**FORECLOSURE**

covenants, and matters of record superior to the Security Deed first set out above.

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

U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and Attorney in Fact for Emery Stewart

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-5652A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5652A

950-79957 9/7 14 21 28 2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Nancy Sue Wernert-Wright and Craig Wright to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SOUTHPOINT FINANCIAL SERVICES, INC., its successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of $295,075.00, 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 unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVISION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

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

Said property is commonly known as **6089 Grand Loop Road, Sugar Hill, GA 30518**-8178 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): Nancy Sue Wernert-Wright and Craig Wright or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

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 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

PennyMac Loan Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-23663A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23663A

950-80248 9/7 14 21 28 2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of 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 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 described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 20 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, MONTEREY ACRES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 4, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY

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

Said property is commonly known as **3380 Castille Drive, Snellville, GA 30039** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Thomas G. Macfie or tenant 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.

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 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Thomas G. Macfie

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2550A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2550A

950-80247 9/7 14 21 28 2022

**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 Mortgage Electronic Registration Systems, Inc., as grantee, as 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 Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-One Thousand 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 courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK Z, OF HICKORY HILLS SUBDIVISION, UNIT FOUR, AS SHOWN ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 202, GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. PARCEL ID R5006 093

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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 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. Bankruptcy Code (2) final confirmation and audit of the status of 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 30341

404-789-2661

B&S file no.: 22-11788

950-80145 9/7 14 21 28 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from LUIS ALBERTO JIMENEZ VARGAS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR REAL ESTATE MORTGAGE NEWORK, INC., dated November 20, 2013, recorded November 27, 2013, in Deed Book 52665, Page 55, 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 Seven Hundred Seventy-Five and 00/100 dollars ($174,775.00), with interest thereon as provided for therein, said Security Deed 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 267 OF THE 5TH DISTRICT, GWINNETT

COUNTY, GEORGIA, BEING LOT 9, BLOCK B, WOLF CREEK SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT

BOOK 81, PAGE 243, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN

BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said legal description being controlling, however the 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 attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 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 knowledge and belief of the undersigned, the owner and party in possession of the property is LUIS ALBERTO JIMENEZ VARGAS, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 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 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 30071

Telephone Number: (877) 813-0992 Case No. SHP-22-04063-1

Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022

950-80144

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark A Lewis to Mortgage Electronic 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, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53347, Page 249, Gwinnett County, Georgia Records, as last transferred 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 after-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 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on 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 Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Mark A Lewis or a tenant or tenants and said property is more commonly known as 651 Dogwood Cir, Norcross, Georgia 30071. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy 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 & 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 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: 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 16§ 09' E along the western side of Lot No.12 of said Block, 198.1' to a corner; THIS IS THE POINT OF BEGINNING. 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 corner at Lot No. 12 of said Block; thence N 83§ 51' W, 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 – FT7

950-79935 9/7 14 21 28 2022

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by MARIANNE MCCLEARY to MORTGAGE 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, Gwinnett County records, said 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, 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 follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK B OF SUMMIT BROOK SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 58, PAGE 91, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. PARCEL ID: R5069 260

Said property being known as: **1814 EMERSON LAKE CIRCLE SNELLVILLE, GA 30078**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MARIANNE 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys 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 property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 follows:

Nationstar Mortgage LLC d/b/a Mr. Cooper

8950 Cypress Waters Blvd.

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 DEBT COLLECTOR ATTEMPTING 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 TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2005-AA7,

as Attorney-in-Fact for

MARIANNE MCCLEARY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097

Phone: 470.321.7112

Firm File No. 20-076624 – LiV

950-79965 9/7 14 21 28 2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Erma S. Norris 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 Union, conveying the after-described property to secure a Note in the original principal amount of $65,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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 described property:

ALL THAT TRACT OR PARCEL 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 A MORE DETAILED DECRIPTION. PPN: R5121 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 principal amount of $76,000.00.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent 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 any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Erma S. Norris 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

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 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided 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 COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-068A

950-79830 9/7 14 21 28 2022

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by BINIAM IYASU to MORTGAGE ELECTRONIC 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 Deed Book 49780, Page 39, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 57469, 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 legal hours of sale, on November 01, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK C UNIT 1 OF GRAHAM'S PORT SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 99, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. TAX ID: R6014 057

Said property being known as: **3615 GRAHAMS PORT DR SNELLVILLE, GA 30039**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are BINIAM 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 default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys 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 property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 follows:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing

75 Beattie Place, Suite 300

Greenville , SC 29601

Phone: 866-825-2174

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 DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

as Attorney-in-Fact for

BINIAM IYASU

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097

Phone: 470.321.7112

Firm File No. 21-070664 – LiV

950-80652 9/14 10/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

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 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 $97,367.00, 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 unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or 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, which recorded plat is incorporated herein by this reference and made a part of this description.

Property Address: **400 Victoria Station Blvd., Lawrenceville, GA 30043**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent 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 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): Meliah Kirk or tenant or tenants.

Carrington Mortgage Services, LLC is the entity or individual 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) 561-4567

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 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided 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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

2191-2521A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2521

950-79922 9/7 14 21 28 2022

**Notice of Sale Under Power**

**Georgia, GWINNETT County**

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, 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 principal amount of $149,728.00, 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, 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 PARCEL 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 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.

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 the Note and Deed to Secure Debt. 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 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, GA 30044**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief 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 outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 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 Services, LLC

Attention: Loss Mitigation Department

1600 South Douglass Road. Suites 100 & 200-A

Anaheim, CA 92806 1-800-561-4567

The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured 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 creditor under the power of sale granted in the aforementioned security instrument, specifically being

Bank of America, N.A

as attorney in fact for

RITA L. THOMAS

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, 2022

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, 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 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 follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOLLOWS: 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, GEORGIA, RECORDS, WHICH 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 as: **865 NW HARBINS COVE DR LILBURN, GA 30047**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ABDUL SUBHAN MOHAMMED 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys 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 property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 follows:

U.S. Bank National Association

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 DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

GUIDANCE RESIDENTIAL, LLC,

as Attorney-in-Fact for

ABDUL SUBHAN MOHAMMED

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097

Phone: 470.321.7112

Firm File No. 22-028730 – TiT

950-80887 9/7 14 21 28 2022

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Pursuant to the power of 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 AMERICAN FUNDING in the original principal amount of $227,950.00 dated April 8, 2020 and recorded in Deed Book 57403, Page 00855, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59698, Page 133, 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 follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 78 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 78, BLOCK A, TOWNE PARK SUBDIVISION, PHASE V, AS PER PLAT RECORDED IN PLAT BOOK 76, PAGES 28-29 OF THE GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. PARCEL: R5078 199

Said property being known as: **35 ROSEMARY PLACE LAWRENCEVILLE, GA 30044**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ALMA Y IMBERT 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys 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 property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 follows:

LoanCare, LLC

3637 Sentara Way

Virginia Beach, VA 23452

Phone: 1-800-274-6600

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 DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVICING, LLC,

as Attorney-in-Fact for

ALMA Y IMBERT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097

Phone: 470.321.7112

Firm File No. 22-054661 – SeV

950-79964 9/7 14 21 28 2022