COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER PUWER
PUrsuant to the power of sale contained in the Security Deed executed by HAZEL DURAN AND BLANCA DURAN TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLICILY AS NORMINEE FOR STEMS, INC. ACTING
LELY AS NOMINEE FOR
MORTGAGE CORPORA-TION in the original principal amount of \$219,942.00 dated March 29, 2018 and recorded in Deed Book 55795, Page 619, Gwinnett County records, said Security Deed being last trans-ferred to U.S. BANK NA-TIONAL ASSOCIATION in Deed Book 57559, Page 233, 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: IOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 92, 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
LOT 35, BLOCK B, UNIT
ONE, SECTION ONE, SUMMIT CHASE SUBDIVISION,
AS PER PLAT RECORDED IN
PLAT BOOK 1, PAGE 227,
GWINNETT COUNTY GEORGIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: 2947 OVERWOOD LANE SNELLVILLE, GA 30078

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are HAZEL DURAN AND BLAN-

CA DURAN or tenant(s).
The debt secured by said
Security Deed has been and is hereby declared due and payable because of, among payable because or, 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 detault, 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 the sold and payedle): (2) the due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-closed 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 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

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-

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION DETAILED MAY DETAILED

OBTAINED MAY BE USED FOR THAT PURPOSE. BANK NATIONAL AS-U.S. BANK SOCIATION,

as Attorney-in-Fact for HAZEL DURAN AND BLAN-CA DURAN
Robertson, Anschutz,
Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-058438 –

8/24 9/7 14 21 28 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PUWER
Pursuant to the power of sale contained in the Security Deed executed by BETTE ANDREWS to MERIDIAN LENDING, INC. DBA ALL-LENDING, INC. DBA ALL-SOURCE MORTGAGE in the original principal amount of \$225,000.00 dated Decem-ber 4, 2007 and recorded in Deed Book 48492, Page Deed Book 48492, Page 301, Gwinnett County records, said Security Deed being last transferred to REVERSE MORTGAGE FUND-ING LLC in Deed Book 56719, Page 701, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or as 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 49 OF Gwinnett County

BFING IN LAND LOT 49 OF BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF AS PER PLAT THEREUP RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known s: **522 RAVINIA WAY** LAWRENCEVILLE, GA 30044
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are of said property is/are BETTE ANDREWS or tenant

(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de officer possible events of use 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 approach of the purpose paving the same and all expenses 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 dis-

FORECLOSURE

and inspection of the prop-erty; and (4) any assessments, liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.

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

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: Compu-Link Corporation 101 W. Louis Henna Blvd., Suite 450

Austin, TX 78728
Phone: 1-866-654-0020
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is 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.

REVERSE MORTGAGE

HEVERSE MORTGAGE FUNDING LLC, as Attorney as Attorney-in-Fact for BETTE ANDREWS Robertson. Anschutz.

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Phone: 470.321.7112 Firm File No. 22-058486 – KaH 950-79141 8/24 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
Security Deed given by
Sheikh M Rahman to First Sheikh M Rahman to First Union National Bank, a National Banking Assocation, dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 29653, Page 25, Gwinnettt County, Georgia nett County, Georgia Records, conveying the af-

ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$127,000.00), 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 law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-ing described property

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said

Security Deed has been and 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 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 Dead and the security of th 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 in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and

any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA is the holder

tional Bank, NA 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: Wells Fargo Home Mortgage a div. of Wells Fargo Bank, N.A., 1 Home Campus, MAC# X2303-02D. Des

N.A., 1 Home Campus, MAC# X2303-02D, Des Moines, IA 50328, 1-888-508-8811

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 Sheikh M Rahman or a tenant or tenants and said property is commonly known as 2911 Spruce Cir, Snellville, Georgia 30078. Should a conflict arise between the property address and the le-

gal description the legal degal 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. Bankruptcv Code and (2) to final concy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, NA suc-cessor by merger to Wa-chovia Bank, NA formerly known as First Union Na-tional Bank, NA

as Attorney in Fact for Sheikh M Rahman McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A The following described

real property, to-wit: All that tract or parcel of land lying and being in Land Lot 51 of the 6th District, of Gwinnett County, Georgia, being Lot 9, Block C of the Lanier Mountain Woods Subdivision, as per plat recorded in Plat Book 29, Page 18 of Gwinnett County Records, which plat is incorporated herein and made a

part hereof by reference. MR/jac 10/4/22 Our file no. 22-06774GA -950-80055 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
Security Deed given by
Frank A Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10,

FORECLOSURE

1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Georgia Records, as last trans-ferred to U.S. Bank Trust Naferred to U.S. Bank Trust National Association, not in individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 59482, Page 398, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND ONE HUNDRED AND 0/100 THIRTY-NINE THOUSAND ONE HUNDRED AND 0/100 ONE HONDRED AND 0/100 DOLLARS (\$139,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash behighest bidder for cash be-fore 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-ing described property. ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due 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 hear given).

suant to 0.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, encumparances, zoning ordinances. brances, 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 Trust National Association, not in its indi-

Association, not in the widual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association is the holder of the Security Pood to the property in page 1 Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olymphores. pus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such

entity is not required by law to negotiate, amend or modito regordate, amend of modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Frank A Mazza and Judith A Mazza or a tenant or tenants and said property is more commonly known as 3139 Brookgreen Trail, Lawrenceville, Georgia 30043. 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

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 Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust c/o U.S. Bank

Trust National Association as Attorney in Fact for Frank A Mazza and Judith A Mazza
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of

land lying and being in Land Lot 91, 7th District, Gwinnett County, Georgia, being Lot 28, Block B, Unit One-Phase Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat is hereby referred to and made a part of this descrip-tion, being property known as 3139 Brookgreen Trail according to the present system of numbering houses in said county, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.
MR/meh 10/4/22
Our file and 20 06555CA

Our file no. 22-06855GA -

950-80334 9/7 14 21 28 2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah Nwani to Mortgage Electronic Registration Systems line as greated as tems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC by assign-ment recorded in Deed Book 60063, Page 46, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOU-SAND SIX HUNDRED TWENTY-FOUR AND 0/100 DOLLARS (\$345,624.00), 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 alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-

ant or tenants and said property is more commonly known as 780 Arbor Gate Lane Unit 2308, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description will control.

The sale will be conducted subject (1) to confirmation ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-**HFRFOF** The debt secured by said Security Deed has been and is hereby declared due becy Code and (2) to final con-firmation and audit of the status of the loan with the cause of, among other possible events of default, failholder of the security deed

Athene Annuity and Life sible events of detault, 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 Allielle Alliulity and Life Company as Attorney in Fact for Robert C Stays, Sr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 1544 UIG AIADAMA HOAD ROSWEII, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 5 OF THE 7TH DISTRICT, GWINpurpose 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).

FORECLOSURE

FORECLOSURE

8006694268.

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 con-

firmation and audit of the status of the loan with the

noticer of the security deed.
Acopia LLC
as Attorney in Fact for
Sarah Nwani
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Beautell CA 20076

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat record-ed in Plat Book 138, Page 167, et. seq., Gwinnett Coun-ty Records, which plat is in-corporated herein and made a part of this description.

a part of this description.

Our file no. 22-07703GA -

950-80336 9/7 14 21 28

NOTICE OF SALE UNDER

Under and by virtue of the

Power of Sale contained in a Robert C Stays, Sr. to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for EquiFirst Corpo-

ration, its successors and

ration, its successors among assigns, dated January 8, 2008, recorded in Deed Book 48583, Page 728, Gwinnett County, Georgia Records, as last transferred to Athene Annuity and Life

Company by assignment recorded in Deed Book

60141, Page 214, Gwinnett County, Georgia Records,

scribed property to secure a

Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOU-SAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$123.26.00)

FIFTY AND 0/100 DOLLARS (\$123,250.00), 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,

on the first Tuesday in Octo-ber, 2022, the following de-

scribed 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,

and all expenses of this said.

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 advances taxes (including

ad valorem taxes (including

taxes which are a lien, but

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in-

an accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, these surgicists the Securi

those superior to the Securi-ty 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.

Athene Annuity and Life Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

84119, 888-818-6032.

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 Estate Of Robert C Stays Sr or a ten-

ant or tenants and said prop-

after-de-

conveying the

GWINNETT

MR/meh 10/4/22

POWER GEORGIA, COUNTY

holder of the security deed.

NETT COUNTY, GEORGIA, BEING LOT 780 OF THE AR-BORS AT SUGARLOAF CONsubject to any outstanding ad valorem taxes (including taxes which are a lien, but DOMINIUM ON PLAT RECORDED IN CONDOMINInot yet due and payable), the MECORDED IN CONDOMINI-UM PLAT BOOK 3, PAGES 265 AND 266, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS IN-CORPORATED HEREIN BY right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-CORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF; AND AS SHOWN ON FLOOR PLANS RECORDED AS CONDOMINIUM FLOOR PLANS 3636 THROUGH 3669, GWINNETT COUNTY, GEORGIA RECORDS; WHICH FLOOR PLANS ARE INCORPLANS ARE INCORPORATED AND THE INCORPLANS ARE INCORPLANS ARE INCORPORATED AND THE INCORPLANS ARE INCORPORATED AND THE INCORPORATED AND THE INCORP. spection 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 Securi-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 abovenamed or the undersigned. HEREOF: TOGETHER WITH
IT'S APPURTENANT PERCENTAGE OF UNDIVIDED
INTEREST IN THE COMMON
ELEMENTS OF THE ARBORS
AT SUGARLOAF CONDOMINIUM, AS SET FORTH
AND PROVIDED IN THAT
CERTAIN DECLARATION OF
CONDOMINUM FOR THE Acopia LLC 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. Acopia LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 800660428 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 undergraded.

CERTAIN DECLARATION OF CONDOMINIUM FOR THE ARBORS AT SUGARLOAF CONDOMINIUM BY BEAZER HOMES, CORP., A TEN-MESSEE CORPORATION, RECORDED IN DEED BOOK 37467, PAGE 247, AFORE-SAID RECORDS; AS AMENDED FROM TIME TO TIME AS PROVIDED THERE-IN: SAID UNIT BEING KNOWN AS UNIT 780 IN BUILDING 23 AND HAVING AN ADDRESS OF 780 ARBOR GATE LANE, belief of the undersigned, the party in possession of the property is Sarah Nwani or a tenant or tenants and said property is more commonly known as 4225 Shanton Park BOR GATE LAWRENCEVILLE, GA. LANE, Sharpton Park Drive, Auburn, Georgia 30011. Should a conflict arise be-tween the property address MR/chr 10/4/22

Our file no. 22-08279GA – FT1 950-79799 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Gregory S John to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Advisors, LC, its successors and assigns, dated August 28, 2009, recorded in Deed Book 49689, Page 657. Book 49689, Page 657, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assign-ment recorded in Deed Book 60141, Page 355, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of TWO HUNDRED SEVENTY-ONE THOUSAND SIX HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$271,679.00), with interest thereon as set forth therein,

there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Octo-ber, 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, failas 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 surpress of position the same 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 baying bean given).

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 Securi-

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 abovenamed or the undersigned. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accorto the property in accordance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) Coppell, 480-2432.

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 helief of the undersigned the party in possession of the property is Gregory S John or a tenant or tenants and said property is more commonly known as 2338 Well Springs Drive, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description the legal de-

scription 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 con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC

Nationstar Mortgage d/b/a Mr. Cooper as Attorney in Fact for Gregory S John McCalla Raymer Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN GMD 1749, GWIN-NETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, MERANOVA AT MILL CREEK. AS PER PLAT CREEK, AS PER PLAT RECORDED IN PLAT BOOK 121, PAGES 59 THROUGH 61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE PART HEREOF BY REFER-

Our file no. 22-08287GA -950-79848 9/7 14 21 28

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert K Prah to Mortgage Electronic Registration Systems (1987) Electronic Registration Systems, Inc., as grantee, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpo-

FORECLOSURE

ration by assignment recorded in Deed Book 60153, Page 757, Gwinnett County, Georgia Records, conveying Georgia Hecords, conveying the after-described property to secure a Note in the origi-nal principal amount of TWO HUNDRED SIXTEEN THOU-SAND FIFTEEN AND 0/100 DOLLARS DOLLARS (\$216,015.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore 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-

ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including bed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, contributions and contributions of the property and second the property 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 aboverecourse against the above-

named or the undersigned.
Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900

90-5900 Note, however, that such entity is not required by law to negotiate, amend or modi-

to negotiate, amend of modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert K Prah or a tenant or tenants and said property is more commonly known as 951 commonly known as 951 Ashton Park Dr, Lawrenceville, Georgia 30045. Should a conflict arise between the property

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. Freedom Mortgage Corporation

ration
as Attorney in Fact for
Robert K Prah
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 213 of the 5th District. Gwinnett County, Georgia, being Lot 69, Block B, Bal-lantrae FKA Ashton Park Subdivision, as per plat recorded in Plat Book 109, Page 217-219 and revised plat recorded in Plat Book 110, Page 79.81, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and by reference and herein made a part of this descripinnumber a part of this descrip-tion. Said property being known as 951 ASHTON PARK DRIVE according to the present system of num-bering property in Gwinnett County, Georgia. Parcel ID Number: R5213.244. Sub-

ject to any Easements or Re-strictions of Record. MR/ca 10/4/22 Our file no. 22-08555GA –

950-80104 9/7 14 21 28 2022

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Mortgage A Coppris Chaptered gage, A Georgia Chartered Bank, its successors and as-Bank, its successors and assigns, dated April 13, 2011, recorded in Deed Book 50637, Page 429, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE principal amount of ONE
HUNDRED FIFTY-THREE
THOUSAND FOUR HUNDRED MINETEEN AND 0/100
DOLLARS (\$153,419.00),
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 law

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the following described property: SEE EXHIBIT A ATTACHED

The debt secured by said Security Deed has been and is hereby declared due because 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 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 hear given).

HERETO AND MADE A PART

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances

FORECLOSURE

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 repourse against the aboverecourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-

14-162.2. The entity that has full au-Ine entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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 To the best knowledge and belief of the undersigned, the party in possession of the property is Michele English or a tenant or tenants and said property is more commonly known as 3844 Sagebrush Lane, Snellville, Georgia 30039. Should a conflict arise between the property address and the lead description the legal description the legal description. gal description the legal de-

gal 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 con-firmation and audit of the firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Michele English McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 94, BLOCK A OF WOODGATE HILLS SUBDI-VISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 2688270, GWINNETT COUNTY GEORGIA BECORDS. TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 MR/ca 10/4/22 Our file no. 22-08564GA –

950-80395 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 Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank D/B/A Fidelity Bank Mortgage, A Georgia Chartered Bank, its successors and assigns ar signs, dated April 13, 2011, signs, dated April 13, 2011, recorded in Deed Book 50637, Page 429, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Rock 57401, Rep. 720 Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC Records, act to Nationstar Mortgage Laby assignment recorded in Deed Book 52435, Page 657, County, Georgia County, Georgia Linea the af-Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUN-DRED MINETEEN AND (1400 DRED NINETEEN AND 0/100 DOLLARS (\$153,419.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash bethe courthouse door of at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in October, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

HEREOF 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 0.C.G.A. § 13-1-11 paying bean given).

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and pavable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, prances, 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, warrant by an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

480-2432.

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 To the best knowledge and belief of the undersigned,

belief of the undersigned, the party in possession of the property is Michele English or a tenant or tenants and said property is more commonly known as 3844 Sagebrush Lane, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description will control. scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Michele English McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road 1544 UIG Alabama Hoad Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 336 OF THE 4TH DISTRICT, GWIN-

FORECLOSURE

NETT COUNTY, GEORGIA BEING LOT 94, BLOCK A OF WOODGATE HILLS SUBDI-VISION, AS PER PLAT VISION, AS PER F THEREOF RECORDED PLAT BOOK 113, PAGES 268§270, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 MR/ca 10/4/22 Our file no. 22-08564GA -950-80423 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GEORGIA,

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Bar-

GWINNETT

bara Ann Pettigrew to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans nominee for Guicken Loans Inc., its successors and assigns, dated November 3, 2017, recorded in Deed Book 55535, Page 383, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. by assignment recorded in Deed Book 55954 Page 697 assignment recorded in Deed Book 55954, Page 697, and as re-recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, conveying the after described page 145 as Hecords, conveying the ar-ter-described property to se-cure a Note in the original principal amount of EIGHTY-HREE THOUSAND SEVEN HUNDRED THIRTY AND 0/100 DOLLARS

0/100 DOLLARS
(\$83,730.00), 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 a such nouse door of dwinner 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 Octo-ber, 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 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

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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 inan 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 Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or representation, warfainty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-162.2. thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. 2022

Note. however. 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 Barbara Ann Pettigrew or a tenant or ten-ants and said property is more commonly known as 4239 Berkeley Mill Close,

Duluth, Georgia 30096. 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans, LLC Quicken Loans Inc. as Attorney in Fact for Barbara Ann Pettigrew McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Öld Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 6TH DISTRICT, GWIN NETT COUNTY, GEORGIA, BEING LOT 13, BLOCK A, BERKELEY MILL SUBDIVI-SION. UNIT TWO. AS SION, UNIT TWO, AS SHOWN ON PLAT RECORD-SHOWN ON PLAT RECORD-ED IN PLAT BOOK 64, PAGE 249, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

MR/meh 10/4/22 Our file no. 22-08753GA 950-80333 9/7 14 21 28

2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Clemoterik E Phillips to Mortgage Electronic Regis Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporaritedum Mortugge Corporation, its successors and assigns, dated October 31, 2019, recorded in Deed Book 57037, Page 437, Gwinnett County, Georgia Records and as modified by that certain Lean Modifier that certain Loan Modifica tion Agreement recorded in Deed Book 59828, Page 426, Gwinnett County, Georgia Records, as last transferred records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60086, Page 567, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO nal principal amount of TWO HUNDRED FORTY THOU-SAND SEVENTY AND 0/100 DOLLARS (\$240,070.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore 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

FORECLOSURE

October, 2022, the follow ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HFRF0F

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas 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 induce to 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 0.C.G.A. § 13-1-11 having hear given)

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Freedom Mortgage Corpo retection workgage corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5901 690-5900. 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 Clemoterik E Phillips or a tenant or ten-ants and said property is more commonly 1986 Alcovy Trace Way, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control tion will control

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.
Freedom Mortgage Corpo-

The sale will be conducted

Freedom Mortgage Corporation
as Attorney in Fact for
Clemoterik E Phillips
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PAR-

WWW.Indecidentialitier.ine
EXHIBIT A
ALL THAT TRACT OR PAR
EEL OF LAND LYING AND
BEING IN LAND LOTS 244,
245, AND 269 OF THE 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
LOT 11, BLOCK C, ALCOVY
SPRINGS SUBDVISION,
UNIT THREE, AS PER PLAT
RECORDED IN PLAT BOOK
R7, PAGES 103 AND 104,
GWINNETT COUNTY, GEORGIA RECORDE, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION,
SUBJECT TO ALL ZONING

SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PREMISES. Parcel Number: R5269 041 MR/ca 10/4/22

Our file no. 22-08844GA - FT17 950-80428 9/7 14 21 28

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Darlane B. Sanders and Tyrone F. Sanders to Mortgage Electronic Pagistratics tronic Registration Systems. Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dat-ed November 1, 2005, recorded in Deed Book ed November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CETTEICATERIOLD. OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by CATES, SERIES 2003-16 by assignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HINDRED, MINETY-THEFE HUNDRED NINETY-THREE THOUSAND AND 0/100
DOLLARS (\$393,000.00),
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 law-

in October, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the 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 0.C.G.A. § 13-1-11 baying bean given)

fully designated as an alter-native, within the legal hours

of sale on the first Tuesday

having been given) naving 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 brances, 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 correceptation, were about above. an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE CWABS
INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 is the holder of the Security Deed to the property in accordance with OCGA § 44-