

**FORECLOSURE**

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. **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 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 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 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. **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 RECORDED IN PLAT BOOK 113, PAGES 268&270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 MR/cra 10/4/22 Our file no. 22-08564GA - FT2 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 Mortgage, a Georgia Chartered 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 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 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 before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

The entity that has full authority 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 Hohenstern** or a tenant or tenants and said property is more commonly known as **3906 Brockmeister Drive, Buford, Georgia 30519**. 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. **Wells Fargo Bank, N.A.** as Attorney in Fact for **James Hohenstern**, **McCalla Raymer Leibert Pierce, LLC**

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net Auction services provided by Auction.com (www.auction.com) EXHIBIT A

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 80, Pages 83, 90, and as recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

MR/chr 11/1/22 Our file no. 22-08684GA - FT5 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 **Barbara 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 53954, Page 697, and as recorded in Deed Book 56491, Page 413, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-THREE THOUSAND SEVEN HUNDRED THIRTY AND 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 at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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.

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 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. **Nationstar Mortgage LLC** as Attorney in Fact for **Michele English**, **McCalla Raymer Leibert Pierce, LLC**

**FORECLOSURE**

THEREOF RECORDED IN PLAT BOOK 113, PAGES 268&270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039 MR/cra 10/4/22 Our file no. 22-08564GA - FT2 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., its successors and assigns, dated July 3, 2013, recorded in Deed Book 52370, Page 139, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND THREE HUNDRED ONE AND 0/100 DOLLARS (\$148,301.00), 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, 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 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).

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 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 tenants 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 Inc. as Attorney in Fact for **Barbara Ann Pettigrew**, **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 230 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK A, BERKELEY MILL SUBDIVISION, UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 64, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/meh 10/4/22 Our file no. 22-08753GA - FT1 950-80333 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 **Clemeterik E Phillips** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage 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 Loan Modification Agreement recorded in Deed Book 59829, Page 825, Gwinnett County, Georgia 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 HUNDRED FORTY THOUSAND 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 Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: **Freedom Mortgage Corporation**, 10500 Kirkland 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 **Darlane B. Sanders** and **Thyrone F. Sanders** or a tenant or tenants and said property is more commonly known as **4626 Riverside Drive, 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone F. Sanders**, **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

**FORECLOSURE**

having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed, first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

**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 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 tenants 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 Inc. as Attorney in Fact for **Barbara Ann Pettigrew**, **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 230 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK A, BERKELEY MILL SUBDIVISION, UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 64, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/meh 10/4/22 Our file no. 22-08753GA - FT1 950-80333 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 **Clemeterik E Phillips** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage 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 Loan Modification Agreement recorded in Deed Book 59829, Page 825, Gwinnett County, Georgia 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 HUNDRED FORTY THOUSAND 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 Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: **Freedom Mortgage Corporation**, 10500 Kirkland 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 **Darlane B. Sanders** and **Thyrone F. Sanders** or a tenant or tenants and said property is more commonly known as **4626 Riverside Drive, 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone 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 35 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block A, Unit Three, Meadowbrooke Ridge Subdivision, as per plat recorded in Plat Book 82, Pages 28-29, Gwinnett County, Georgia Records, which plat is incorporated herein by reference.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. **The Bank of New York Mellon FKA THE BANK 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 **Thyrone F. Sanders**, **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

**FORECLOSURE**

**Clemeterik E Phillips**, **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 LOTS 244, 245, AND 269 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK C, ALDOVY SPRINGS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGES 103 AND 104, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PREMISES. Parcel Number: R5269 041 MR/cra 10/4/22 Our file no. 22-08844GA - FT17 950-80428 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 **Darlane B. Sanders** and **Thyrone F. Sanders** to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Capital Inc., its successors and assigns, dated 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 CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16** 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 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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.

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 **Gary B. Jarrell**, **Joyce Sadler NKA Joyce Jarrell**, **Estate of Gary B. Jarrell** and **Estate of Joyce Jarrell** or a tenant or tenants and said property is more commonly known as **4425 McCord Livsey Road, McCord, Georgia 30558**. 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. **CitiBank, N.A.**, as Trustee for the Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2002-3 as Attorney in Fact for **Gary B. Jarrell** and **Joyce Sadler NKA Joyce Jarrell**, **McCalla Raymer Leibert Pierce, LLC**

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

All that