## FORECLOSURE

Trustee of PRL Title Trust I conveying the after-de-scribed property to secure a Note in the original principal amount of \$218,060.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court orace of the superior county), within the legal hours of sale on October 4, 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 said month), the following

described property:
ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 9, BLOCK A OF WOODGATE HILLS SUBDI-VISION. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 268-270, GWINNETT COUN-TY, GEORGIA RECORDS. GÉORGIA RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

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

Said property is commonly known as **4529 Woodgate** Hill Trail, Snellville, GA 30039 together with all fix-tures and personal property tures and personal property if 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): Cathy Charles or tenant or tenants.
Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.
Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water sewage bills that constisewage bills that constitute a lien against the prop-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 matt which might be disclosed an accurate survey and in-spection of the property, and (e) any assessments, èncumbrances, zoning ordi nances, restrictions covenants, and matters o record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the least with the hold. tus of the loan with the holder of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above LIMB BANK National Asso-

ciation, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I as agent and Attorney in East for Cattle Charles in Fact for Cathy Charles Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 1208-3616A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANV IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3616A 95080259 9/7 14 21 28 2022 THIS LAW FIRM MAY BE

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Thomas G. Macfie to Bank of America, N.A. dated 10/17/2007 and recorded in Deed Book 48412 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$114,320.00, with interest at the rate specified therein, there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month un-less said date falls on a Fed-eral Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, MONTEREY ACRES SUBDI-MONTEREY ACRES SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 4, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A
PART OF THIS DESCRIPTION, BEING IMPROVED

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 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 3380 Castille

## FORECLOSURE

together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Thomas G. Macfie or tenant or tenants

or tenants.
Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826
1-800-365-7107

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

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, 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 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 holder of the Security Deed. Pursuant to O.C.G.A. Section 9suant to U.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the stamation and audit of the sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-

Newnez LLC 0/0/a Sieli-point Mortgage Servicing as agent and Attorney in Fact for Thomas G. Macfie Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. THIS LAW FIRM MAY BE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2550A 950-80247 9/7 14 21 28 2022

NOTICE OF SALE UNDER GWINNETT GEORGIA. COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from VERONICA BLAKEY to JPMORGAN BLAKEY to JPMORGAN
BLAKEY to JPMORGAN
CHASE BANK N.A., dated
March 24, 2008, recorded
April 1, 2008, in Deed Book
48745, Page 0784, 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 Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with in terest thereon as provided for therein, said Security for therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust II, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours house, within the legal hours of sale on the first Tuesday in October, 2022, all proper Deed including but not limit

ed to the following described ALL THAT TRACT OR PAR-ALL HAI I HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, HUNI CLIFF SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWIN-

BOOK 44, PAGE 290, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD. Said legal description being

controlling, however the as 2021 HUNTCLIFF LAWRENCEVILLE, GA 30043.
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 re-maining in default, this sale will be made for the purpose Will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security

Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the titler and outstanding ad value. title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an said Security Deed.

inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said security beed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is VERONICA BLAKEY, ANA D. HERCULLES, ANA R. HERNANDEZ, 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 con-firmation and audit of the status of the loan with the holder of the Security Deed. nolder 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage, Servicing, Loss Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to

162.2 shall be construed to

require a secured creditor to

## FORECLOSURE

instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TY BUT SOLELY AS CER-TIFICATE TRUSTEE

as Attorney in Fact for VERONICA BLAKEY THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 20071 30071

Telephone Number: (877) 813-0992 Case No. SHP-18 03934-9 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022

950-80146 NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA Under and by virtue of the Power of Sale contained in a

Security Deed given by Joshua P. Blauvelt to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Plaza Home nominee for Plaza Home Mortgage, Inc., dated November 12, 2021, and recorded in Deed Book 59436, Page 367, Gwinnett County, Georgia Records, as last transferred to Plaza Home Mortgage, Inc. by assignment recorded on May 12, 2022 in Book 59942 Page 865 in the Office of the Clerk of Superior Court of Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the afrecords, conveying the atter-described property to secure a Note in the original principal amount of One Hundred Eighty-One Thousand and 0/100 dollars sand and 0/100 dollars (\$181,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-Tor cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on Octo-ber 4, 2022, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 6 OF

BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK Z, OF HICKORY HILLS SUBDIVI-SION, UNIT FOUR, AS SHOWN ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 202, GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPO-RATED HEREIN AND MADE A PART HEREOF. PARCEL

PART HEREOF. PARCEL ID R5006 093
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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having

been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation 750-2518 for Loss Mittigation
Dept, or by writing to One
Mortgage Way, Mount Laurel, New Jersey 08054, to
discuss possible alternatives
to avoid foreclosure.
Said property will be sold
subject to 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is The Estate of Joshua P. Blauvelt or tenant (s): and said property is

more commonly known as 2619 Hickory Trl, Snellville, GA 30078.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-Code (2) final confirma-on and audit of the status the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished

by foreclosure.
Plaza Home Mortgage, Inc
as Attorney in Fact for
Joshua P. Blauvelt.
Brock & Scott, PLLC

4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA Hoad Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-11788 950-80145 9/7 14 21 28

NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale

contained in that certain Se-curity Deed from LUIS AL-BERTO JIMENEZ VARGAS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INEE FOR REAL ESTATE MORTGAGE NEWORK, INC., workings Nework, INC., dated November 20, 2013, recorded November 27, 2013, in Deed Book 52665, 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 Seventy-Four Thousand Sevsigned

en Hundred Seventy-Five and 00/100 dollars and 00/100 dollars (\$174,775.00), with interest thereon as provided for therein, said having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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 October, 2022, all property described in said Security Deed including but not limited to the following described property: described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 267 OF THE 5TH DISTRICT, GWIN-COUNTY, GEORGIA, BEING LOT 9, BLOCK B, WOLF CREEK SUBDIVISION. UNIT AS PER PLAT RECORDED

BOOK 81, PAGE 243, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN
BY THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the

FORECLOSURE

property is more commonly known as 920 LILAC ARBOR ROAD, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including extremely four forces of the sale. attorneys fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security

Said property will be sold on an as-is basis without any representation, warranty any representation, warranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the ittle: 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; assessments; liens; encumbrances; restrictions; covenants, and any other

matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the undersigned, the owner and party in possession of the proper ty is LUIS ALDETTE JIMENEZ VARGAS, or ten-AL BERTO

ants(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 con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full au-The entity naving full au-thority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Finan-cial, LLC, D/B/A Shellpoint cial, LLC, D/B/A Snellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattle Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE

SERVICING as Attorney in Fact for LUIS ALBERTO JIMENEZ VARGAS THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSA Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Telephone Number: (877) 813-0992 Case No. SHP-22-04063-1 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022,

30071

950-80144 NOTICE OF SALE UNDER

**POWER** GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark A Lewis to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for CitiMortgage, Inc., it successors and assigns, dated October 20, 2006, recorded in Deed Book 47191, Page 788, Gwinnett County, Geor-gia Records and as modified by that certain Loan Modifitation Agreement recorded in Deed Book 53347, Page 249, Gwinnett County, Georgia Records, as last transferred to U. S. Bank National

terred to U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 by assignment recorded in Deed Book 52587, Page 662, Gwinnett County, Georgia Records, conveying the affective described resolutions as the control of the control o Records, conveying the atter-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND AND 0/100 DOLLARS (\$271,000.00), with interest thereon as set that the control of the property of the pr forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County Georgia or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

ing described property:

The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note 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 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, 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 undersigned.

U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Depart-ment, 425 Phillips Boule-vard, Ewing, NJ 08618, (877) 909-9416.

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

belief of the undersigned.

the party in possession of the property is Mark A Lewis

FORECLOSURE

said property is more com-monly known as 651 Dog-wood Cir, Norcross, Georgia 30071. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control. The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U. S. Bank National Association as trustee for CMALT REMIC 2006-A7 - REMIC Pass-Through Certificates. Series 2006-A7 as Attorney in Fact for

Mark A Lewis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

> Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

Tract 1: ALL THAT TRACT or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County. Georgia; being Lot 12. Block A of Allen & The proce Lebeson. 12, Block A of Allen & Thomas Johnson Subdivision, as recorded in Plat Book H, Page 60-B, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tract 2: ALL THAT TRACT or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett 6th District of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat of survey by C. M. Higgin Botham, dated April, 1959, said plat being recorded in Plat Book "H", Page 60-B, Gwinnett County, Georgia records and

being more particularly described as follows:

THE POINT OF BEGINNING IS LOCATED AS FOLLOWS: IS LOCATED AS FOLLOWS:
Begin at a point on the
northerly side of the 50'
right of way of Dogwood Circle, said point being 620'
northwesterly, as measured
along the northeasterly side
of said right of way, from the
original line dividing Land
Lots 255 and 272 of said
District; thence running N
168 09' E along the western
side of Lot No.12 of said
Block, 198.1' to a corner;
THIS IS THE POINT OF BE-THIS IS THE POINT OF BE-GINNING. From said point of beginning run northeasterly 103°, more or less, to the property now or formerly owned by Repe Miller; thence run S 31§ 51§ E, along the said Miller line, 90°, more or less, to a cor-ner at Lot No. 12 of said Block; thence N 83§ 51° W, along the line of said Lot along the line of said Lot No.12, for 130' to the POINT OF BEGINNING

MR/chr 10/4/22 Our file no. 20-03648GA -950-79935 9/7 14 21 28

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER PUWER
Pursuant to the power of sale contained in the Security Deed executed by MARI-ANNE MCCLEARY to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION in the original principal amount of \$131,920.00 dated June 23. 2005 and recorded in Deed Book 43307, Page 92, Gwin-Security Deed being last transferred to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA7 in Deed Book 56979, Page 766, Book 569/9, Page 766, 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 legal hours of sale, on October 04, 2022, the property in said Security Deed and described as fol-ALL THAT TRACT OR PAR-CEL OF LAND 1/4/20

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 20, BLOCK B OF SUMMIT BROOK SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 58, PAGE 91, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE IN AND MADE A PART

IN AND MADE A PART HEREOF BY REFERENCE. PARCEL ID: R5069 260 Said property being known as: 1814 EMERSON LAKE CIRCLE SNELLVILLE, GA

signeds knowledge, the par-ty or parties in possession of said property is/are MAR-IANNE MCCLEARY or tenant

(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Dead. The debt remaining in Deed. The debt remaining in default, this sale will made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem

taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mattions, 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 Deed.
The name, address, and

full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd.

telephone number of the in-

dividual or entity who has

FORECLOSURE

Coppell, TX 75019
Phone: 1-888-480-2432
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to negotiate, amend, or modify the
terms of the mortgage.
THIS LAW FIRM IS ACTING
AS A DERT COLLECTIOR AT-AS A DEBT COLLECTOR AT-

AS A DEBI COLLECTOR A
TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
THE BANK OF NEW YORK
MELLON F/K/A THE BANK
OF NEW YORK AS TRUSTE
OOD FIGET HORIZON AL FOR FIRST HORIZON AL-TERNATIVE MORTGAGE SE-CURITIES TRUST 2005-AA7, as Attorney-in-Fact for MARIANNE MCCLEARY Robertson.

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-076624 -

950-79965 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Erma S. Nor-ris to Navy Federal Credit Union dated 11/13/2018 and recorded in Deed Book 56306 Page 622 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Llpion conveying the after. it Union, conveying the after-described property to secure described property to secure a Note in the original princi-pal amount of \$65,000.00, with interest at the rate spec-ified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 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

said month), the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 5TH DISTRICT, OF GWINNETT COUNTY GEORGIA, BEING LOT 10, BLOCK B OF WINDSOR CREEK, UNIT ONE, PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 202203, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR MORE DETAILED DECRIP-

BY REFERENCE FOR A MORE DETAILED DECRIPTION. PPI. RS121 258
This foreclosure is subject to that Security Deed dated March 29, 2012, recorded April 26, 2012 in Deed Book 51322, Page 431, Gwinnett County, Georgia records, from Erma S. Norris to Mortgage Electronic Registration Systems, Inc. as nominee for CBC National Bank. in the original princi-Bank, in the original princi-pal amount of \$76,000.00. 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 Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 853 Windsor Creek Trl, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property if a part of said property, i any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject

ris or tenant or tenants. Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 entity or individual is not re-

Note, however, that such quired by law to negotiate, amend or modify the terms amend or modify the common of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitutions against the prop-

2191-2506A erty whether due payable or not vet 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-

restrictions. nances, restrictions, covenants, and matters of covenants, and matters or record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the stamation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. Navy Federal Credit Union as agent and Attorney in Fact for Erma S. Norris

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 2049-068A THIS LAW FIRM MAY BE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-068A 950-79830 9/7 14 21 28 2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Cor for Wachovia Mortgage Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 38386 Page 0244 and modified at Deed Book 52780 Page 803, again at Deed Book 54094 Page 212 and FORECLOSURE

again at Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last Georgia transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, conveying the after-described property to secure a Note in the original princi-pal amount of \$151,106.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month un-less said date falls on a Fed-eral Holiday, in which case being the first Wednesday of

being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-HETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. GWINNETT COUNTY RECORD. FEFRENCE TO SAID PLAT IS HERBEY MADE FOR A COMPLETE DESCRIPTION OF PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-

TY IS IMPROVED PROPER-TY KNOWN AS 1835 AR-BORWOOD DRIVE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, 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 sible events of detailt, and 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 heen given) having been given).

having been given).
Said property is commonly known as 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are): Carlton B. Russell, III or ten-

carrington Mortgage Services, LLC is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right of of the loan. be of record, (c) the right of redemption of any taxing au-

redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation subject 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 status of the loan with the hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-mation and audit of the status of the loan as provided immediately above.

Milmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attorney in Fact for Carlton B. Russell, III
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont
Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

2191-2506A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2506A
950-78575 8/17 24 31 9/7
14 21 28 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Sale contained in a Security Deed given by Meliah Kirk to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC., its successors and assigns. dated 5/6/2011 and Rock Mortgage Brown Registration Page 18 (1997). signs. dated 5/6/2011 and recorded in Deed Book 50683 Page 0702 Gwinnett County, Georgia records; as last transferred to or acquired by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$97,367.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls which case being the first Wednesday of said month), the following described property: before the Courthouse door

property All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 29 of the 7th District, Gwinnett County, Georgia, being Lot 34, Block A, Olde Peachtree Station Subdivision, Phase III, as per plat recorded in Plat Book 65, Page 224, Gwinnett County, Georgia Records, recorded plat is incorporated herein by this reference and made a part of this descrip-

tion.
Property Address: 400 Victoria Station Blvd., Lawrenceville, GA 30043 The debt secured by said

FORECLOSURE Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-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 sale will be made for interest of purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given)

tent to collect attorneys fees having been given).
Said property is commonly known as 400 Victoria Station Blvd, Lawrenceville,
GA 30043 together with all fixtures and personal propety attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Meliah Kirk or tenant or tenants. Carrington Mortgage Ser-vices, LLC is the entity or individual designated shall have full authority to

snain have full authority on egotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567 4567 Note, however, that such entity or individual is not required by law to negotiate,

amend or modify the terms of the loan. RITA L. THOMAS

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not 22-0122 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 an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-nation and audit of the stamation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST I

as agent and Attorney in Fact for Meliah Kirk Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

2191-2521A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2521 950-79922 9/7 14 21 28

Notice of Sale Under Pow-

Georgia, GWINNETT Coun-Under and by virtue of the Power of Sale contained in a
Deed to Secure Debt given
by RITA L. THOMAS to
Mortgage Electronic Registration Systems, Inc. as
nominee for COUNTRYWIDE HOME LOANS, INC., dated April 6, 2005, and recorded in Deed Book 42379, Page 2 in Deed Book 423/9, Page 2, GWINNETT County, Georgia records, and last assigned to Bank of America, N.A in Book 58468, Page 816, conveying the after-described property to secure a Note of even date in the original amount of principal amount of \$149,728.00, with interest at

\$149,728.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November, 2022, to wit: November 1, 2022, the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 62, BLOCK A, DUNLIN SUBDIVISION, UNIT TWO, AS SHOWN ON PLAT OF SUBJECT PROPERSON OF THE SUBJE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 62, PAGE 239, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 725 DUNLIN FARMS COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

GIA.

The debt secured by said Deed to Secure Debt 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 in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paving the same and all expaying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 725 DUNLIN FARMS CT

LAWRENCEVILLE, UR 30044, together with all fix-tures and personal property attached to and constituting a part of said property. the best knowledge and lief of the undersigned, the party (or parties) in possession of the subject property is (are): RITA L. THOMAS or tenant or tenants.

Said property will be sold subject to (a) any outstand.

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 in-spection of the property, and (c) all matters of record surior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements. restrictions covenants, etc.

The sale will be conducted subject to (1) confirmation status of the loan with the holder of the security deed.

FORECLOSURE

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of individual 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 fi-nal confirmation and audit of the status of the loan as provided in the preceding para

graph. Pursuant to O.C.G.A. Sec tion 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-vices, LLC

vices, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567

The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the se cured creditor to negotiate amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured credi tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Bank of America, N.A as attorney in fact for

Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 SEPTEMBER 7, 14, 21, 28, OCTOBER 5, 12, 19, 26,

22-0122
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
950-80297

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED to 2004-0000272, LLC in the original principal-acquisition of \$103,500.00 dated May 28, 2015 and recorded in Deed Book 53610, Page 327. Evinnett County, repords. Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC, the undersigned will sell at public outcry to the highest bidder for each before the Court. for cash, before the Court house door in said County or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as follows:
THE LAND REFERRED TO
HEREIN BELOW IS SITUAT.
ED IN THE COUNTY OF
GWINNETT, STATE OF GA,
AND IS DESCRIBED AS FOL-AND IS DESCRIBED AS FOL-LOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A OF HARBINS LANDING AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH GIA, RECORDS, WHICH PLAT IS INCORPORATED PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 865
HARBINS COVE DRIVE ACCORDING TO THE CURRENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA.
Said property being known

Said property being known as: 865 NW HARBINS COVE DR LILBURN, GA 30047

To the best of the undersigneds knowledge, the paror parties in possessio of said property is/are AB-DUL SUBHAN MOHAMMED

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 paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess ments liens encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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 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: U.S. Bank National Associa-4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-698-

7627)
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DERT COLLECTOR AT-AS A DEBT COLLECT A TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. GUIDANCE RESIDENTIAL,

as Attorney-in-Fact for ABDUL SUBHAN MO-HAMMED Robertson, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-028730 –

950-80887 9/7 14 21 28

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Securi sale contained in the security Deed executed by ALMA Y IMBERT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW

that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final