

FORECLOSURE

SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$164,957.00), with interest thereon as set forth therein, the undersigned, the 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 February, 2023, the following described property: SEE EXHIBIT A ATTACHED HEREON AND MADE A PART HEREOF.

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

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

Wilmington Savings Fund Society FSB dba Christiansa Trust, not individually, but solely as Trustee for NYMT Loan Trust 1 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: Fany Servicing, LLC, 425 S. Financial Place, Suite 200, Chicago, IL 60605, 800-495-716.

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 Sonya Robinson and Nathaniel Robinson and said property is more commonly known as **3340 Yoshing Ct, Shelville, 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.

Wilmington Savings Fund Society FSB dba Christiansa Trust, not individually, but solely as Trustee for NYMT Loan Trust 1

Attorney in Fact for Sonya Robinson and Nathaniel Robinson
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 12 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Subdivision, as per plat recorded in Plat Book 39, page 149, Gwinnett County records, said plat being incorporated herein by reference thereto.

MR/chrt/27/23
Our file no. 5768219

950-91106 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

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thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 304 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 Jeffrey W Hall or a tenant or tenants and said property is more commonly known as **545 Highbranch Circle, Lawrenceville, Georgia 30044**. 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.

Freedom Mortgage Corporation as Attorney in Fact for Jeffrey W Hall
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 1, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, HIGHBRANCH GLEN AS PER PLAT RECORDED IN PLAT BOOK 23 PAGES 86 AND 87, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

TPN: R7001-729
MR/mac/27/23
Our file no. 5879020 - F117

950-91363 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

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vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, AS Attorney in Fact for GREGG D BEDNARCZYK. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

0000009677055 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398, 950 91221 1/11,18,25,21, 2023

Notice of Sale Under Power, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Veronica Berry Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Encore Credit Corp.**, dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10** by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as 960 Cranbrook Glen Lane according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Note and Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Cranbrook Glen Lane, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property, and the knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Veronica Berry or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and other matters of record superior to the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT COUNTY Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 75, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt is in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F holds the title endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as agent, for the undersigned with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$239,957.00), 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 February, 2023, the following described property: SEE EXHIBIT A ATTACHED HEREON AND MADE A PART HEREOF.

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

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

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-

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lars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to an taxing authority, matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JOSEPH W BLANKENSHIP JR, AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is: National Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Towers Blvd, Coppell, TX 75019 Telephone Number: 888-480-2432/833-885-5384. Nothing in the O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1, as Attorney in Fact for JOSEPH W BLANKENSHIP JR, AMY L BLANKENSHIP, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-10 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

Notice of Sale Under Power, Gwinnett County

By virtue of a Power of Sale contained in that certain Security Deed from MARQUITA LASHAWN BUTLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR EVERETT INANOVIC, D/B/A SUPREME LENDING, dated August 18, 2015, recorded in Deed Book 53800, Page 609, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Six Thousand Seven Hundred Thirty-Nine and 00/100 Dollars (\$176,739.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **PennyMac Loan Services, LLC**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING BLOCK A, PEMBROOK FARMS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as **5020 DUNVAL PT WAY SW, SNELLVILLE, GA 30039**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which might be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ANTRUSS MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand Six Hundred and 00/100 Dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLIED BY THOMAS WOOD AND ANTRUSS SOC. AND CERTIFIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE HERETO.

Said legal description being controlling, however the property is more commonly known as **6090 WOODLAKE DR., BUFORD, GA 30018**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JOSEPH W BLANKENSHIP JR, AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. 1900 CAPITAL TRUST II, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, AS Attorney in Fact for VERONICA BLAKEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-11 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JOSEPH W BLANKENSHIP JR and AMY L BLANKENSHIP TO COUNTRYWIDE HOME LOANS, INC., dated December 30, 1997, recorded January 7, 1998, in Deed Book 15272, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Six Thousand Nine Hundred Thirty-Five and 00/100 Dollars (\$87,935.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **New Residential Mortgage Loan Trust 2018-1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK "A" UNIT 3, AUTUMN HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING KNOWN AS 2369 THREE BARS DRIVE, SNELLVILLE, GEORGIA 30078, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES. APN: R5058 297

Said legal description being controlling, however the property is more commonly known as **2369 THREE BARS DR. SNELLVILLE, GA 30078**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the

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title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JOSEPH W BLANKENSHIP JR, AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is: National Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Towers Blvd, Coppell, TX 75019 Telephone Number: 888-480-2432/833-885-5384. Nothing in the O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1, as Attorney in Fact for JOSEPH W BLANKENSHIP JR, AMY L BLANKENSHIP, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-19-05601-10 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from NABIL G BOUZEIDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ANTRUSS MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand Six Hundred and 00/100 Dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE HERETO.

Said legal description being controlling, however the property is more commonly known as **6090 WOODLAKE DR., BUFORD, GA 30018**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ANTRUSS MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand Six Hundred and 00/100 Dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE HERETO.

Said legal description being controlling, however the property is more commonly known as **6090 WOODLAKE DR., BUFORD, GA 30018**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is NABIL G BOUZEIDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ANTRUSS MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Six Thousand Six Hundred and 00/100 Dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., 2006-0A1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-0A1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 352 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACTS 1 AND 2, AS DELINEATED ON THAT PLAT OF SURVEY FOR MARK AND JENNY HOLLIED BY THOMAS WOOD, GA RLS, DATED NOVEMBER 5, 1998, REVISED JULY 21, 1999, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 252, GWINNETT COUNTY RECORDS. SAID PL AT BEING INCORPORATED HEREIN BY REFERENCE HERETO.

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