FORECLOSURE

recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment go Bank, N.A. by accorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, after-de-course and after-de-course a scribed property to secure a scribed property to secure a Mote in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED MINETY-THREE AND 0/100 DOLLARS (\$156,593.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett 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 July, 2022, the following described property.

scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed The debt and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including beed 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 cubicot to any outstanding

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 inan accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these surveices to the Securi those superior to the Security Deed first set out above. representation, warranty or recourse against the abovenamed or the undersigned.

Malls Farno Bank, N.A. Named of the undersigned.
Wells Fargo Bank, N.A. is
the holder of the Security
Deed to the property in accordance with OCGA § 4414-162.2.

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

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Timoth Powell and Mahjula Bah-Ka mara or a tenant or tenants

and said property is more commonly known as **5512** Four Winds Drive SW, Lilburn, Georgia 30047.
Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the colo is not propible. that the sale is not prohibit ed 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. Wells Fargo Bank, N.A. & Attornay in Fact for

as Attorney in Fact for Timothy Powell and Mahiula Bah-Kamara McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided by Auction.com (www.auc-tion.com) EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 115 of the 6th District. Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Four Winds Subdivision, Unit Three, as per Plat recorded at Plat Book W, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part hereof by reference; and being known as ence; and being known as 5512 Four Winds Drive, according to the present system of numbering property in Gwinnett County, Georgia. MR/meh 7/5/22

Our file no. 5891720 – FT5 950-70807 5/25 6/1 8 15 22 29 2022

NOTICE OF SALE UNDER 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 ("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"). 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 ("Lender") dated June 5. DRED 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 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 "Prop-

erty"):
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-2 AND BEING WORE FAIL 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 FAST PARK PLACE BOULE-VARD AND THE NORTH-EASTERLY 60 FOOT RIGHT-OF-WAY LINE OF ROCK-BRIDGE ROAD: THENCE BRIDGE ROAD; IHENCE
PROCEEDING NORTHEASTERLY ALONG SAID RIGHTOF-WAY LINE OF EAST
PARK PLACE BOULEVARD
879.20 FEET TO A POINT,
WHICH POINT REPRESENTS THE TRUE POINT OF
BEGINNING: THENCE PDO BEGINNING; THENCE PRO-CEEDING NORTH 50 DE-GREES 29 MINUTES 41 SECONDS WEST 58.84 FEET TO A POINT: THENCE PRO TO A POINT; HENDE PROCEEDING NORTH 19 DEGREES 18 MINUTES 59 SECONDS WEST 127.59 FEET TO A POINT; THENCE PROCEEDING NORTH 66 DEGREES 01 MINUTES 46 SECONDS EAST 135.00 SECONDS EAST 135.00 FEET TO A POINT: THENCE

FORECLOSURE

PROCEEDING SOUTH DEGREES 02 MINUTES SECONDS EAST 140

der the terms of the Note.

an accurate survey or by an inspection of the property;

all zoning ordinances: as

sessments; liens; encumbrances; restrictions; covenants, and any other matters of records superior

to said Security Deed.

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 com-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 prohibit-

ed 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 Secu-

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 rep-

prione: 404-373-4008, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed.

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR MORTGAGEIT,

INC., dated 07/31/2006, and Recorded on 08/21/2006 as Book No. 46912 and Page No. 0124, GWINNETT Coun-

NO. 0124, GWINNETT COURT FY, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATE HOLDERS OF THE

CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 33CB (the Se-

cured 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

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

Courthouse within the legal

Courhouse 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, CHAINTY COUNTY COMPA

16/ OF THE /TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 32, BLOCK A, WILDWOOD AT MCGIN-NIS FERRY FKA RAVEN-CREST, HEATHCLIFF CHASE AND WILDWOOD ROAD

AND WILDWOOD ROAD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 174 175, GWIN-NETT COUNTY, GEORGI RECORDS, SAID PLAT BE-ING INCORPORATED HERE-

IN AND MADE REFERENCE HERETO. The debt secured by said Deed to Secure Debt

has been and is hereby de

clared due because

5/11,18,25,6/1,2022

rity Deed

NORTHERI Y

sion of the subject property known as 961 HEATHCHASE DRIVE, SUWANEE, GEORGIA SECONDS EAST 140.00 FEET TO A POINT ON THE 30024 is/are: SIAVASH AMERI or tenant/tenants NORTHERLY RIGHT-OFWAY LINE OF EAST PARK
PLACE BOULEVARD;
THENCE PROCEEDING
SOUTHWESTERLY ALONG
SAID RIGHT-OF-WAY
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 RIGHT-OF Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, ing ad valorem taxes (in-PROPERTY BEING MORE COMMONLY KNOWN AS 1755 EAST PARK PLACE BOULEVARD, STONE STONE GWINNETT brances, zoning ordinances MOUNTAIN, GWINNETT COUNTY, GEORGIA. TAX ID: R6061 099 The debt secured by said Security Deed has been and easements, 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) fiis hereby declared due because of, among other pos-sible events of default, failnal 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 ure to comply with the terms of Security Deed and Note. The debt remaining in de-fault, this sale will be made allows for certain procedures regarding the rescission of judicial and nonjudifor the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having cial sales in the State of Georgia, the Deed Under Power and other foreclosure been given) and all other payments provided for undocuments may not be pro-vided until final confirmation and 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 TRUSTEE FOR THE CERTIFICATE 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 be held HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or GAGE PASS INHOUGH CERTIFICATES, SERIES 2006 33CB as Attorney in Fact for SIAVASH AMERI. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING 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 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-70033 5/11.18.25.6/1.2022 not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

FORECLOSURE

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 June 24, 2005, from Brant B. Barber and Ki-motha R. Barber n/k/a Kimotha Sibun to First Franklin, a Division of Nat. City Bank of In, recorded on August 12, 2005 in Deed Book 43973 at Page 0239 Gwinnet County, Georgia Georgia Baying heen last Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Deutsche** and conveyed to Deutsche Bank National Trust Compa-ny, As Trustee For FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 by Assign-ment and said Security Deed having been given to secure having been given to secure a note dated June 24, 2005 in the amount of \$274,320.00, and said Note \$274,320.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on July 5, 2022 the following described real property (hereinafter referred to as the "Property"). ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWIN-

BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK F, SPALDING CORNERS SUB-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3993 GLEN MEADOW DRIVE, ACCORDING TO THE PRESENT SYSTEMS OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by the Secured by the Note and has been and is Note and has been, and is Note and has been, and is bereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Brant B. Barber and Kimotha R. Barber ni/k/a Kimotha Sibun The property, being commonly known as 3993 Glem Meadow Dr. Norcross. GA. monly known as 3993 Glen Meadow Dr, Norcross, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kimotha R. Barber n/k/a Kimotha Sibun , subject to any outstanding ad valorem taxes (including at valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspec-

among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Deod to accurate survey and inspec-tion thereof, and all assessas provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-ney's fees having been giv-en). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI-CATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS as provided in the Deed to tion thereot, and all assess-ments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the gotiate, amend or modify all terms of the above scribed mortgage is as follows: Specialized Loan Servicing, LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129, 720-241-MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006 33CB holds the duly endorsed Note and is the current assignee of the 7251 The foregoing notwithstanding nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortdage instrument

Security Deed to the property. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, acting on behalf of and, as necessary, in con-sultation with THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERof the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under U.S. Bankruptcy code and (2) to final confir-AS INUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006 33CB, MORTGAGE PASS THROUGH CERTIFICATES, mation and audit of the status of the loan with the hold er of the Security Deed. Al-bertelli Law Attorney for Deutsche Bank National Trust Company, As Trustee For FFMLT Trust 2005- FF8, SERIES 2006 33 CB (the current investor on the loan), is the entity with the full au-For FFMLT Trust 2005- FF8, Mortgage Pass-Through Certificates, Series 2005-FF8 as Attorney in Fact for Brant B. Barber and Kimotha R. Barber and Kimotha R. Barber and Kimotha R. Barber and Fore and For thority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. 44 14 162.2, NEWREZ II C F/K/A NEW PENN FINAN-CIAL, LLC d/b/a SHELL-POINT MORTGAGE SERVIC-ING may be contacted at: NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE

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 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. NFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003558 A-4747886 05/18/2022, 05/25/2022, 06/01/2022, 06/09/2022 modify the terms of the loan 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022 To the best knowledge and belief of the undersigned the party/parties in posses-950-70901 5/18,25,6/1,8,15,22,29,2022

FORECLOSURE

FORECLOSURE

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from **DOUGLAS K BAUKNIGHT**, **RONDA M** BAUKNIGHT to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS GRANTEL AS NOMINEE FOR SECURITY SAVINGS BANK, dated December 15, 2005, recorded December 23 recorded December 23, 2005, in Deed Book 45771, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand 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 Tor cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but the first full winner. an pigerly uses the air is a security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 7TH DISTRICT OF GWN-NETT 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 INCORPORATED HEREIN AND MADE A PART HEREIN AND MADE A PART HEREIN FIRE RATED 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 COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS RECORDED AT PLAT BOOK

80, PAGE 1B, GWINNETT COUNTY, GEORGIA DEED RECORDS. Said legal de-scription being controlling, however the property is more commonly known as 3205 GOLDEN SPRINGS DR, BUFORD, GA 30519. The indebtedness 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 expenses of the sale, including ates 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 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 val-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 an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions: overants, 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 posresults of the property is pouglas 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. 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., as quired by law to do so) is:
Bank of America, N.A., as
successor by merger to BAC
Home Loans Servicing, LP
Ifk/a Countrywide Home
Loans Servicing, LP, Loss
Mitigation Dept., 7105 Corp.
Toriec, Plano, TX
75024, Telephone Number:
800-846-2222. Nothing in
O.C.G.A. Section 44-14162.2 shall be construed to
require a secured creditor to
regotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage

the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact for DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT, RONDA M BAUKNIGHT THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANV INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 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 Rub 05/11/2022 05/18/2022. 05/25/2022,

950-69871 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER

GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in Inta Certain's curity Deed from YVONNE G
BEACHAM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
FENNYMAC LOAN SERVICES, 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
thereon as provided for
therein, said Security Deed
having been last sold, assigned and transferred to
PennyMac Loan Services. curity Deed from YVONNE G signed and transferred to PennyMac Loan Services, LLC, 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 property described in said Security Deed including but not limited to the following described property: lowing described property: SITUATED IN THE 6TH DIS-TRICT, COUNTY OF GWIN-NETT, STATE OF GEORGIA: NEII, SIAIE OF GEORGIA:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 35 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING LOT 16, BLOCK B,
QUINN RIDGE SUBDIVI-

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 is believed to be Robert Bolden and Betty Ann Bold-

Bolden and Betty Ann Bolden, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact

reree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Af-lanta, GA 30342 (770) 392-0041 22-6675F1 THIS LAW

UU41 22-06/5F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

5/11,18,25,6/1,2022

modify the terms of the Note

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

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 Regis-

tration Systems, Inc., as nominee for SunTrust Mort-

gage, Inc., recorded on December 19, 2006 in Deed Book 47381 at Page 0259 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationsta.

Mortgage LLC d/b/a Mr.

Norgage LLC 0/n/a with 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 output during the legal hours of

signed will sell 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 28, BLOCK B, IVY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. LESS AND EXCEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNETT

13315, PAGE 99, GWINNETT

RECORDS. The debt secured by the Security Deed and ev-idenced 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 is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-

penses of the sale, including

attornevs' fees. Notice of in

penses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Daniel A. Bowers. The property, being commonly known as 3551 lyy 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 payable), any matters affecting title to the property which would be disclosed by

which would be disclosed by accurate survey and inspec-tion thereof, and all assess-ments, liens, encumbrances,

restrictions, covenants, and

matters of record to the Se curity Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the

individual or entity who shall have the full authority to ne-

gotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr. Lewisville, TX

75067, (888) 480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to nego-

tiate, amend or modify the

terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the sale is

not prohibited under U.S Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, Albertelli Law Attorney

GEORGIA

COLINTY

UNDER POWER

SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 238, RE-VISED AND RECORDED IN PLAT BOOK 98, PAGE PLAT BOOK 98, PAGE 244, 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 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 cale Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation. 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 valorem taxes (including davas-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 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 is YVONNE G BEACHAM, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired 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-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 COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Bill Lubilli, LLC, 3143 Avalori 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 UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

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 Deed Book 56036, beginning

Gwinnett

at page 427, of the deed records of the Clerk of the Superior Court of the afore-said state and county, and for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 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 virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Granton THIS HIM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. - 22000550 A-4746407
05/11/2022, 05/18/2022,
05/25/2022, 06/01/2022 (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 05/25/2022, 06/01/2022 950-70392 5/11,18,25,6/1,2022 highest bidder on the first Tuesday 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 lying and being in land let? and 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 and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, Wein-nett County, Georgia, Wein-Lot 5, Block A, Sagebrook Subdivision, Unit One, ac-cording to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Coordia, Proceeds, Weish plat the Security Deed from Allen S Bryant III and Sherricka Waters to Renasant Bank dated November 5, 2018 and recorded in Deed Book recorded in Deed Book 56251, Page 293, in the of-fices of the Clerk of the Su-Georgia records, which plat and the record thereof are incorporated herein by refer-ence thereto. Said legal defices of the Clerk of the Siperior Court of Gwinnett County, Georgia (as same may have been modified from time to time, collectively the "Security Deed"); the undersigned will sell at pubence thereto. Said legal de-scription being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel-hville, GA 30039 Said prop-erty will be sold on an "as-is" basis without any representation, 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 accurate survey and inspection of the property; any assess-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

undersigned will sell at pub-lic 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 de-scribed real property, to wit: JUNE, 2022, THE TOHOWING GE-SCRIBED TREAL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 5TH DISTRICT, GWIN-THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING UNIT 133, BUILDING
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,
GWINNETT COUNTY
RECORDS, SAID PLAT BEING INCORPORATED HAM
[SIC] BY REFERENCE
THEREIN. to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and THEREIN PROPERTY BEING MORE COMMONLY KNOWN AS: 319 OAKLAND HILLS WAY, 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. 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

renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness.
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 evi-denced by the Note and secured by the Security Deed and the failure to comply with the terms and condi-tions of the Note and Security Deed. By reason of this default, the Security Deed has been declared forecloshas 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

FORECLOSURE

applied to the payment of said indebtedness, attorneys fees, and the lawful expenses of said sale, all as provided in the Note and Se-curity 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 Revrights of the internal Rev-enue Service, if any; and all other prior assessments, easements, restrictions or matters of record. To the best of the under-

signed's knowledge and be-lief, the real property is 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 Attor-ney-in-Fact for Allen S Bryant III and Sherricka Wa-

M. Todd Westfall, Esquire WESTFALL, LLC WESTFALL, LLC 4994 Lower Roswell Rd, Ste 6, Marietta, Georgia 30068 (678) 384-7005 950-70405 5/11,18,25,6/1,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Erica Cor**day to Mortgage Electronic day to Mortgagé Electronic Registration Systems, Inc. as Nominee for Quicken Loans Inc. dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage. LLC f/k/a Quicken and conveyed to Hocket
Mortgage, LLC f/k/a Quicken
Loans, LLC f/k/a Quicken
Loans Inc. securing a Note
in the original principal
amount of \$303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and pursuant to the power of pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lots 203 and 204 of the 5th District, and 204 of the 5th District, Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred

torney's 1963 National given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Cenlar FSB, 425 Phillips Blvd, Ewga NJ 08618. to and made a part of this description. Said property is known as 1827 Shaker Falls ing, NJ 08618.
Said property will be sold on an ?as-is? basis without any representation, warranty Ln, Lawrenceville, GA 30045, together with all fix-30045, together with all fix-tures and personal property attached to and constituting a part of said property, will any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which or recourse against the above-named or the undersigned. The sale will also be subject to the following into the subject the sign of the subject the sign of the si title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which contitute light upon each ground taxes. thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricstitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which tions, covenants, and mattions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are to confirmation that the sale is not prohibited under the Selena Eatman and or tenant U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured credi-(s). 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 stator. The property is or may be in the possession of Erica be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no. 22-078609 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta. GA tus of the loan with the holder of the Security Deed. Lakeview Loan Servicing Lakeview Loan Servicing, LLC as Attorney-in-Fact for Selena Eatman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-

Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ "THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 960-60977 5/25 6/1

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of

Sale contained in the Securi

Sale contained in the Security Deed ("Security Deed")
from Kevin Croke
("Grantor") to Georgia's
Own Credit Union
("Grantee"), dated May 29,
2019, recorded May 30,
2019 in Deed Book 56625,
Page 2387, Evisipart County,

Page 387, Gwinnett County, Georgia Records, said Secu-rity Deed being given to se-cure a Note of even date in

the original principal amount

of Two Hundred Sixty Four

within the legal hours of sale on the first Tuesday in June, 2022. All that tract or parcel of land lying and being in Land Lot 70 of the 6th District Current Court

Laild Lot 7 of 1 file off. 152 trict, Gwinnett County, Georgia, being Lot 25, Block B, 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

hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to comply with the terms of the Note. The debt re-maining in default, this sale

will be made for the purpose

2520 Ad Run Dates: 05/25/2022; 06/01/2022; 06/08/2022; 06/15/2022; 06/22/2022; 06/29/2022; 07/06/22; 07/13/22; 07/20/22; 5/25,6/1,8,15,22,29,7/6,13, 950-69877 5/25.6/1. 20,27 6/8,15,2,29,2022

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 ELHAM EGHANI to 3855 HOLCOB BRIDGE ROAD LLC data and the contained of the conta ed April 1, 2021 and record-ed in Deed Book 58576 page 00714, as assigned to **BESHTIWAN MOHAMMED** ALI by Assignment dated April 6, 2022, and recorded 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 best bidder for cash before the door of the Courthouse of Gwinnett County. Georgia. of Gwinnett County, Georgia during the legal hours of sale, on the first Tuesday in June, 2022, the following described real property, to

of Two Hundred Sixty Four Thousand Eight Hundred 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 highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale wit: That certain Condominium 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 (shown as Building ?B?) on as Built Survey of Office Condominiums at Haber-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 been and is departed. Condominiums at Habersham Point prepared by Mc-Nally, Patrick & Cole, Inc. dated May 10, 1983, and recorded in Condominium Plat Book 1, at page 89, Gwinnett County, Georgia Records, and on the applica-ble thereto, prepared by Pre-ston A. Bristow, Jr., Georgia Registered Engineer No. Registered Engineer No. 11314, and filed in the Conwill be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees. To the best knowledge and belied forantee, the above described property is in the possession of the Estate of kevin Croke, and will be sold subject to any outstanding ad valorem taxes and/or assessments, and superior liens, if any. Georgia's Own Credit Union As Attorney in Fact for Kevin Croke By: dominium Cabinet, aforesaid 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 Con-dominium dated July 8th, 1983, and recorded in Deed Book 2589, Page 690, Gwin nett County, Georgia Records, as now or herein amended at therein provid-Georgia Credit Union As Attorney In Fact for Kevin Croke By: William L. Phalen, III, Esq. SHERMAN & PHALEN, LLC 1165 Northchase Parkway SE, Suite 450 Marietta, Georgia 30067 (770) 579-0109 This Law Firm is acting

Said recorded built survey and plans, together with said recorded Declaration, including any and all recorded

FORECLOSURE FORECLOSURE

used for that purpose.

By virtue of a Power of Sale contained in that certain Security Deed from Selena Eatman to Mortgage Elec-tronic Registration Systems,

Inc. as nominee for Southeast Mortgage of Georgia, Inc., its successors and as-signs, dated March 27, 2019

and recorded on April 1, 2019 in Deed Book 56496, Page 810, in the Office of the

as last transferred to Lake-

as last transfered to Lake-view Loan Servicing, LLC, recorded in Deed Book 59206, Page 678, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the

courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-

native location, within the le-

gal hours of sale on the first

part herein.

5/11.18.25.6/1.2022

950-70390

ing to collect a debt. Any information obtained will be corporated by reference as a part of the description con-

veyed hereby Said property being more commonly known as 3855 Holcomb Bridge Road, Norcross, Gwinnett County, NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

cross, Gwinnett County, Georgia, 30092.
ELHAM EGHANI transferred her 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 Superior 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 Page 810, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00) with interest thereon as provided therein as last transferred to Lake-LLC as assigned to BESHTI-WAN MOHAMMED ALL by WAN MOHAMMED ALI by Assignment dated April 6, 2022, in the original princi-pal amount of \$200,000.00 (as same may have been modified, amended or renewed, the "Note"), plus interest from date on the unpaid balance until paid, and other indebtedness.

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 ac-

cording to its terms.

The above-described real property will be sold to the highest and best bidder for Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following cash as the property of SAT-WANT SEWAK and AMIR INGHANI ASADZADEH not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 13, Block A, Unit One of Chateau the proceeds applied to the payment of said indebted ness, attornev's fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. To the best of the under-signed's knowledge and be-Royale, as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Geor-gia records, which reference is made for the purpose of incorporating the same as a natt bersin lief, the real property is presently owned by SAT-WANT SEWK and AMIR

JOGHANI ASADZADEH

To the best of the under-signed?s knowledge and be-Said property may more commonly be known as 1385 Chalet Circle, Lawrenceville, GA 30043. The debt secured by said lief, the party in possession of the real property is SAT-WANT SEWK, and AMIR JOGHANI ASADZADEH, and tenants holding under them. Said property will be sold subject to the following: (1) Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly inany outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, including attorney?s fees (notice of intent to collect attorney?s fees having been zoning ordinances, restric tions, covenants, and mat ters 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) final confirmation and audit of the status of the loan with the holder of the Security Deed

the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-lows: 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 amend, or modify the terms
of the mortgage, JERE
WOOD, ATTORNEY FOR
BESHTIWAN MOHAMMED
ALI, IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
MAY BE JUSTICE TO THAT

MAY BE USED FOR THAT PURPOSE. BESHTIWAN MOHAMMED ALI as successor in interest to 3855 HOLCOB BRIDGE ROAD LLC, as Attorney-in-Fact for SATWANT SEWAK, ELHAM EGHANI and AMIR JOGHANI ASADZADEH. 950-68597

5/11,18,25,6/1,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Ahmad Elkhatib and F. Obeid

aka Fadia H. Obeid to Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage for Green/oint 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,
2010 in Deed Brook 58805 2019 in Deed Book 56805 Page 00734, Gwinnett County, Georgia Records, and corrected by Affidavit recorded on April 18, 2022 in Deed Book 59874, Page in Deed Book 59874, Page 00574, Gwinnett County, Georgia Records, and later assigned to Forethought Life Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book 57426, Page 00510. Ewignett County Gwinnett Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,000.00), 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 Gwinnet

house door of Gwinnett County, Georgia, within the 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, Gwinnett County, Georgia, being Lot 24, Block B, Wyntree Subdivision, Unit Two as per plat recorded in Plat per plat recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incor-porated herein and made a part of the record theoref by part of the record thereof by reference. Tax ID #: R6271 175 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, feiture to post the post being the said security Deed the security of the said security of the said security and the said security of the said security failure to pay the indebted-ness 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees paying heap div. ney's fees having been giv en). Your mortgage servicer, Pushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance Company, can be contacted at 888-504-7300 or by writing to 15480 Lagu-na Canyon Road, Suite 100