162.2.

FORECLOSURE

fy the terms of the loan.

Roswell, GA 30076

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN GMD 1749, GWIN-

NETT COUNTY, GÉORGIA, BEING LOT 31. BLOCK A.

BEING LOT 31, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK 121, PAGES 59 THROUGH 61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPOBLED.

RATED HEREIN AND MADE A PART HEREOF BY REFER-

ENCE.
MR/meh 10/4/22
Our file no. 22-08287GA -

950-79848 9/7 14 21 28

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert K Prah to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Caliber Home

nominee for Caliber Home Loans, Inc., its successors and assigns, dated February 15, 2017, recorded in Deed Book 54944, Page 536, Gwinnett County, Georgia

GWINNET COUNTY, GEOFGIA
RECORDS, as last transferred
to Freedom Mortgage Corporation by assignment recorded in Deed Book 60153,
Page 757, Gwinnett County,
Georgia Records, conveying

the after-described property to secure a Note in the origi-

to secure a Note in the origi-nal principal amount of TWO HUNDRED SIXTEEN THOU-SAND FIFTEEN AND 0/100

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

manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the

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 been given).

Said property will be sold which the care outstanding

subject to any outstanding

ad valorem taxes (including taxes which are a lien, but

not yet due and payable), the right of redemption of any toxing outbority any motters.

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-

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. Freedom Mortgage 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-

COUNTY

EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND 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 RECORDED IN PLAT BOOK PAGE 288, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCOR-

FRENCE AND MADE A PART OF THIS DESCRIPTION Said property being known as: 522 RAVINIA WAY LAWRENCEVILLE, GA 30044 To the best of the under-signeds knowledge, the par-ty or parties in possession

PORATED HEREIN BY REF

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 payable because of, among payable because of, among payable because of among payable because of among payable payable because of declared to the payable because of the payable payabl other possible events of de failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining default, this sale will be made for the purpose paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the curity 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) fi-nal 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-

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 not required by law to negotiate, 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 OBTAINED MAY BE USED FOR THAT PURPOSE. MORTGAGE FUNDING LLC, as Attorney-in-Fact for BETTE ANDREWS

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

Phone: 470.321.7112 Firm File No. 22-058486 – 950-79141 8/24 9/7 14 21 28 2022

GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Sheikh M Rahman to First Union National Bank, a Na-Banking Assocation dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records na as modified tain Loan Modification Agreement recorded in Deed Book 29653, Page 25, Gwin 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 footh therein there will be 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

ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 having been given)

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

cessor by merger to Wa-chovia Bank, NA formerly known as First Union Na-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 Moines, IA 50328, 1-888-

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

the party in possession o the property is Sheikh M Rahman or a tenant or tenants and said property is more commonly known as 2911 Spruce Cir, Snellville, Georgia 30078. Should a conflict arise between the property address and the legal description the legal de-

FORECLOSURE

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, NA successor 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

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 incor norated 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 GWINNETT

GEORGIA, 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, 1997, recorded in Book 14088, Page Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 54844, Page 496. Gwinnett County. Georgia Records, as last trans-ferred to U.S. Bank Trust Na-tional Association, not in its individual capacity but solely as owner trustee for RCF 2
Acquisition Trust by assignment recorded in Deed Book
59482, Page 398, Gwinnett
County, Georgia
Conveying the after-described property to secure 2 scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND ONE HUNDRED 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 before the courthouse door of Gwinnett County, Georgia, or at such place as may be law

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 HFRF0F

fully designated as an alter-

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible posterior of default in the control of the contr 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 O.C.G.A. § 13-1-11

28 2022

NOTICE OF SALE UNDER
POWER
CEORGIA CWINNET taxes which are a lien, but not vet due and pavable), 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 recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-guisition Trust c/o U.S. Bank

950-80336 9/7 14 21 28 2022

Deed to the property in accordance with OCGA § 44-14-162.2. CEUBUIA thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Frank A Mazza and Judith A Mazza or a tenant or tenants and said property is more commonly property is more commonly known as 3139 Brookgreen Trail, Lawrenceville, Geor-gia 30043. Should a conflict arise between the property address and the legal de-scription the legal descrip-

Trust National Association is

the holder of the Security

tion 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 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 tructe for RE2 Acowner 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 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 description being property known tion, being property known as 3139 Brookgreen Trail according to the present system of numbering houses in said county, as more partic-ularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97. Inc., dated 4/9/97. MR/meh 10/4/22

Our file no. 22-06855GA -950-80334 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 Sarah Nwani to Mortgage Electronic Registration Sys-

FORECLOSURE

tems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in ed April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia LLC by assignment recorded in Deed Book 60063, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal Note in the original principal amount of THREE HUN-DRED FORTY-FIVE THOU-

DRED FORTY-FIVE THOUSAND 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 Country, Georgia, or at such place as may be lawat such place as may be lawfully designated as an alternative 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

The deht secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failstole events of default, and the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the events of power the same purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11

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 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, encumhrances. 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 abovenamed or the undersigned. Acopia LLC is the holder of 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, 8006694268.

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 Sarah Nwani or a tenant or tenants and or a tenant or tenants and said property is more commonly known as 4225 Sharpton Park Drive, Auburn, Georgia 30011. 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 prohibit-

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

holder of the security deed.
Acopia LLC
as Attorney in Fact for
Sarah Nwani
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
FXHIBIT 6

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-54, Block A, Parkside at Mulberry, as per plat record-ed in Plat Book 138, Page 167, et. seq., Gwinnett Coun-Records, which plat is incorporated herein and made a part of this description. MR/meh 10/4/22 Our file no. 22-07703GA –

NOTICE OF SALE UNDER GWINNETT 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, 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-de-scribed property to secure a scribed 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 cold at validia. 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 October, 2022, the following described aronathy. 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, fail-

sible events of detault, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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 an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, these survivors to the Securithose superior to the Securi-This each 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 FORECLOSURE

strictions of Record. MR/ca 10/4/22 Our file no. 22-08555GA to the property in accor-dance with OCGA § 44-14-

950-80104 9/7 14 21 28 The entity that has full authority to negotiate, amend, and modify all terms of the 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 pendiate amend or modi-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 of the Power of Sale Control of the Power of the 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 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 description the legal description the legal description are sent to the said that the said tha tems, Inc., as grantee, as nominee for Fidelity Bank Morlagage, A Georgia Chartered Bank, its successors and assigns, 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 Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the affectorial county, Georgia Records, conveying the affectorial control of the second county of the second coun 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. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Gragory S. John Gwinnett County, Georgia Records, conveying the afrecords, conveying the average records amount of one cure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 0/100 Gregory S John
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road www.foreclosurehotline.net

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 follow 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 as and when due and 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 Deed and by law including

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 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 and representation, warranty or representation, warranty 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.

DOLLARS (\$216,015.00), 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 14-162.2. 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) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. 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

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 Michele En-

glish 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 the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code and (2) to final 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 McCalla Raymer Leibe 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 336 OF
THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 94, BLOCK A OF
WOODGATE HILLS SUBDIVISION, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 113, PAGES
2688270, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A **EXHIBIT A** REFERENCE AND MAD PART OF THIS DESCRIP-

950-80395 9/7/14 21 28

NOTICE OF SALE UNDER

Under and by virtue of the Power of Sale contained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems

tems, Inc., as grantee, as

tems, Inc., as grantee, as nominee for Fidelity Bank D/B/A Fidelity Bank Mort-gage, A Georgia Chartered Bank, its successors and as-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 cer-tain Loan Modification Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records as last transferred

Böok 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED TOUR HUNDRED TO

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 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

The debt secured by said

Security Deed has been and is hereby declared due be-

GWINNETT

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kilvald Pr. Sta. TION. Property Address: 3844
Sagebrush Lane, Snellville,
GA 30039
MR/ca 10/4/22 tion, 10500 Kinkaid Dr. Ste 300, Fishers, IN 46037, 855-Our file no. 22-08564GA -

POWER GEORGIA,

COUNTY

690-5900 Note, however, that such entity is not required by law to negotiate, amend or modito 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 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 con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

arise between the property

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, Lot 213 of the 5th District, Gwinnett County, Georgia, being Lot 69, Block B, Balantrae 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 made a part of this description. Said property being tion. Said property being known as 951 ASHTON PARK DRIVE according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number: R5213.244. Subiect to any Fasements or ReFORECLOSURE

cause 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 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 taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, endingence and inspection of the property and seements. brances, zoning ordinances restrictions, covenants, and 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 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 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: 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 belief of the undersigned, the party in possession of the property is Michele English or a fenant or tenants. glish 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.

The sale will be conducted subject (4) to confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. 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
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 336 OF
THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 94, BLOCK A OF
WOODGATE HILLS SUBDIVISION, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 113, PAGES
268\$270, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH RECORDED HAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE
PART OF THIS DESCRIP-NEFERENCE AND MADE A PART OF THIS DESCRIP-TION

Property Address: 3844 Sagebrush Lane, Snellville, GA 30034 MR/ca 10/4/22 Our file no. 22-08564GA -

950-80423 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 James Hohenstern to Wells Fargo Bank, N.A., dated July 3, 2013, recorded in Deed Book 52370, Page 139, Gwinnett County, Georgia Records, conveying the af-ter-described property to seprincipal amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUN-DRED ONE AND 0/100 DOL-LARS (\$146,301.00), 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,

designated as an alternative, within the legal hours of sale on the first Tuesday in November, 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 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 pur-suant to O.C.G.A. § 13-1-11 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 redompting of said. right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the 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. Wells Fargo Bank, N.A. 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:
Wells Fargo Bank, N.A., PO
Box 10335, Des Moines, IA
50306, 1-800-416-1472.
Note, however, that such
entity is not required by law to negotiate, amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of the property is James Ho-henstern or a tenant or tenneristerii or a teriani or teri-ants and said property is more commonly known as 3922 Brockenhurst Drive, Buford, Georgia 30519. Should a conflict arise beshould 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 con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for James Hohenstern

FORECLOSURE

_Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided y Auction.com (www.auc-

tion.com) EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 178 of the 7th District, Gwinnett County, Georgia, being Lot 75, Block A, The Townes of Avondale, Unit 1, as per plat recorded in Plat Book 130, Pages 83 - 90, Gwinnett County, Georgia Records, which plat is incorporated herein and made apart hereof by reference. part hereof by reference. MR/chr 11/1/22

Our file no. 22-08684GA -950-81861 9/21 28 10/5 12 19 26 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 Bar-bara Ann Pettigrew to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken 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. gage Electronic Registration assignment recorded in Deed Book 55954, Page 697. and as re-recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, conveying the af-Hecotors, conveying the ai-ter-described property to se-cure a Note in the original principal amount of EIGHTY-HREE THOUSAND SEVEN HUNDRED THIRTY AND 0/100 DOLLARS

O/100 DOLLARS (\$83,730.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be Jaufully. 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, 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 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, encumbrances, zoning ordinances, contrictions and appropriate and 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. 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.
The entity that has full authority 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. Note, however, that such entity is not required by law to negotiate, amend or modi-

To the best knowledge and belief of the undersigned, the party in possession of the property is Barbara Ann Pettigrew or a tenant or tenrettigrew 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 tween 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 prohibit-ed 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc

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

1544 Old 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 SHOWN ON PLAT RECORD-ED IN PLAT BOOK 64, PAGE 249, GWINNETT COUNTY 249, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Our file no. 22-08753GA – FT1 950-80333 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

Under and by virtue of the Power of Sale contained in a Security Deed given by Clemoterik E Phillips to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its cureasears and astion, 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 Modifica. that certain Loan Modifica that certain Loan Modifica-tion Agreement recorded in Deed Book 59828, Page 426, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpoto 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 HUNDRED FORTY THOU-SAND SEVENTY AND 14100 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 before the courthouse door of

FORECLOSURE

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first in October, 2022, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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 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 allian but 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the properbrances, zoning ordinances, Security Deed to the property in accordance 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: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 tenants and said property is more commonly known as 1986 Alcovy Trace Way, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description will control. belief of the undersigned,

tion 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 confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

ration 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-CEL 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 SUBDIVISION LOT 11, BLOCK C, ALCOVY SPRINGS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGES 103 AND 104, GWINNETT COUNTY, GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ALL ZONING ORDINANCES. EASEMENTS AND RESTRICTIONS OF BECORD AFFECTING SAID

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 LINDER

GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Kevin M Dunmore to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its surgessors and senominee for Flagstar Bank, FSB, its successors and as-signs, dated August 25, 2017, recorded in Deed Book 55359, Page 262, Gwinnett County, Georgia Records and as modified by Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59640, Page 221, Gwinnett County, Georgia Records, as last transferred to FLAGSTAR BANK, FSB by assignment recorded in Paged Rose, 56652, Page 502 to FLAGSTAR BANK, FSB by assignment recorded in Deed Book 56652, Page 692, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-FIVE

THOUSAND SEVENTY-NINE AND 0/100 DOLLARS (\$365,079.00), with interest thereon as set forth therein, thereon as set form 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, designated as an alternative, within the legal hours of sale on the first Tuesday in November, 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 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 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 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 representation, warranty or representation. recourse against the above-named or the undersigned. FLAGSTAR BANK, FSB 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

FORECLOSURE mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700.

Note however that such 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 Kevin M Dunnants more or a tenant or tenants and said property is more commonly known as 3501

Lake

Cove

Tioga

Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal scription the legal descrip tion 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 con

firmation and audit of the status of the loan with the holder of the security deed. FLAGSTAR BANK, FSB as Attorney in Fact for Kevin M Dunmore McCalla Raymer Leibert Pierce LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of All that tract or parcer of land lying and being in Land Lot 178 of the 6th District, Gwinnett County, Georgia, being Lot 232, Block B, Phase 2, Unit 1, Horizon Subdivision, as per plat recorded in Plat Book 137. pages 171-177, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto. MR/meh 11/1/22 Our file no. 22-09194GA -

950-81685 9/21 28 10/5 12 19 26 2022

NOTICE OF SALE UNDER POWER GEORGIA, 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 Paciety Tyrone Systems tronic Registration Systems 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 45217, Page 120, Gwinnett 45217, Page 120, GWINNERT County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by assignment recorded in Deed Book 50787, Page 611. Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original cure a Note in the original principal amount of THREE 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 between the courthouse door of fore 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 ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART 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 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 port yet due and payeble) the

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, activities accurate and 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 Said property will be sold on an "as-is' basis without any representation, warranty or recourse against the abovenamed or the undersigned.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-FOR THE CERTIFICATE-FOR THE CUMPS. HOLDERS OF THE CWABS INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-16 is the holder of the Security Deed to the property cordance with OCGA § 44-14-162.2.
The entity that has full au-

thority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107. Note, however, that such note, nowever, that such the rentity 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 perspective Develope R

the property is Darlane B Sanders and Tyrone F Sanders and Tyrone F.
Sanders or a tenant or tenants and said property is more commonly known as A635 Riversound Drive, Snellville, Georgia 30039. Should a conflict arise be-tween 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the balder of the powerful dead. holder of the security deed. THE BANK OF NEW YORK MELLON FAO THEW YORK MELLON FAO THE ANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 as Attorney in Fact for

Darlane B. Sanders and Ty-

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

All that certain tract or parcel of land lying and being in Land Lot 27 of the 6th Dis-trict, Gwinnett County, Geor-gia being Lot 38, Block G, The Moorings Subdivision, Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.
Subject to the Declaration

of Protective Covenants for The Moorings Unit IV Subdi-