C14 ♦ WEDNESDAY, OCTOBER 12, 2022 ♦ GWINNETTDAILYPOST.COM								
FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE
ferred to FREEDOM MORT- GAGE CORPORATION IN	mortgage with the debtor is: Cardinal Financial Company,	RECORDED IN PLAT BOOK 134, PAGES 23-26, GWIN- NETT COUNTY. GEORGIA	sale will be made for the purpose of paying the same	which might be disclosed by an accurate survey and in-	mation and audit of the sta- tus of the loan with the hold-	of Gwinnett County, Georgia (or such other area as desig-	sible events of default, fail- ure to pay the indebtedness	Note that pursuant to O.G.G.A. § 44-14-162.2, the
Deed Book 59706, Page 583, Gwinnett County records, the undersigned will sell at	Limited Partnership, 1 Cor- porate Drive, Suite 360, Lake Zurich, IL 60047,	RECORDS, WHICH PLAT IS INCORPORATED BY THIS	and all expenses of this sale, as provided in the Security Deed and by law, including	spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-	er of the Security Deed. Pur- suant to O.C.G.A. Section 9- 13-172.1, which allows for	nated by Order of the Supe- rior Court of said county), within the legal hours of sale	as and when due and in the manner provided in the Note and Security Deed. The debt	above individual or entity is not required by law to nego- tiate, amend, or modify the
public outcry to the highest bidder for cash, before the Courthouse door in said	8006694268. Note, however, that such entity is not required by law	REFERENCE AND MADE A PART OF THIS DESCRIP- TION.	attorney's fees (notice pur- suant to O.C.G.A. § 13-1-11 having been given).	nances, restrictions, covenants, and matters of record superior to the Secu-	certain procedures regarding the rescission of judicial and non-judicial sales in the	on November 1, 2022 (being the first Tuesday of said month unless said date falls	remaining in default, this sale will be made for the purpose of paying the same	terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-
County, or at such other place as lawfully designated,	to negotiate, amend or modi- fy the terms of the loan.	MAP REFERENCE NUM- BER: R5211 455	Said property will be sold subject to any outstanding	rity Deed first set out above. The sale will be conducted	State of Georgia, the Deed Under Power and other fore-	on a Federal Holiday, in which case being the first Wednesday of said month),	and all expenses of this sale, as provided in the Security	TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
within the legal hours of sale, on November 01, 2022, the property in said Security	To the best knowledge and belief of the undersigned, the party in possession of	MR/jay 11/1/22 Our file no. 22-08559GA - FT17	ad valorem taxes (including taxes which are a lien, but not yet due and payable), the	subject to (1) confirmation that the sale is not prohibit- ed under the U.S. Bankrupt-	closure documents may not be provided until final confir- mation and audit of the sta-	the following described property:	Deed and by law, including attorneys fees (notice of in- tent to collect attorneys fees	FOR THAT PURPOSE. NEWREZ LLC D/B/A
Deed and described as fol- lows: ALL THAT TRACT OR PAR-	the property is Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson	950-82997 10/5 12 19 26 2022	right of redemption of any taxing authority, any matters which might be disclosed by	cy Code; and (2) final confir- mation and audit of the sta- tus of the loan with the hold-	tus of the Ioan as provided immediately above Bank of America, N.A. as	All that certain property sit- uated in the County of GWINNETT, and State of	having been given). Said property is commonly known as 3321 Eastwood	SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for
CEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWIN-	Felder or a tenant or tenants and said property is more commonly known as 1714	NOTICE OF SALE UNDER Power Georgia, gwinnett	an accurate survey and in- spection of the property, any assessments, liens, encum-	er of the Security Deed. Pur- suant to O.C.G.A. Section 9- 13-172.1, which allows for	agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Pied-	GEORGIA, being described as follows: ALL THAT TRACT OR PAR-	Trl, Snellville, GA 30078- 4150 together with all fix- tures and personal property	BINIAM IÝASU Robertson, Anschutz, Schneid, Crane & Partners,
NETT COUNTY, GÉORGIA, BEING LOT 19, BLOCK A OF	Lake Heights Circle, Dacu- la, Georgia 30019. Should a	COUNTY Under and by virtue of the Power of Sale contained in a	brances, zoning ordinances, restrictions, covenants, and	certain procedures regarding the rescission of judicial and	mont Center, 3575 Piedmont Road, N.E., Suite 500, At-	CEL OF LAND LYING AND BEING IN LAND LOT 93 OF	attached to and constituting a part of said property, if	PLLC 10700 Abbotts Bridge Road
DEL MAR CLUB AT HARBINS SUBDIVISION, PHASE 36 PER PLAT	conflict arise between the property address and the le- gal description the legal de-	Security Deed given by Jushad R Gee and Fallecia L	any matters of record in- cluding, but not limited to, those superior to the Securi-	non-judicial sales in the State of Georgia, the Deed Under Power and other fore-	lanta, Georgia 30305, (404) 994-7637. 1016-5336A	THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR- GIA, BEING LOT 6, BLOCK	any. To the best knowledge and belief of the under- signed, the party (or parties)	Suite 170 Duluth, GA 30097 Phone: 470.321.7112
THEREOF RECORDED IN PLAT BOOK 131, PAGE 240- 243, GWINNETT COUNTY,	scription will control. The sale will be conducted subject (1) to confirmation	Gee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for	ty Deed first set out above. Said property will be sold on an "as-is" basis without any	closure documents may not be provided until final confir- mation and audit of the sta-	THIS LAW FIRM MAY BE ACTING AS A DEBT COL- LECTOR ATTEMPTING TO	R, THE BRANCHES, UNIT 1, ACCORDING TO PLAT RECORDED IN PLAT BOOK	in possession of the subject property is (are): Luxon Tu- nis or tenant or tenants.	Firm File No. 21-070664 – LiV 950-80652 9/14 10/5 12
GEÓRGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY	that the sale is not prohibit- ed under the U.S. Bankrupt- cy Code and (2) to final con-	Taylor Morrison Home Funding, LLC., its succes- sors and assigns, dated	representation, warranty or recourse against the above- named or the undersigned.	tus of the loan as provided immediately above. Federal Home Loan Mort-	COLLECT A DEBT. ANY IN- FORMATION OBTAINED WILL BE USED FOR THAT	39, PAGE 216, GWINNETT COUNTY RECORDS. REFER- ENCE TO SAID PLAT IS	Shellpoint Mortgage Servic- ing is the entity or individual designated who shall have	19 26 2022
REFERENCE AND MADE PART OF THIS DESCRIP-	firmation and audit of the status of the loan with the	June 14, 2018, recorded in Deed Book 55955, Page 463, Gwinnett County, Geor-	Specialized Loan Servicing LLC is the holder of the Se-	gage Corporation, as Trustee for the benefit of the Freddie	PURPOSE 1016-5336A 950-82252 10/5 12 19 26	HEREBY MADE FOR A COM- PLETE DESCRIPTION OF	full authority to negotiate, amend and modify all terms	NOTICE OF SALE UNDER Power, gwinnett coun-
TION. Said property being known as: 1144 BENTLEY ESTATES	holder of the security deed. Cardinal Financial Compa- ny, Limited Partnership	gia Records, as last trans- ferred to LAKEVIEW LOAN	curity Deed to the property in accordance with OCGA § 44-14-162.2.	Mac Seasoned Loans Struc- tured Transaction Trust, Se- ries 2020-2 as agent and At-	2022 NOTICE OF SALE UNDER	THE PROPERTY HEREIN DESCRIBED. Tax Parcel Identification	of the mortgage Shellpoint Mortgage Servic- ing PO Box 10826	TY Pursuant to the Power of
DR DACULA, GA 30019 To the best of the under- signeds knowledge, the par-	as Attorney in Fact for Richard L Winstead and Cheryl C Felder AKA Cheryl	SERVICING, LLC by assign- ment recorded in Deed Book 57509, Page 308, Gwinnett	The entity that has full au- thority to negotiate, amend, and modify all terms of the	torney in Fact for Bobby N. Tucker Aldridge Pite, LLP, 15 Pied-	POWER, GWINNETT COUN- TY Pursuant to the Power of	Number: R7093-199 This sale will be made sub- ject to any right of the United	Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such	Sale contained in a Security Deed given by Bruce T. Beaumont III a/k/a Bruce T.
ty or parties in possession of said property is/are ROD- NEY COMER AND TINA	Roberson Felder McCalla Raymer Leibert Pierce, LLC	County, Georgia Records, conveying the after-de- scribed property to secure a	mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St.	mont Center, 3575 Piedmont Road, N.E., Suite 500, At- lanta, Georgia 30305, (404)	Sale contained in a Security Deed given by Norma J Jones to Mortgage Electron-	States of America to redeem the hereinabove described property within 120 days	entity or individual is not re- quired by law to negotiate, amend or modify the terms	Beaumont and Sandra L. Beaumont to Alta Financial Corporation dated 9/12/2003
COMER or tenant(s). The debt secured by said	1544 Old Alabama Road Roswell, GA 30076	Note in the original principal amount of THREE HUN- DRED ONE THOUSAND	Suite 300, Greenwood Vil- lage, CO 80111, 800-306-	994-7637 1012-14731A	ic Registration Systems, Inc., as grantee, as nominee	from the sale date aforesaid, in order to satisfy certain	of the loan. Said property will be sold	and recorded in Deed Book 35958 Page 122 Gwinnett
Security Deed has been and is hereby declared due and payable because of, among	www.foreclosurehotline.net EXHIBIT A MORE COMMONLY	TWO HUNDRED SEVENTY- FOUR AND 0/100 DOLLARS	6059. Note, however, that such entity is not required by law	THIS LAW FIRM MAY BE ACTING AS A DEBT COL- LECTOR ATTEMPTING TO	for Guaranty Mortgage Ser- vices, LLC, its successors and assigns dated 6/18/2008	outstanding federal tax liens. The debt secured by said Security Deed has been and	subject to: (a) any outstand- ing ad valorem taxes (in- cluding taxes which are a	County, Georgia records; as last transferred to or ac- quired by Wilmington Sav-
other possible events of de- fault, failure to pay the in- debtedness as provided for	KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019	(\$301,274.00), with interest thereon as set forth therein, there will be sold at public	to negotiate, amend or modi- fy the terms of the loan. To the best knowledge and	COLLECT A DEBT. ANY IN- FORMATION OBTAINED WILL BE USED FOR THAT	and recorded in Deed Book 48931 Page 0599 Gwinnett County, Georgia records; as	is hereby declared due be- cause of, among other pos- sible events of default, fail-	lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-	ings Fund Society, FSB, as trustee of Stanwich Mort- gage Loan Trust I, conveying
in the Note and said Security Deed. The debt remaining in default, this sale will be	TAX PARCEL ID/AP: R3001 304 All that tract or parcel of	outcry to the highest bidder for cash before the court- house door of Gwinnett	belief of the undersigned, the party in possession of the property is Ellen Shim	PURPOSE. 1012-14731A 950-82324 10/5 12 19 26 2022	last transferred to or ac- quired by PENNYMAC LOAN SERVICES, LLC, conveying	ure to pay the indebtedness as and when due and in the manner provided in the Note	tute a lien against the prop- erty whether due and payable or not yet due and	the after-described property to secure a Note in the origi- nal principal amount of
made for the purpose of paying the same and all ex-	land lying and being in Land Lot 1 of the 3rd District,	County, Georgia, or at such place as may be lawfully	and Paul Song or a tenant or tenants and said property is	NOTICE OF SALE UNDER POWER, GWINNETT COUN-	the after-described property to secure a Note in the origi-	and Security Deed. The debt remaining in default, this	payable and which may not be of record, (c) the right of	\$116,311.00, with interest at the rate specified therein,
penses of sale, including at- torneys fees (notice of intent to collect attorneys fees hav-	Duncan's GMD 1749, Gwin- nett County, Georgia, being Lot 64, Block J, High Point	designated as an alternative, within the legal hours of sale on the first Tuesday in	more commonly known as 3204 Greenwood Oak Drive, Norcross, Georgia 30092	TY Pursuant to the Power of	nal principal amount of \$150,537.00, with interest at the rate specified therein,	sale will be made for the purpose of paying the same and all expenses of this sale,	redemption of any taxing au- thority, (d) any matters which might be disclosed by	there will be sold by the un- dersigned at public outcry to the highest bidder for cash
ing been given). Said property will be sold subject to the following: (1)	Phase Two, Hamilton Mill - A Home Town (Phase 4), ac- cording to plat of survey	November, 2022, the follow- ing described property: SEE EXHIBIT A ATTACHED	Should a conflict arise be- tween the property address and the legal description the	Sale contained in a Security Deed given by Gunther Czar- necki to Bank of America,	there will be sold by the un- dersigned at public outcry to the highest bidder for cash	as provided in the Security Deed and by law, including attorneys fees (notice of in-	an accurate survey and in- spection of the property, and (e) any assessments, liens,	before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-
any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet	recorded in Plat Rook 72, Page 222, Gwinnett County,	HERETO AND MADE A PART HEREOF The debt secured by said	legal description will control. The sale will be conducted	N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnett	before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-	tent to collect attorneys fees having been given).	encumbrances, zoning ordi- nances, restrictions,	nated by Order of the Supe- rior Court of said county), within the legal hours of sale
due and payable); (2) the right of redemption of any	Georgia Records, which plat and the record thereof are incorporated herein by refer-	Security Deed has been and is hereby declared due be-	subject (1) to confirmation that the sale is not prohibit- ed under the U.S. Bankrupt-	County, Georgia records; as last transferred to or ac- quired by Bank of America,	nated by Order of the Supe- rior Court of said county),	Said property is commonly known as 1910 Shady Creek Lane, Lawrenceville, GA	covenants, and matters of record superior to the Secu- rity Deed first set out above	on November 1, 2022 (being the first Tuesday of said
taxing authority; (3) any matters which might be dis- closed by an accurate survey	ence thereto. Parcel ID: R3001-304 Commonly Known As:	cause of, among other pos- sible events of default, fail- ure to pay the indebtedness	cy Code and (2) to final con- firmation and audit of the status of the loan with the	N.A., conveying the after-de- scribed property to secure a	within the legal hours of sale on November 1, 2022 (being the first Tuesday of said	30043 together with all fix- tures and personal property attached to and constituting	The sale will be conducted subject to (1) confirmation that the sale is not prohibit-	month unless said date falls on a Federal Holiday, in which case being the first
and inspection of the prop- erty; and (4) any assess- ments. liens. encumbrances.	1714 Lake Heights Circle, Dacula, Georgia 30019 MR/iav 11/1/22	as and when due and in the manner provided in the Note and Security Deed. The debt	holder of the security deed. Specialized Loan Servicing LLC	Note in the original principal amount of \$50,000.00, with interest at the rate specified	month unless said date falls on a Federal Holiday, in which case being the first	a part of said property, if any. To the best knowledge and belief of the under-	ed under the U.S. Bankrupt- cy Code; and (2) final confir- mation and audit of the sta-	Wednesday of said month), the following described property:
zoning ordinances, restric- tions, covenants, and mat-	Our file no. 22-07226GA – FT18 950-83014 10/5 12 19 26	remaining in default, this sale will be made for the purpose of paying the same	as Attorney in Fact for Ellen Shim and Paul Song	therein, there will be sold by the undersigned at public outcry to the highest bidder	Wednesday of said month), the following described property:	signed, the party (or parties) in possession of the subject	tus of the loan with the hold- er of the Security Deed. Pur- suant to O.C.G.A. Section 9-	ALL THAT TRACT OR PAR- CEL OF LAND LYING AND BEING IN LAND LOT 57 OF
ters of record superior to the Security Deed first set out above.	2022 NOTICE OF SALE UNDER	and all expenses of this sale, as provided in the Security	McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road	for cash before the Court- house door of Gwinnett County, Georgia (or such	All that tract or parcel of land lying and being in Land	Adams and Sheila Coffey or tenant or tenants.	13-172.1, which allows for certain procedures regarding	THE 7TH DISTRICT, GWIN- NETT COUNTY, GEORGIA,
Said sale will be conducted subject to the following: (1) confirmation that the sale is	POWER GEORGIA, GWINNETT	Deed and by law, including attorney's fees (notice pur- suant to O.C.G.A. § 13-1-11	Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A	other area as designated by Order of the Superior Court	Lot 47 of the 5th District, Gwinnett County, Georgia, being Unit 18, Building R,	Rushmore Loan Manage- ment Services, LLC is the entity or individual designat-	the rescission of judicial and non-judicial sales in the State of Georgia, the Deed	BEING SITUATE ON OLD FOUNTAIN ROAD, ENCOM- PASSING 1.5105 ACRES,
not prohibited under the U.S. Bankruptcy Code; and (2) fi- nal confirmation and audit of	COUNTY Under and by virtue of the Power of Sale contained in a	having been given). Said property will be sold subject to any outstanding	ALL THAT tract or parcel of land lying and being in Land Lot 284, 6th District, Gwin-	of said county), within the legal hours of sale on November 1, 2022 (being	Oakland Downs, Phase II, as per plat recorded in Plat Book 122, Pages 29-32,	ed who shall have full au- thority to negotiate, amend and modify all terms of the	Under Power and other fore- closure documents may not be provided until final confir-	AND BEING MORE PARTIC- ULARLY DESCRIBED AND DELINEATED ACCORDING
the status of the loan with the holder of the Security Deed.	Security Deed given by Dex- ter Oxley to Mortgage Elec- tronic Registration Systems,	ad valorem taxes (including taxes which are a lien, but	nett County, Georgia, being Lot 63, Greenwood Town-	the first Tuesday of said month unless said date falls on a Federal Holiday, in	Gwinnett County Records, said plat being incorporated herein by reference thereto.	mortgage. Rushmore Loan Manage-	mation and audit of the sta- tus of the loan as provided immediately above.	TO A PLAT AND SURVEY PREPARED BY CANNING- TON & ASSOCIATES, INC.,
The name, address, and telephone number of the in-	Inc., as grantee, as nominee for Guild Mortgage Compa- ny, A California Company, its	not yet due and payable), the right of redemption of any taxing authority, any matters	102, Page 120-121, Gwin-	which case being the first Wednesday of said month), the following described	The debt secured by said Security Deed has been and	ment Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300	THE BANK OF NEW YORK MELLON FKA THE BANK OF	CERTIFIED BY C. FRED CANNINGTON, GEORGIA
dividual or entity who has full authority to negotiate, amend, and modify all terms	successors and assigns, dat- ed June 30, 2016, recorded in Deed Book 54407, Page	which might be disclosed by an accurate survey and in- spection of the property, any	nett County Records, which plat is hereby referred to and made a part of this descrip-	Property: ALL THAT TRACT OR PAR- CEL OF LAND LYING AND	is hereby declared due be- cause of, among other pos- sible events of default, fail-	Note, however, that such entity or individual is not re- quired by law to negotiate,	NEW YORK, AS TRUSTEE FOR THE CERTIFICATE- HOLDERS OF CWABS INC.,	REGISTERED SURVEYOR NO 1433, DATED FEBRU ARY 27, 1986, ENTITLED
of the mortgage is as fol- lows: Freedom Mortgage Corpo-	352, Gwinnett County, Geor- gia Records and as modified	assessments, liens, encum- brances, zoning ordinances, restrictions, covenants, and	tion MR/jay 11/1/22 Our file no. 22-09238GA -	BEING IN LAND LOT 290 OF	ure to pay the indebtedness as and when due and in the manner provided in the Note	amend or modify the terms of the loan. Said property will be sold	ASSET-BACKED CERTIFI- CATES, SERIES 2006-7 as agent and Attorney in Fact	"SURVEY FOR ROBERT A. FRENCH AND HELEN D. FRENCH," SAID PLAT BEING
ration 907 Pleasant Valley Av-	by that certain Loan Modifi- cation Agreement recorded in Deed Book 59929, Page	any matters of record in- cluding, but not limited to, those superior to the Securi-	FT7 950-83103 10/5 12 19 26	THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR- GIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO.	and Security Deed. The debt remaining in default, this sale will be made for the	subject to: (a) any outstand- ing ad valorem taxes (in-	for Luxon Tunis Aldridge Pite, LLP, 15 Pied-	OF RECORD IN THE OFFICE OF THE CLERK OF SUPERI- OR COURT OF GWINNETT
enue, Suite 3 Mount Laurel, NJ 08054 Phone: (855) 690-5900	47, Gwinnett County, Geor- gia Records, as last trans-	ty Deed first set out above. Said property will be sold on	2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-	701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINUUM	purpose of paying the same and all expenses of this sale,	cluding taxes which are a lien, but not yet due and payable), (b) unpaid water	mont Center, 3575 Piedmont Road, N.E., Suite 500, At- lanta, Georgia 30305, (404)	COUNTY, GEORGIA IN PLAT BOOK 37, PAGE 262, WHICH
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is	ferred to Guild Mortgage Company LLC by assign- ment to be recorded in the	an "as-is" basis without any representation, warranty or recourse against the above-	TY Pursuant to the Power of	RECORDED IN CONDOMINIUM, UM PLAT BOOK 2, PAGE 12, OF GWINNETT COUNTY,	as provided in the Security Deed and by law, including attorneys fees (notice of in	or sewage bills that consti- tute a lien against the prop- erty whether due and	994-7637 1263-2603A THIS LAW FIRM MAY BE	SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO IN-
not required by law to nego- tiate, amend, or modify the terms of the mortgage.	Office of the Clerk of Superi- or Court of Gwinnett County, Georgia Records, conveying	named or the undersigned. LAKEVIEW LOAN SERVIC- ING, LLC is the holder of the	Sale contained in a Security Deed given by Bobby N. Tucker to Mortgage Elec-	OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY	tent to collect attorneys fees having been given). Said property is commonly	payable or not yet due and payable and which may not be of record, (c) the right of	ACTING AS A DEBT COL- LECTOR ATTEMPTING TO COLLECT A DEBT ANY IN-	CORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION,
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-	the after-described property to secure a Note in the origi- nal principal amount of TWO	Security Deed to the proper- ty in accordance with OCGA	Tucker to Mortgage Elec- tronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Cor-	DESCRIBED IN THAT CER- TAIN DECLARATION OF CONDOMINIUM FOR	known as 260 Oakland Hills Way, Lawrenceville, GA	redemption of any taxing au- thority, (d) any matters	FORMATION OBTAINED WILL BE USED FOR THAT	AND ALSO BEING SHOWN ON PLAT OF SURVEY BY
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED	HUNDRED SEVENTY-TWO THOUSAND SIX HUNDRED	§ 44-14-162.2. The entity that has full au- thority to negotiate, amend,	poration, its successors and assigns dated 9/27/2006 and	BERKELEY WOODS CONDO- MINIUM DATED OCTOBER	30044 together with all fix- tures and personal property attached to and constituting	which might be disclosed by an accurate survey and in- spection of the property, and	PURPOSE. 1263-2603A 950-82206 10/5 12 19 26 2022	SURVEY SYSTEMS & AS- SOCIATES, INC. G.R.L.S., DATED AUGUST 17, 1994
FOR THAT PURPOSE. FREEDOM MORTGAGE	FIFTY AND 0/100 DOLLARS (\$272,650.00), with interest thereon as set forth therein.	and modify all terms of the mortgage with the debtor is: Flagstar Bank FSB 5151	recorded in Deed Book 47095 Page 519 Gwinnett County, Georgia records: as	5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 323, AFORESAID RECORDS.	a part of said property, if any. To the best knowledge and belief of the under-	(e) any assessments, liens, encumbrances, zoning ordi- nances	STATE OF GEORGIA County of gwinnett	IN THE COUNTY OF GWIN- NETT, STATE OF GEORGIA. The debt secured by said

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-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 PURPOSE. 1263-2603A 950-82206 10/5 12 19 26 2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of Pursuant to the power of sale contained in the Securi-ty Deed executed by BINIAM IYASU to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR ELEMENT FUNDING in the original principal amount of \$151,111.00 dated October 20, 2009 and recorded in 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 of the sta-tus of the loan with the hold-or of the Coursity Doed Dur

CORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION, AND ALSO BEING SHOWN ON PLAT OF SURVEY BY SURVEY SYSTEMS & AS-SOCIATES, INC. G.R.L.S., DATED AUGUST 17, 1994. IN THE COUNTY OF GEWIN-NETT, STATE OF GEORGIA. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note CORPORATED HEREIN FOR 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 Book 49780, Page 39, Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING in Deed Book 57469, Page 883 Said property is commonly known as 2325 Old Fountain Road, Lawrenceville, GA 30043 together with all fix-tures and personal property Book 5/469, Page 883, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the local bury of 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): Bruce T. Beaumont III or tenant or within the legal hours of sale, on November 01, 2022, the property in said Security Deed and described as foltenants. Carrington Mortgage Ser-vices, LLC is the entity or in-dividual designated who shall have full authority to Iows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK C UNIT 1 OF GRAHAM'S PORT SUBDIVISION, AS negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Ser-vices, LLC 1600 South Dou-glass Road Suite 200-A Ana-heim, CA 92806 (800) 561-PORT SUBJIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 99, GWINNETT COUNTY, GEORGIA RECORDS, WHICH 4567 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 outstand-ing ad valorem taxes (ining ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-AM IYASU 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 de-fault, failure to pay the in-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 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 penses of sale, including at-torneys fees (notice of intent to collect attorneys fees havsubject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holding been given). Said property will be sold er of the Security Deed. Pur-suant to O.C.G.A. Section 9-Suain to UC.ca.A. Section 9 13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirzoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out mation and audit of the sta-tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, as trustee of Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Bruce T. Beau-mont III a/k/a Bruce T. Beau-mont and Conder J. Beauabove. 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 optime of the local with mont and Sandra L. Beaumon the status of the loan with Aldridge Pite, LLP, 15 Piedthe holder of the Security mont Center, 3575 Piedmont Road, N.E., Suite 500, At-The name, address, and telephone number of the inlanta, Georgia 30305, (404) 994-7637 2191-2556A 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 dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Iows: NEWREZ LLC D/B/A Shell-FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2556A 950-82670 10/5 12 19 26 2022____ point Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

950-81661 9/28 10/5 12 19 26 2022

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, ac Attornue in Fort for

as Attorney-in-Fact for RODNEY COMER AND TINA COMER Robertson, Anschutz,

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-014643 –

PLLC

LiV

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Deed given by I Winstead and Security Richard Cheryl C Felder AKA Cheryl Roberson Felder to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Finanicial Company, Limited Part-nership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Cwinaett Courty, Caparia Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Compa-ny, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Deed Book 59913, 1 ago ... Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUN-DRED FORTY-SEVEN AND DRED FORTY-SEVEN AND 0/100 DOLLARS (\$284,747.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully place as may be lawfully designated as an alternative within the legal hours of sale

November, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the and Security Deed. The de The deb 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 pur-suant to O.C.G.A. § 13-1-11

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

ny, Limited Partnersmp is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2 NETT COUNTY, GEORGIA, BEING LOT 123, BLOCK A OF JACOBS FARM SUBDIVI-SION, PHASE II, AS SHOWN The entity that has full au-

thority to negotiate, amend, and modify all terms of the

AND MADE A PART HEREOF The debt secured by said

FIFTY AND 0/100 DOLLARS (\$272,650.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2022, the follow-ing described property:

ing described property: SEE EXHIBIT A ATTACHED

ad valorem taxes (includino

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

44-14-162.2

thority to negotiate, ame and modify all terms of

Note, however, that such

entity is not required by law

to negotiate, amend or modi-

or a tenant or tenants and

said property is more com-

arise between the property

Code and (2) to final

holder of the security deed.

ON PHASE II FINAL PLAT

FARM

JACOBS

IIC

FOR

Guild Mortgage Company

fy the terms of the loan

known as 2029 Lakeview Bend Way, Buford, Georgia 30519. Should a conflict arise between the property address and the legal descrip-tion will control Security Deed has been and 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 tion will control

property is n

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptmanner 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, cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. LAKEVIEW LOAN SERVICas provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11 ING, LLC

The entity that has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B, 515: Corporate Drive, Troy, MI 48098, 800-945-7700.

48098, 800-945-7700. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and heliof et the underginged

belief of the undersigned, the party in possession of the property is Jushad R Gee and Fallecia L Gee or a tenant or tenants and said

Imoniv

as Attorney in Fact for Jushad R Gee and Fallecia

having been given). Said property will be sold subject to any outstanding McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 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

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 100, OF BEING IN LAND LOI 100, OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 59, LAKE-VIEW AT IVY CREEK SUBDI-VISION, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 139, PAGES 134-138, GWINNETT COUNTY, GEOR-CIA GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-

an as is basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Se-with Dead to the undersigned. ENCE MAP REF #R7100 280 curity Deed to the property in accordance with OCGA §

MR/ca 11/1/22 Our file no. 22-09131GA – FT18 The entity that has full au-950-82992 10/5 12 19 26

2022 NOTICE OF SALE UNDER

mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San POWER GFORGIA. GWINNFTT Diego, CA 92186, 800-365-4441

COUNTY Under and by virtue of the Power of Sale contained in a Security Dated given by Ellen Shim and Paul Song to Wells Fargo Home Mort-gage, Inc., dated May 4, 2004, recorded in Deed Book 38397, Page 66, Gwin-ett County Ceordia To the best knowledge and belief of the undersigned, the party in possession of the property is Dexter Oxley nett County Georgia nett County, Georgia Records, as last transferred to Specialized Loan Servic-ing LLC by assignment recorded in Deed Book 56450, Page 519, Gwinnett County, Coorrig Deoorde monly known as 1071 Ja-cobs Farm Drive, Lawrenceville, Georgia Lawrenceville, Georgia 30045. Should a conflict County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FORTY THOUSAND AND 0/100 DOLLARS (\$140,000,00) with interact 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 prohibit-ed under the U.S. Bankrupt-(\$140,000.00), with interest (\$140,000.00), 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 Gwinnett firmation and audit of the status of the loan with the County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale LLC as Attorney in Fact for Dexter Oxley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 on the first Tuesday in November, 2022, the followsee EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured b Roswell, GA 30076 www.forcelosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 211 OF THE 5TH DISTRICT, GWIN-NETT CONDITY, CEOPOLA

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

assigns dated 9/27/2006 and recorded in Deed Book 47095 Page 519 Gwinnett County, Georgia records; as last transferred to or ac-quired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transac-tion Trust, Series 2020-2; conveying the after-de-scribed property to secure a Note in the original principal amount of \$231,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public the undersigned at public outcry to the highest bidder for cash before the Courtfor 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 November 1, 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 following described the

Webuesday of said month, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 7TH DISTRICT. GWIN-NETT COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 20, BLOCK B, THORNHILL COMMONS SUBDIVISION AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY RECORDED AT PLAT BOOK 114, PAGES 251 - 252, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND SAID PLAT OF SURVEY AND THE RECORD THEREOF BE-ING HEREBY MADE FOR A MORE COMPLETE DE-SCRIPTION. 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 2478 Worrall Hill Way, Duluth, GA 30096 to-gether with all fixtures and personal property attached to and constituting a part of 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): Bobby N. Tucker and My-oung Hee Tucker or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms amend and modify all territs of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Depart-ment 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lige arcient the area. erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters

30044 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). Norma J Jones and Enchanta Jones or tenant or tenants. PennyMac Loan Services, LLC is the entity or individu-al designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 INCLUDING LLC Loss Mitigation 3043 EST IN THE COMMON AR-EAS AS SET FORTH IN THE DECLARATION.

5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 323, AFORESAID RECORDS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER, RE-FERRED TO AS THE 'DECLA-RATION') TOGETHER WITH ALL THE RIGHTS, TITLE, AND INTEREST OF GRANTEE IN THE AFORE-SAID UNIT AND THE AFORE-SAID UNIT AND THE AFORE-SAID UNIT AND THE AFORE-SAID UNIT AND THE AFORE-CAS SET FORTH IN THE DEC-LARATION, INCLUDING

LARATION.

LLC LOSS Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not re-DECLARATION. BEING THE SAME PROP-ERTY CONVEYED TO GUN-THER CZARNECKI BY DEED FROM BERKLEY DEVELOP-MENT INC DECODED quired by law to negotiate mend or modify the terms of the loan MENT, INC. RECORDED 08/13/1991, IN DEED BOOK of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable or not yet due and payable and which may not 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWIN-NETT COUNTY, GEORGIA. TAX ID, # R6290A046

This foreclosure is subject to the Security Deed from Gunther Czarnecki to Sun-Trust Bank, Atlanta, dated Trust Bank, Atlanta, dated 5/15/2000, recorded 7/10/2000 in the original payable of hot yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by principal principal amount \$10,000.00, recorded in Deed Book 20856, Page 116, Gwinnett County, Georgia

an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of coverants, and matters of 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-use to put the idebted record superior to the Securecord superior to the secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-ue of the loag with the beldure 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, tus of the loan with the hold er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees certain procedures regarding having been given). the rescission of judicial and

Said property is commonly known as **701 Berkeley** Woods Dr, Duluth, GA **30096-6357** together with all fixtures and personal prop-erty attached to and constinon-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 statuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or ten-ante tus of the loan as provided PENNYMAC LOAN SER-VICES, LLC as agent and Attorney in Fact for Norma J ants.

Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) Bank of America is the entibank of America is the end-ty or individual designated who shall have full authority 994-7637 1120-23654A to negotiate, amend and modify all terms of the mort-

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INgage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1120-23654A 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 for (a) any outstand-950-82392 10/5 12 19 26 2022

Jones

NOTICE OF SALE UNDER POWER, GWINNETT COUN-TΥ

THIS LAW FIRM MAY BE

subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien graphs Pursuant to the Power of Sale contained in a Security Deed given by Barbara Adams and Sheila Coffey to American General Financial tute a lien against the prop-erty whether due and Services, Inc. (DE) dated 10/27/2008 and recorded in 10/27/2008 and recorded in Deed Book 49144 Page 114 and modified at Deed Book 51938Page 475Gwinnett County, Georgia records; as last transferred to or ac-quired by U.S. Bank National Association, not in its indi-vidual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, conveying the after-described property 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 ordi-pages nances, restrictions, covenants, and matters of the after-described property to secure a Note in the origirecord superior to the Secu-rity Deed first set out above. The sale will be conducted nal principal amount of \$138,418.56, with interest at the rate specified therein, there will be sold by the unsubject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirdersigned at public outcry to the highest bidder for cash before the Courthouse door

13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

er of the Security Deed. Pur-suant to O.C.G.A. Section 9-

immediately above. U.S. Bank National Associa-U.S. Bank National Associa-tion, not in its individual ca-pacity but solely as trustee for the RMAC Trust, Series 2016-CTT as agent and At-torney in Fact for Barbara Adams and Sheila Coffey Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

994-7637 1208-3708A 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 1208-3708A 950-82354 10/5 12 19 26 2022

RECORDED PLAT IS INCOR-RECORDED PLAT IS INCON-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. TAX ID: R6014 057 Said property being known as: 3615 GRAHAMS PORT NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Luxon Tunis to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for AMERICA'S WHOLESALE DR SNELLVILLE, GA 30039 To the best of the under-signeds knowledge, the party or parties in possession of said property is/are BINI-AM IYASU or tenant(s). AMERICA'S WHOLESALE LENDER, its successors and assigns dated 6/8/2006 and recorded in Deed Book 46641 Page 0427 and modi-fied at Deed Book 57095 Page 691 Gwinnett County, Ceordia georde as bact Page 691 Gwinnett County, Georgia records; as last transferred to or acquired by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC. ASSET-BACKED CERTIFI-CATES, SERIES 2006-7, conveying the after-de-scribed property to secure a Note in the original principal amount of \$103,120.00, with interest at the rate specified made for the purpose of paying the same and all exinterest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-bauea deer of Curianati said property will be solved subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any house door of Gwinnett County, Georgia (or such taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assess-matter by the survey County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on November 1, 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 ments, liens, encumbrances, the following described

property ALL THAT TRACT OR PAR-ALL THAT THACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52, 6TH DISTRICT, GWINNETT COUNTY, GA, BEING LOT 95, BLOCK A, UNIT ONE, PLANTATION FORST SUB-DUVISION AS DED BLAT PLANIATION FORST SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 143, GWINNETT COUNTY, GA RECORDS, WHICH PLAT IS INCORPO-BATED HEBEIN AND MADE A PART HEREOF BY REFER-

Deed

ENCE. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-