TO

A POINT, WHICH POINT

REPRESENTS

THE TRUE
POINT OF BEGINNING, SAID

PROPERTY

BEING

MORE
COMMONLY

KNOWN

AS

1755

EAST

PARK

PLACE

BOULEVARD,

GWINNETT

COUNTY, GEORGIA.

TAX ID: R6061 099

The debt secured by said

Security Deed has been and
is hereby declared due be
cause of, among other pos-

cause of, among other pos-sible events of default, failure to comply with the terms of Security Deed and Note. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for under the terms of the Note Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the or recourse against the above-named or the undersigned. The sale will be held 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; as-sessments; liens; encum-brances; restrictions;

brances; restrictions; covenants, and any other matters of records superior to said Security Deed. to said security beed.

To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more companyly known as 1755 Fast

monly known as 1755 East Park Place Blvd., Stone Mountain, Georgia 30087. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) final confir-mation and audit as to the status of the amounts owed with the holder of the Security Deed.

rity Deed.
Jon David W. Huffman, at
Poole Huffman, LLC, 3562
Habersham at Northlake,
Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a reppnone: 404-373-4006, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-70276 5/11,18,25,6/1,2022

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SIAVASH AMERI to by SIAVASH AMERI to Mortgage Electronic Registration Systems, INC. ("MERS") AS NOMI-NEE FOR MORTGAGEIT, . dated 07/31/2006, and

FORECLOSURE

Recorded on 08/21/2006 as Book No. 46912 and Page No. 0124, GWINNETT Coun-Georgia records ty, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006 33CB,
MORTGAGE PASS
THROUGH CERTIFICATES,
SERIES 2006 33CB (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$400,000.00, with interest at \$400,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK A, WILDWOOD AT MCGINNIS FERRY FKA RAVENCREST, HEATHCLIFF CHASE AND WILDWOOD ROAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 174 175, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREIN AND MADE REFERENCE IN AND MADE REFERENCE HERETO. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed vided in the Note and Deed to Secure Debt. Because the debt remains 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). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFI-

TRUSTEE FOR THE CERTIFI-CATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS TURDINGEL CERTIFICATES CERTIFICATES, THROUGH IHROUGH CERTIFICATES, SERIES 2006 33CB holds the duly endorsed Note and is the current assignee of the Security Deed to the property, NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERI/(CINC. acting as belof/ SHELLPOINT MORTGAGE
SERVICING, acting on behalf
of and, as necessary, in consultation with THE BANK OF
NEW YORK MELLON FK
HE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE
CWALT, INC., ALTERNATIVE
LOAN TRUST 2006 33CB,
MORTGAGE PASS
THROUGH CERTIFICATES.

MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, NEWREZ LLC F/K/A NEW PENN FINAN-CIAL, LLC d/b/a SHELL-POINT MORTGAGE SERVIC-NIC may be contacted at: ING may be contacted NEWREZ LLC F/K/A N NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PLACE, MAILSTOP 015, GREENVILLE, SC 29601, 866 825 2174. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and NEW To the best knowledge and belief of the undersigned

the party/parties in possession of the subject property known as 961 HEATHCHASE DRIVE, SUWANEE, GEORGIA **30024** is/are: SIAVASH AMERI or tenant/tenants. Said property will be sold subject to (a) any outstand-ing ad valorem taxes (ining ad valorem taxes (in-cluding taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with 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 proce-dures regarding the rescis-sion of judicial and nonjudision of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation loan as provided in the preand audit of the status of the loan as provided in the pre-ceding paragraph. THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB, as Attorney in

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009434267 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-70033 5/11.18.25.6/1.2022 5/11.18.25.6/1,2022 NOTICE OF SALE UNDER POWER

2006 33CB as Attorney in Fact for SIAVASH AMERI. THIS LAW FIRM IS ACTING

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LUZ
MARY ATEHORTUA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, REGISTRATION SYSTEMS, INC. SOLEY AS NOMINEE FOR COUNTRYWIDE BANK, N.A., dated December 5, 2006, recorded December 21, 2006, in Deed Book 47394, Page 0828, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original of even date in the original principal amount of Forty-Four Thousand Nine Hundred Eighty and 00/100 dol-lars (\$44,980.00), with interlars (\$44,980.00), with niter est thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Real Time Resolutions, Inc.** there will be sold at public outcry to the highest bidder for cash at the Gwinnett Courth, Courthouse, within County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property. All

described property: ALL

FORECLOSURE

OF LAND LYING AND BEING IN LAND LOT 178 & 185 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 3, BLOCK B OF PARK AT COPPER TRAIL, PHASE 1 AS PER PLAT RECORDED IN PLAT BOOK 115 PACE 50 51 BOOK 115, PAGE 50-51 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Said legal description being controlling, however the property is more commonly known as 2150 COPPER TRAIL LN, BUFORD, GA 30519. The indebtedness severed by coild Sourith Dadd cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this cale will be made for the this sale will be made for the this sale will be finder 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 reconstructions of the sale will be findered to t 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; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to 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 LUZ MARY ATEHORTUA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LIS. 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 amend or modify all terms of the loan (although not required by law to do so) is: Real Time Resolutions, Inc., Loss Mitigation Dept., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247-4029, Telephone Number: 877-469-7325. Nothing in 0.C.G.A. Section 44-14-162 2 shall be construed to 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. REAL TIME RESOLUTIONS, INC as Attorney in Fact for LUZ MARY ATEHORTUA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 100, Peachtree Corners, ьа 30071 Telephone Number: (877) 813-0992 Case No. RTR-19-07322-2 Ad Run Dates 05/04/2022, 05/11/2022, 05/18/2022,

950-67005 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from DOUGLAS
K BAUKNIGHT, RONDA M
BAUKNIGHT tO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
GRANTEE, AS NOMINEE FOR
SFCIJIRITY SAVINGS BANK GEORGIA. SECURITY SAVINGS BANK, dated December 15, 2005 December 2005, in Deed Book 45771, Page 0001, 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 Eighty Thousand and 00/100 dollars (\$180.00.00) with interest and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public 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 June, 2022, ITST IUBSDAY IN JUNE, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LOT 223 OF THE 7TH DISTRICT OF GWIN-METT COUNTY, GEORGIA, BEING KNOWN AS LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE all property described in said WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER DESCRIBED IN A PLAT OF SURVEY FOR DOUGLAS M. BAUKNIGHT AND RONDA M. BAUKNIGHT, DATED JANUARY 27, 1999, PREPARED BY STORY & MARLOW, REGISTERED LAND SURVEYORS, AND BEING SHOWN AS LAND LOT 223, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS BECORDED AT PLAT BOOK FIELDS AT GOLDEN CREEK,
UNIT ONE. SAID PLAT IS
RECORDED AT PLAT BOOK
80, PAGE 1B, GWINNETT
COUNTY, GEORGIA DEED
RECORDS. Said legal description being controlling,
however the property is
more commonly known as
3205 GOLDEN SPRINGS DR,
NIECND CA 205517 The in-BUFORD, GA 30519. The in debtedness secured by said Security Deed has been and is hereby declared due be-cause 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 expens-

es of the sale, including at-

es of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-ments 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 un-

dersigned. The sale will also be subject to the following

items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or

not now due and pavable)

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; as-sessments; liens; encum-

restrictions

FORECLOSURE

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 DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Barkruntev Code and (2) to belief of the undersigned 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: Bank of America, N.A. Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact for DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT 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 WILL BE USED FOR THAT WILL BE USED FOR IHAI PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-01190-2 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-69871 5/11,18,25,6/1,2022

NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from YVONNE G
BEACHAM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS NC. AS
GRANTEE, AS NOMINEE FOR
PENNYMAC LOAN SER-PENNYMÁC LÓAN SER-VICES, LLC, dated January 18, 2019, recorded January 28, 2019, in Deed Book 56382, Page 741, 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 Forty-Six Thousand and 00/100 dollars (\$146,000.00), with interest possession of the property is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate of Robert Lee Bolden, or tenand 00/100 dollars (\$146,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to or Robert Lee Bolden, or ten-ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in June within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: SITUATED IN THE 6TH DISTRICT, COUNTY OF GWINNETT, STATE OF GEORGIA: ALL THAT TRACT OR PACELOFE JOHN JOHN AND Attorneys at Law Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6675F1 THIS 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. 950-70023 CEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 6TH DISTRICT, GWIN-THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 16, BLOCK B, QUINN RIDGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 238, REVISED AND RECORDED IN PLAT BOOK 98, PAGE 244, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the

controlling, however the property is more commonly known as 2929 QUINBERY DR, SNELLVILLE, GA 30039. 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 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 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; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property YVONNE G BEACHAM, 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 amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 chall be construded to 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for YVONNE G BEACHAM 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. negotiate, amend, or modify Birl Lubill, LLD, 3143 Avaloii Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number. (877) 813-0992 Case No. PNY-13-08445-2 Ad Run Dates 05/11/2022 05/18/2022. 05/25/2022. 950-69878 5/11,18,25,6/1,2022

NOTICE OF SALE LINDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain securi-ty deed executed by **Robert** Bolden, hereinafter referred to as Grantor, to Homestar Financial Corp. recorded in

FORECLOSURE

Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the afore said state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in June 2022, all property described in said security deed including but and limited to the following not limited to the following not limited to the following described property: All that tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Georgia records, which plat Georgia records, which plat and the record thereof are and the record thereof are incorporated herein by reference thereto. Said legal description being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel Wille, GA 30039 Said property will be sold on an "asis" basis without any representation, warranty or resentation, warranty or re-course against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: 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 ac-curate survey and inspection of the property; any assessments, liens, encumbrances, ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) 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. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property

> 950-70023 5/11,18,25,6/1,2022 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 December 14, 2006, from Daniel A. Bowers to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., recorded on December 19, 2006 in Deed Book 47381 at Page 0259 Gwinnett County, Georgia Records Apaign, Page 1951 enue Service, if any; and all other prior assessments, easements, restrictions or Gwinnett County, Georgia records, having been last and conveyed to Nationstar Mortgage LLC d/b/a Mr. Mortgage LLC 0/b/2 Wr. Cooper by Assignment and said Security Deed having been given to secure a note dated, in the amount of \$116,000.00, and said Note being in default, the undersigned will sell at public outgraded will sell at public outgraded with self at public outgraded with self at public outgraded will sell at public outgraded will sell at public outgraded with self and self-graded will self-graded with self-graded will sell at public outgraded with self-graded will self-graded with self-graded with self-graded will self-graded with sel signed will see at public out-cry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 2022 the following described 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARECEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, GWINDETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, LYY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT. 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY ED HEREIN BY REFERENCE THERETO. LESS AND EX-CEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNETT COUNTY. GEORGIA RECORDS. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, de-clared due and payable be-cause of, among other pos-sible events of default, fail-ure to make the payments as required by the terms of the Note. The debt remaining in default and this sale will in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all exsand Four Hundred penses of the sale, including attorneys' fees. Notice of in tention to collect attorneys fees has been given as pro-vided by law. To the best of the undersigned's knowl-edge, the person(s) in pos-session of the property is Daniel A. Bowers. The prop-erty heing commonly tention to collect attornevs' erty, being commonly known as 3551 lvy Crest Way, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Daniel A. Bowers, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and navable), any matters and payable), any matters affecting title to the property which would be disclosed by willing 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 O.C.G.A.Section 44-162.2, the name, address and telephone number of the

individual or entity who shall

have the full authority to ne-

gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067, (888) 480-2432. The

75067, (888) 480-2432. 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

FORECLOSURE

the holder of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A THIS FIRM IS ACTING AS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-000550 A-4746407 05/11/2022, 05/18/2022, 05/25/2022 06/01/2022 05/25/2022, 06/01/2022 950-70392 5/11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the Power of Sale contained in the Security Deed from Allen S Bryant III and Sherricka Waters to Renasant Bank dated November 5, 2018 and cased the Deed Lock dated Novelinber 3, 2016 and recorded in Deed Book 56251, Page 293, in the offices of the Clerk of the Superior Count of Gwinnett County, Georgia (as same may have been modified from time to time collective. county, Georgia (as same may have been modified from time to time, collectively the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Gwinnett County, Georgia, during the legal hours of sale, on the first Tuesday in June, 2022, the following described real property, to wit: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING UNIT 133, BUILDING M, OAKLAND DOWNS, DHACE I AC PAR SICI M, OAKLAND DOWNS, PHASE I, AS PAR [SIC] THAT RECORDED PLAT RECORDED A PLAT BOOK 115, PAGES 299-300 AND PLAT BOOK 116, PAGE 1, PAGE 1, COUNTY GWINNETT GWINNETI
RECORDS, SAID PLAT BEING INCORPORATED HAM
[SIC] BY REFERENCE
THEREIN.
PROPERTY BEING MORE
COMMONLY KNOWN AS: 319 DAKLAND HILLS WAY

LAWRENCEVILLE, GEORGIA 30044

The debt secured by the Security Deed is evidenced by a Fixed/Adjustable Rate Note, dated November 5, 2018, executed by Allen S Bryant III and Sherricka Waters to Renasant Bank, in the original principal amount of \$187,000.00 (as same may have been further modified, renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid and other higher. until paid, and other indebt-

edness.
Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidence of the security the Note and security the Note of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions. tions of the Note and Securitrons of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclos-able according to its terms. The above-described real property will be sold to the highest and best bidder for cash as the property of Allen S Bryant III and Sherricka Waters, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Rev-

matters of record.
To the best of the undersigned's knowledge and bethe real property presently owned by Allen S Bryant III and Sherricka Wa-

To the best of the under-signed's knowledge and be-lief, the party in possession of the real property is Allen S Bryant III and Sherricka Waters, and tenants holding under them.
Renasant Bank, as Attorney-in-Fact for Allen S Bryant III and Sherricka Wa-M. Todd Westfall, Esquire

WESTFALL, LLC 4994 Lower Roswell Rd,

Marietta, Georgia 30068 (678) 384-7005 950-70405 By virtue of a Power of Sale contained in that certain Se-By VITLUE UI a POWEN UI ASSECUTIVE DEED from AULDITH M CREARY, JOHN A MCLEAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR M&T BANK, dated January 25, 2013, recorded February 20, 2013, in Deed Book 52027, Page 72, 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 Fifty-Four Thouprincipal amount of One Hundred Fifty-Four Thousand Four Hundred and O0/100 dollars (\$154,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the control of the same of th Community Loan Servicing, LLC, a Delaware Limited Liability Company, 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 June, 2022, all Tuesday in June, 2022, all property described in said security Deed including but not limited to the following described property: THE FOLLOWING DESCRIED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 9, SPRINGOALE FKA SPRINGDALE ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 87, AGES 256, PLAT BOOK 87, AGES 256, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREINE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, SUBJECT OALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES. BEING SON-PLAT BOOK 87 AGES 256 GAINED PREMISES. BEING
THE SAME PREMISES CONVEYED UNTO AULDITH M
CREARY AND JOHN A.
MCLEAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON, BY
VIRTUE OF DEED FROM
BUKOLA V. AYENI AND
ABIODUN R. AYENI DATD
JANUARY 2. 2007.

JANUARY 2, 29 RECORDED JANUARY

FORECLOSURE

indebtedness secured

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

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 each Security Dead To the

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 AULDITH M CREARY, JOHN A MCLEAN ESTATE AND/OR HEIRS OF LAW OF AULDITH CREARY , or tendents(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

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 Pand The artitle better the load of the status of the status of the security and the status of the security band.

Deed. The entity having full Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Community Loan Servicing,

Community Loan Servicing, LLC, kas Bayview Loan Servicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. 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. COMMUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED

MUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY as Attorney in Fact for AULDITH M CREARY, JOHN A MCLEAN 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: Ru-

POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon

Bill Lubill, LLD, 3145 Avalori Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-22-02469-1 Ad Run Dates 05/11/2022,

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

Own Credit Union ("Grantee"), dated May 29, 2019, recorded May 30, 2019 in Deed Book 56625, Page 387, Gwinnett County,

and 00/100 Dollars (\$264,800.00), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be sold by the undersigned

at public outcry to the high-est bidder for cash before

est bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022. All that tract or parcel

2022. All that tract or parcel of land lying and being in Land Lot 70 of the 6th Dis-trict, Gwinnett County, Geor-gia, being Lot 25, Block B, Rivermist Subdivision, Unit

Rivermist Subdivision, Unit Eight, according to plat of survey recorded in Plat Book 18, Page 145, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, fail-ure to comply with the terms

ure to comply with the terms of the Note. The debt re-

maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, includ-

expenses of this sale, inflounding attorneys' fees. To the best knowledge and belief of Grantee, the above described property is in the possession of the Estate of Kevin Croke, and will be sold which the post of the control of the

subject to any outstanding

ad valorem taxes and/or as

as a debt collector attempt

ing to collect a debt. Any in-formation obtained will be

NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF GWINNETT

Tax parcel # R6305C-005

Under and by virtue of the Power of Sale contained in

the Deed to Secure Debt and

Security Agreement from SATWANT SEWAK and EL-HAM EGHANI to 3855 HOL-COB BRIDGE ROAD LLC dat-

ed April 1, 2021 and record-ed in Deed Book 58576 page

used for that purpose. 950-70390 5/11,18,25,6/1,2022

05/25/2022

05/18/2022

06/01/2022 950-69870 5/11,18,25,6/1,2022

NETT COUNTY

2007 IN BOOK 47451, PAGE 59, GWINNETT COUNTY, GA. Said legal description (shown as Building ?B?) on as Built Survey of Office Condominiums at Haberbeing controlling, however the property is more com-monly known as 3243 sham Point prepared by Mc-Shain Point prepared by Wich Mally, Patrick & Cole, Inc. dated May 10, 1983, and recorded in Condominium Plat Book 1, at page 89, Gwinnett County, Georgia Records, and on the applicamonly known as 3243 SPRING MESA COURT, SNELLVILLE, GA 30039. The bγ said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining ble thereto, prepared by Pre-ston A. Bristow, Jr., Georgia Registered Engineer No. 11314, and filed in the Conin 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 in default, this sale will be dominium Cabinet, aforesaid dominum Cabinet, aroresaid records, together with its appurtenant percentage of undivided interest in the common elements of said Habersham Pointe Condominiums as provided in that certain Declaration of Condominium for Habersham Pointe Condominium for Habersham Pointe Con dominium dated July 8th, 1983, and recorded in Deed Book 2589, Page 690, Gwinnett County, Georgia Records, as now or herein amended at therein providwarranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-

Said recorded built survey and plans, together with said recorded Declaration, including any and all recorded amendments thereto, are in-corporated by reference as a part of the description conveyed hereby,

Said property being more commonly known as 3855 Holcomb Bridge Road, Nor-cross, Gwinnett County, Georgia, 30092. ELHAM EGHANI trans-

ferred her interest in the terred ner interest in the above-described property to AMIR JOGHANI ASADZADEH by deed dated September 22, 2021 and recorded in Deed Book 59213, Page 0053 in the offices of the Clerk of the Survivor Court of Court of Court perior Court of Gwinnett County

County. The debt secured by the Security Deed is evidenced by a Promissory Note, dated April 1, 2021 executed by SATWANT SEWAK and EL-HAM EGHANI to 3855 HOOLCOB BRIDGE ROAD LLC as assigned to BESHTI-WAN MOHAMMED ALI by wan MUHAMMED ALI by Assignment dated April 6, 2022, in the original princi-pal amount of \$200,000.00 (as same may have been (as same may have been modified, amended or re-newed, the "Note"), plus in-terest from date on the un-

terest from date on the unpaid balance until paid, and other indebtedness.

The Note matured March 31, 2022, and indebtedness evidenced by the Note and secured by the Security Deed has not been paid by reason of this default, and the Security Deed has been declared foreclosable according to its terms.

declared Toreclosable ac-cording to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of SAT-WANT SEWAK and AMIR JOGHANI ASADZADEH and the proceeds applied to the payment of said indebted-ness, attorney's fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. To the best of the under-

To the best of the under-signed's knowledge and be-lief, the real property is presently owned by SAT-WANT SEWK and AMIR JOGHANI ASADZADEH.

To the best of the undersigned?s knowledge and belief, the party in possession of the real property is SAT-WANT SEWK, and AMIR JOGHANI ASADZADEH, and the property is the property in the prop JOGHANI ASADZADEH, and tenants holding under them. 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 disclosed by an accurate survey By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from Kevin Croke ("Grantor") to Georgia's Own Credit Union closed by an accurate survey and inspection of the prop and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Fage 387, Gwilliett Countiett Courter Georgia Records, said Sley-rity Deed being given to secure a Note of even date in the original principal amount of Two Hundred Sixty Four Thousand Eight Hundred and 00/100 Dollars (2564.80.00 with interest Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and will fet the other. tion and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the in-

dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-lows: Jere Wood, 1173 Canton Street, Roswell, Ga, 30075, 770-587-5870. Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. JERE WOOD, ATTORNEY FOR WOOD, ATTORNEY FOR BESHTIWAN MOHAMMED ALI, IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT

PURPOSE PURPOSE.
BESHTIWAN MOHAMMED
ALI as successor in interest
to 3855 HOLCOB BRIDGE
ROAD LLC, as Attorney-infact for SATWANT SEWAK,
ELHAM EGHANI and AMIR
JOGHANI ASADZADEH
950-88597

950-68597 5/11,18,25,6/1,2022 NOTICE OF FORECLOSURE SALE

ad valorem taxes and/or as-sessments, and superior liens, if any. Georgia's Own Credit Union As Attorney in Fact for Kevin Croke By: William L. Phalen, III, SHERMAN & PHALEN, LLC 1165. Marthebase, Perkury. 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 1165 Northchase Parkway SE, Suite 450 Marietta, Georgia 30067 (770) 579-0109 This Law Firm is acting

Security Deed given by Ahmad Elkhatib and F. Obeid aka Fadia H. Obeid to Mort-

gage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage for GreenPoint Mortgage Funding, Inc. dated July 26, 2002 and recorded on August 7, 2002 in Deed Book 28292, Page 0150, Gwinnett County, Georgia Records, modified by Loan Modification recorded on August 13, 2019 in Deed Book 56805, Page 00734, Gwinnett County, Georgia Records, and ty. Georgia Records, rrected by Af corrected Affidavi corrected by Affidavit recorded on April 18, 2022 in Deed Book 59874, Page 00574, Gwinnett County, Georgia Records, and later assigned to Forethought Life assigned to Protinting International Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book 57426, Page 00510, Gwinnett County, Georgia Records, conveying the atter described records. ed in Deed Book 58576 page
00714, as assigned to
BESHTIWAN MOHAMMED
ALI by Assignment dated
April 6, 2022, and recorded
in Deed Book 59849, Page
00368 in the offices of the
Clerk of the Superior Court
of Gwinnett County, Georgia
(the "Security Deed"); the
undersigned will sell at public outcry to the highest and the after-described property to secure a Note in the original principal amount of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,00.00), 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, within the legal hours of sale on June the after-described property lic outcry to the highest and best bidder for cash before the door of the Courthouse of Gwinnett County, Georgia, legal hours of sale on June
7, 2022 the following described property: All that
tract or parcel of land lying
and being in Land Lot 271
of the 6th District, Gwinpart Courts, Coorsie, being

nett County, Georgia, Lot 24, Block B, W

described real property, to wit: That certain Condominium Unit in Land Lot 305 of the 6th Land District, Gwinnett County, Georgia and being identified and depicted as Condominium Unit II B

during the legal hours of sale, on the first Tuesday in

June. 2022, the following