# ZONING

The City of Buford Planning and Zoning Board will meet and Zoning bad will meet on Tuesday, May 10, 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, June 2, 2022 at 7:000 m. at Put 1000 m 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from C-2 to RM-6 with a special use per-part to allow towahope at mit to allow townhomes at 5575 Lanier Islands Parkway

for Bruce A. Rippen. 934-67684 4/20,27,5/4,11,18,25,6/1, 2022

NOTICE
The City of Buford Planning and Zoning Board will meet and Zoning Board will meet on Tuesday, May 10, 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, June 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 3750 special use permit at 3750 Buford Drive for Josh Russell. The special use permit requested is to allow a car

wash. 934-67683 4/20,27,5/4,11,18,25,6/1, 2022

NOTICE The City of Buford Planning and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Hall, 2300 Bullord Highways Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford, City Arenue, Georgia 30518 to consider a rezoning request at 155 West Moreno Street from C-2 to R-100 for Roger Kurth. 934-67682 4/20,27,5/4,11,18,25,6/1,

NOTICE
The City of Buford Planning and Zoning Board will meet and Zonnig Board Will meet on Tuesday, May 10, 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, June 6, 2022 at 7:00 p.m. at Bu-ford City Arena, 2795 Sawnee Avenue, Buford Georgia 30518 to consider a rezoning request at 4238 Thompson Mill Road from C-2 to R-100 for Tonya Woods, Thomas and Hutton. 934-67681 4/20,27,5/4,11,18,25,6/1, 2022

# NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is O.C.G.A. § 36-36-20 WRICH IS contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is particularly described in Exhibit "A" attached here-

The City of Buford Planning Commission will hold a public hearing and make recom-mendation on such application for annexation and re-zoning on Tuesday, May 17, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highty, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, June 6, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Average 1997 S Buford. Gwinnett County, Georgia 30518.
Please note that this is a change in location from the regular monthly City Commission meeting.

This 18th day of April, 2021. CHANDLER, BRITT & JAY, City Attorneys

EXHIBIT "A"

OWNER: William Pettite
and Chantell Pettite
CURRENTLY ZONED: M-I PROPOSED ZONING: R-ADDRESS : 2584 South Waterworks Rd

Land Lot 301 of 7th District Land Lot 301 of 7th District of Gwinnett County Georgia, beginning at the iron pin corner on the northwesterly right of way line of Water-works Rd on the original line between Land Lots 301 and 327 and running in a south-westerly direction along right of way line of Waterworks Rd 370.5 ft to an iron pin on the corner thence in a north westerly direction property now or formerly of E.E. Robinson 125 ft more or less to a point on the original line between Land Lots 301 and 327 thence north 59 degrees 28 minutes east along said original line 390 feet more or less situated on the above property is a frame dwelling house with a garage and a storage building. 934-68994

### 4/27,5/4,11,18,25,2022 PUBLIC HEARING CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on June 7th and 28th, 2022, at 6:30 p.m. at Suwanee City Hall, 330
Town Center Avenue, the
Planning Commission and
Mayor and City Council, respectively, will hold public
hearings and review the following:

RZ-2022-003 - Owner/Ap plicants: Tanya Sola Christiano and Jennifer Spencer. The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) to allow for single family homes. The site is located in Land Lot 210 of the 7th District at 781 White Street and contains approxi mately 0.42 acre

SUP-2022-002 -Renato Rodriguez. Applicant: Rivan Peachtree LLC. The applicant requests a Special Use Permit to allow for an automotive use in the C-2 (General Commercial District) zoning district. The site is located in Land Lot 151 of the 7th District at 50 Old

### **FORECLOSURE**

ZONING

The Honeybaked Ham Company, LLC. Applicant: H&G Properties Management,

LLC. The applicant requests a Special Use Permit to al-

proximately 2.09 acres.

through Friday. 934-70266 5/11,18,2022

Authority

6/1/2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Geneva Grant to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC, its

principal amount of \$156,000.00, with interest at

The debt secured by said

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 1196 Whatley Mill Lane, Lawrenceville, GA 30045 together with all fix-

tures and personal property attached to and constituting a part of said property, if

any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Geneva Grant or tenant or tenants.

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 payable), (b) unpaid water or sewage bills that consti-

tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority.

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.

nances, restrictions, 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 prohibit-ed under the U.S. Bankrupt-

ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.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

be provided until final confir-

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

immediately above.
Deutsche Bank National

Trust Company, as Trustee for GSAA Home Equity Trust

200615, Asset-Backed Certificates, Series 2006-15 as agent and Attorney in Fact

for Geneva Grant Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637. 1017-5420A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO

of the mortgage.

acres.

SUP-2022-003

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5420A Owner 950-69366 5/11 18 25

6/1/2022 NOTICE OF SALE LINDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Lorraine B. Stewart and Brian E Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Optum Fignacial Services a special use Perfill to allow for outdoor storage in the C-2A (Special Commercial District) zoning district. The site is located in Land Lot 194 of the 7th District at 194 of the 24 personal land the Cut-Lawrenceville-Suwa nee Road and contains ap Financial Services. LLC, its successors and assigns. dated 8/31/2006 and recorded in Deed Book 46974 Page 581 Gwinnett The complete text of the proposal will be on file at Suwanee City Hall, 330 Town Center Avenue, and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Eriday. County, Georgia records; as last transferred to or aclast transferred to or ac-quired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-de-scribed property to secure a Note in the original principal amount of \$172,240.00, with interest at the rate specified The City of Buford Planning and Zoning Board will meet on Tuesday, May 31, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Ommission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford Georgia 30518 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 Court-house door of Gwinneth County, Georgia (or such other area as designated by Order of the Superior Court of said county) within the enue, Buford, Georgia 30518 of said county), within the legal hours of sale on June 7, 2022 (being the first Tues-day of said month unless enue, Butord, deergia suor re-quest from R-100/RM to 0-l at 2050 Hutchins Street, be-ing parcels 7-269A-085 and 7-268-018, containing 1.770 acres for Buford Housing Authority said date falls on a Federal said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 1, 5th District, Gwinnel 934-70069 5/11 18 25

County Georgia Being Lot 11, Block A of Brighton Pointe Subdivision as per plat thereof recorded in plat book 106, page 31, Gwinnett county records. which recorded plat is incorporated herein by reference and made a part of this descrip-

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

SouthStar Funding, LLC, its successors and assigns dated 7/3/2006 and recorded in Deed Book 46754 Page 0854 and modified at Deed Book 50433 Page 0445 and re-recorded at Deed Book 46835 Page 0848 Gwinnett County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Assetbacked Certificates, Series 2006-15, conveying the afterdescribed property to secure a Note in the original principal amount of having been given).
Said property is commonly known as **4060 Silvery Way**, Snellville, GA 30039 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 undergread, the part \$156,000.00, 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 Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month the undersigned, the party (or parties) in possession of the subject property is (are): Lorraine B. Stewart and Bri-an E Stewart or tenant or tenants.

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend on June 7, 2022 (deing fine 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 PACELOF LAND LYING AND and modify all terms of the

mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166 Note, however, that such entity or individual is not required by law to negotiate.

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 215 OF
THE 5TH DISTRICT, GWINNET COUNTY, GEORGIA
BEING LOT 25, BLOCK A,
COLD WATER CREEK SUBDIVISION, UNIT ONE, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
91, PAGE 267, GWINNETT
COUNTY, GEORGIA
RECORDS: WHICH PLAT
AND LEGAL DESCRIPTION
THEREON ARE INCORPORATED HEREIN BY REFERENCE THERETO.
The debt secured by said quired 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 a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and erty whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-Security Deed has been and is hereby declared due because of, among other possible appearance of the second of the thority, (d) any matters which might be disclosed by 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. an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures recarding 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

PHH Mortgage Corporation is the entity or individual designated who shall have mmediately above. U.S. Bank Trust National full authority to negotiate, amend and modify all terms Association, not in its individual canacity, but solely as Trustee of LSE9 Master Par PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750ticipation Trust as agent and Attorney in Fact for Lorraine B. Stewart and Brian E Stew-Note, however, that such Aldridge Pite, LLP, 15 Piedentity or individual is not re-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1216-2616A 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. 1216-2616A 950-69090 5(41-19-26

5/11 18 25 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

950-68989

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah Lazaris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated April 30, 2020, record-ed in Deed Book 57472, Page 194, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 59846, Page 479, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$184,800.00), 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 June, 2022, the following described property:

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

scribed property: SEE EXHIBIT A ATTACHED

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

**FORECLOSURE** 

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or an accurate survey and inrepresentation, warranty or recourse against the above-

named or the undersigned.

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

The entity that has full and the property in the properties of the entity that last full adherent thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:
Ameris Bank, 1 Corporate
Drive, Suite 360, Lake
Zurich, IL 60047, 8006694268

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned the party in possession of the property is Sarah Lazaris or a tenant or tenants and said property is more com-2675 monly known as Sardis Dr, Buford, Georgia 30519. Should a conflict arise between the property address and the legal scription the legal descrip-

tion 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.
Ameris Bank
as Attorney in Fact for

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

EXHIBIT A All that tract or parcel of land lying and being in GMD 1397 of Gwinnett County, Georgia, being Lot 5, Block D of Timberwood Estates, as per plat recorded in Plat Book 11, Page 161, Gwinnett County, Georgia records, which reference is made for the purpose of incorporating the same as a part herein and being improved property known as 2675 Sardis Drive, according to the present system of numbering hous-es in Gwinnett County, Geor-

gia. MR/meh 6/7/22 Our file no. 21-06022GA -FT18 950-69008 5/11 18 25

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

Pursuant to the power of sale contained in the Security Deed executed by BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR to HOME AMERICA MORTGAGE, INC. in the original principal amount of \$117,702.00 dat-ed April 2, 2008 and record-ed in Deed Book 48765, ed in Deed Book 48765, Page 0318, Gwinnett County records, said Security Deed being last transferred to SE-LENE FINANCE LP in Deed Page 442, 54923. County 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 June 07, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-CEL OF LAND 17711 CEL OF LAND LYING AND BEING IN LAND LOT 205 OF BEING IN LAND LOI 200 THE 5TH DISTRICT OF GWINNETT CONTY, GEOR-GIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 175, GWINNETT COUNTY, GEORALA BEFORDS WHICH GIA RECORDS, WHICH
PLAT IS INCORPORATED,
HEREIN, BY REFERENCE
AND MADE APART OF THIS
DESCRIPTION

Said property being known as: 354 SPRING FALLS DRIVE, GWINNETT, GA 30045

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are BRIT-TAINY J. HOLLINS AND BEN L. MURPHY SR 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 indebtedpass as provided for debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attornevs fees (notice of intent

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not vet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the vey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security 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-Selene Finance LP Attn: BK

Dept., 9990 Richmond
Houston, TX 77042 877-768-3759
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is above individual of entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A

#### **FORECLOSURE FORECLOSURE**

Deed and by law, including

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but act yet due and page lien, but

not yet due and payable), the

right of redemption of any

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

brances, zoning ordinances

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

named or the undersigned. THE MONEY SOURCE INC. is the holder of the Security

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

The entity that has full au-

the entity title that last bill and the third thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Money Source Inc., 500 South Broad Street, Building 100, Suite A, Meriden, CT 06450, 4806162741.

holder of the security deed. THE MONEY SOURCE INC.

SUBJECT TO EASEMENTS, CONDITIONS AND RE-

STRICTIONS OF RECORD
AFFECTING THE HEREIN
DESCRIBED PROPERTY

THIS PROPERTY IS NOW OR WAS FORMERLY

OR WAS FORMERLY KNOWN AS 4075 BRIDLE-GATE WAY, SNELLVILLE, GA 30039. PARCEL IS #R6036 382

#H6036 382
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained

Our file no. 22-07060GA - FT17

950-68988 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER

Under and by virtue of the

Power of Sale contained in a Security Deed given by Lin-da King to Mortgage Elec-tronic Registration Systems,

Inc., as grantee, as nominee

Loans, Inc., its successors and assigns, dated May 9, 2005, recorded in Deed Book 42939, Page 268,

CERTIFICATES, SERIES 2005-28C by assignment recorded in Deed Book 51121, Page 443, Gwinnett County, Georgia Records, conveying the after-de-

scribed property to secure a

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

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

HFRF0F

Countrywide

GWINNETT

Home

premises

POWER GEORGIA, COUNTY

for

MR/meh 6/7/22

, SNELLVILLE, PARCEL IS

FOR THAT PURPOSE.
SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY J. BRITTAINY J. HOLLINS AND BEN L. MURPHY SR Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 20007 Bron. 470 237 1412

30097 Phone: 470.321.7112 Firm File No. 22-025659 -KaH 950-69560 5/11 18 25 6/1/2022

POWER GEORGIA. GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Ikhnaton Byepu to Home-

NOTICE OF SALE UNDER

IRMITATION BYEIGHT TO THORMED TO National Association, as Indenture Trustee, in trust for Holders of the HomeBanc Mortgage Trust 2005-3, Mortgage Backed Notes by Mortgage
Mortgage Backed Notes
assignment recorded in
Deed Book 58748, Page 730,
County, Georgia Deed Book 58/48, rays ..., Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOU-SAND SEVEN HUNDRED AND 0/100 DOLLARS (\$115,700.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 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,

on the first Tuesday in June, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The deht 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

within the legal hours of sale

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees beging bengtish particular bengtish b

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but the tax with the said taxes which are a lien, but the said taxes and the said taxes which are a lien, but the said taxes and the said taxes which are a lien, but the said taxes and taxes the said taxes and taxes are said taxes. 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. U.S. Bank National Associa-tion, as Indenture Trustee, in

trust for Holders of the HomeBanc Mortgage Trust Nortgage Trust 2005-3, Mortgage Backed Notes is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake City, UT 84119, 888-818-6032. To the best knowledge and belief of the undersigned, the party in possession of

the property is Ikhnaton Byepu and Frances Byepu or a tenant or tenants and said property is more commonly known as 420 Jackson Street, Buford, Georgia 30518.

30518. 30518.

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 at the sale is not prohibited. firmation and audit of the status of the loan with the tion, as Indenture Trustee, in trust for Holders of HomeBanc Mortgage Trust 2005-3, Mortgage Backed

as Attorney in Fact for Ikhnaton Byepu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

WWW.foreclosure...
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 295 OF
THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK S, PAGE 189, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND
MADE A PART OF THIS DE-SCRIPTION

MR/meh 6/7/22 Our file no. 22-06950GA -950-69039 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER

at such place as may be law-

fully 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

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

purpose of paying the same

and all expenses of this sale, as provided in the Security

**HEREOF** 

POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Con-nie Blue Jerkins to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Guaranteed Rate, Inc., its successors and assigns. dated February 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 Rate, Inc., its successors and assigns, dated February 21, 2020, recorded in Deed Book 57294, Page 675, Gwinnett County, Georgia Records, as last transferred to THE MONEY SOURCE INC. by assignment recorded in Deed Book 59886, Page 44, Gwinnett County, Georgia Records, conveying the after-described property attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by the after-described property to secure a Note in the original an accurate survey and in nal principal amount THREE HUNDRED FO spection of the property, any assessments, liens, encum-THREE HUNDRED FORTY
THOUSAND AND 0/100
DOLLARS (\$340,000.00),
with interest thereon as set forth therein, there will be brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securisold at public outcry to the Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovehighest bidder for cash be fore the courthouse door of Gwinnett County, Georgia, or

named or the undersigned. THE BANK OF NEW YOR YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST ALIERINATIVE LUAW INDUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFI-CATES, SERIES 2005-28CB is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162 2 14-162.2.

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601,

**FORECLOSURE** 

Note, however, that such entity is not required by law to negotiate, amend or modito hegotate, anient of intor-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Linda King and Estate of Linda King or a tenant or tenants and said property is more commonly known as 5946 Dana Dr, Norcross, Georgia 30093. 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. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST

2005-28CB, MORTGAGE PASS-THROUGH CERTIFI-PASS-IHRUUGH CERTIFICATES, SERIES 2005-28CB
as Attorney in Fact for
Linda King
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

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 next's in presenting of 1544 UIG AIADAMA KOAG ROSWEII, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 6TH DISTRICT, GWIN-METT COUNTY GEORGIA the party in possession of the property is Connie Blue Jerkins or a tenant or ten-ants and said property is more commonly known as 4075 Bridlegate Way, Snel-ville Caparia 30030 THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK B, UNIT 1, HEATHERWOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK hille, Georgia 30039.
Should a conflict arise between the property address and the legal description will control.
The sale will be conducted third to the conflict arise between the property and the sale will be conducted the sale will be conducted to the conflict of the conflict and the sale will be conducted to the conflict of the PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

REFERENCE AND MADE A
PART HEREOF.
The right, if any, of The
United States of America to
redeem said land within 120
days from the date of the subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final concy Code and (2) to final con-firmation and audit of the status of the loan with the foreclosure sale held on June 7, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89holder of the security deed.
THE MONEY SOURCE INC.
as Attorney in Fact for
Connie Blue Jerkins
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 36 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 30, BLOCK J,
BRIDLEGATE, UNIT TWO,
AS PER PLAT RECORDED IN
PLAT BOOK 73, PAGE 191,
GWINNETT COUNTY, GEORGIA
FER PLAT RECORDED IN
PLAT BOOK 73, PAGE 191,
GWINNETT COUNTY, GEORGIA
BECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE APART
HEREOF BY REFERENCE.
SUBJECT TO EASEMENTS,
CONDITIONS AND RE-

719). MR/meh 6/7/22 Our file no. 22-07164GA – 950-70101 5/11 18 25 6/1/2022

NOTICE OF SALE UNDER POWER

POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Norman E Bernal to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Paramount Equity Mortgage, LLC, its suc-cessors and assigns, dated cessors and assigns, dated becomber 26, 2016, recorded in Deed Book 54974, Page 682, Gwinnett County, Georgia Records, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 59157, Page 240, Gwinnett County, Georgia Records, conveying the after-described property to secure a scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTEEN THOUSAND NINETY-NINE AND 0/100 DOLLARS (\$113,099.00), 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 fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in July, 2022, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness Book 42939, Page 268, Gwinnett County, Georgia Records and as re-recorded in Deed Book 51686, Page 808, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-28CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-28C by assignment manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or scribed property to secure a Mote in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND AND 0/100 DOLLARS (\$153,000.00), with interest thereon as set forth therein. representation, warranty or 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 June, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO recourse against the above-named or the undersigned. NewRez LLC d/b/a point Mortgage Servicing is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Norman E Bernal and Maria Evella Soris Norman E to Milla or a tenant or ten-

ants and said property is more commonly known as 345 Hartwell Dr, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Norman E Bernal McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A THE FOLLOWING DE-SCRIBED REAL ESTATE IN THE COUNTY OF GWIN-NETT, STATE OF GEORGIA, TO-WIT: TO-WIT: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 86 OF THE 7TH DISTRICT OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK B, HEARTHSTONE LAKE SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF

**PROPERTY** 

SUBJECT

**FORECLOSURE** 

RECORDED AT PLAT BOOK 45, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS NCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

PART OF THIS DESCRIPTION.
PARCEL: R7086 215
BEING THE SAME PROPERTY CONVEYED TO NOR-MAN E. BERNAL BY DEED FROM MACLAND HOMES, INC. AND DCT CONTRAC-TORS. INC. RECORDED 10/08/2001 IN DEED BOOK 24716 PAGE 0198, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEOR-

GIA. MR/meh 7/5/22 Our file no. 22-07241GA 950-70419 5/11 18 25 6/1 8 15 22 29 2022

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

Sale contained in a Security Deed given by Michelle L Wentz to BANK OF AMERI-CA, N.A. dated 12/16/2017

CA, N.A. dated 12/10/2017 and recorded in Deed Book 55633 Page 661 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the afterdescribed property to seque a Note in the original cure a Note in the original principal amount of \$25,000.00, with interest at the rate specified therein, there will be sold by the undersimed to table undersimed to t dersigned 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 June 7, 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 IN GENERALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOGIA, BEING LOT 137 BLOCK A, THE VILLAGE AT BAY CREEK, PHASE 2, UNIT 3 AS PER PLAT RECORDED IN rior Court of said county)

CREEK, PHASE 2, UNIT 3 AS PER PLAT RECORDED IN PLAT BOOK 116, PAGES 86-87, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS HEREBY INCORPO-RATED HEREIN BY REFER-

ALSO BEING THE SAME PREMISES CONVEYED TO MICHELLE L. WENTZ, FROM CROWN PARK HOMES (CB) AT THE VILLAGES, LLĊ, Á GEORGIA LIMITED LIABILI-GEORGIA LIMITED LIABILI-TY COMPANY, BY WAR-RANTY DEED DATED 01/25/2008, AND RECORD-ED ON 01/28/2008 AT DOC-UMENT REFERENCE

48595/375 IN GWINNETT COUNTY, GEORGIA COUNTY, GEORGIA
This sale is made subject to
that Security Deed in the
amount of \$106,384.00,
recorded on 6/9/2016 in
Deed Book 54347, Page
546, aforesaid records
The debt secured by said
Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 3894 Potomac

Walk Ct, Loganville, GA 30052 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michelle L Wentz or tenant or tenants. Bank of America is the enti ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage.
Bank of America Home 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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

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 a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the property 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the stamation and addit of the sta-tus 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 Capacians the Dead Made 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 immediate-

ly above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Michelle L Wentz Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 1016-5209A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5209A 950-69003 5/11 18 25 6/1/2022

6/1/2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Nisha Sharma and Rohit Sharma to Bank of America, NA dated 12/28/2017 and recorded in Deed Book 55648 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-dethe after-described property to secure a

Note in the original principal amount of \$43,300.00, 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 Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tues-7, 2022 (being the first Tues-day of said month unless said date falls on a Federal

**FORECLOSURE** 

Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of lead hing and being in lead land lying and being in Land Lot 19 of the 5th District, Lot 19 of the 5th District, Gwinnett County, Georgia, being Lot 63, Block A, Unit Three of River Bridge, Unit Three Subdivision, as per plat thereof recorded in Plat Book 48, Page 136, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. scription.
PRIOR INSTRUMENT REF

PRIOR INSTRUMENT REF-ERENCE: BOOK 49885, PAGE 423 RECORDED: RECORDED DATE: JAN-UARY 6, 2010 ALSO BEING THE SAME PREMISES CONVEYED TO ROHIT SI JANA AND INSH A SHARMA, HUSBAND AND WIFE, TENANTS BY THE EN-TIRETY, FROM RENU BALA, DEEPAK TIWARI AND NISHA SHARMA, WHO AC-NISHA SHARMA, WHO AC-QUIRED TITLE AS NISHA RANI, AS JOINT TENANTS WITH RIGHTS OF SUR-VIVORSHIP AND NOT AS TENANTS IN COMMON, BY QUIT CLAIM DEED DATED 07/31/2017, AND RECORD-ED ON 08/25/2017 AT DOC JUMENT REFERENCE 55352/531 IN GWINNETT COUNTY, GEORGIA This sale is made subject to

This sale is made subject to that Security Deed in the amount of \$103,140.00, recorded on 8/25/2017 in Deed Book 55352, Page 534, aforesaid records The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as 310 Saint Simons
Cv, 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 under-signed, the party (or parties) in possession of the subject

property is (are): Nisha Sharma and Rohit Sharma or tenant or tenants.

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-

gage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650

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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not of the loan. payable and which may not be of record, (c) the right of redemption of any taxing au

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

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation 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 fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. . BANK OF AMERICA, N.A.

as agent and Attorney in Fact for Nisha Sharma and Rohit Sharma Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

1016-5224A THIS LAW FIRM MAY BE THIS LAW THIM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5224A 950-69729 5/11 18 25 6/1/2022

6/1/2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

gage Corporation dated 1/28/2005 and recorded in Deed Book 41647 Page 147 Gwinnett County, Georgia records; as last transferred to or acquired by Bank of America, National Associa-tion as successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, National Association, fka Treasury Bank, National Associa sury bank, National Associa-tion, conveying the after-de-scribed property to secure a Note in the original principal amount of \$28,900.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 7, 2022 (being the first Tues 7, 2022 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-

Pursuant to the Power of scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 295 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 7, PECAN GROVE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK

PAGE 189 GWINNETT

Sale contained in a Security Deed given by Ikhnaton Byepu to Homebanc Mort-gage Corporation dated