

FORECLOSURE

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by MIKAL YAMINI and KEALAKALANI YAMINI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB (the Secured Creditor), dated 2/22/2008, and Recorded on 2/28/2008, as Book 48666, Page 0052, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$90,335.00, with interest at the rate specified therein, as last assigned to U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned 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, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING LOT 4, BLOCK A, UNIT 1, SUMMERWOODE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR MORE DETAILED DESCRIPTION. 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. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ holds the duly endorsed Note and is the current assignee of the Security Deed to the property. AHP Servicing, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. Section 44-14-162.2, AHP Servicing, LLC may be contacted at: 866-247-8326 or by writing to 440 S Lasalle St, Suite 1110, Chicago, IL 60605. Please note that, pursuant to O.C.G.A. Section 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 4107 SUMMER WOOD DR., SNELLVILLE, GEORGIA 30039 is/are: MIKAL YAMINI and KEALAKALANI YAMINI or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable); (b) any matters which might be disclosed by an accurate survey and inspection of the property; and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ as Attorney in Fact for MIKAL YAMINI and KEALAKALANI YAMINI. WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AMERICA'S TRUSTEE SERVICES, LLC 106 N. DENTON TAP RD., SUITE 210, BOX 235, COPPELL, TX 75019 Telephone (877) 287-6524. TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES AND POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM A-4747193 05/11/2022 05/18/2022 05/25/2022 06/01/2022 950-70393 5/11,18,25,6/1,2022

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