FORECLOSURE

for Lakeview Loan Servicing, LLC as Attorney in Fact for Ian Locklin 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-GA 30339 Prione: (770) 373-4242 By: Rohan Rupani ESQ For the Firm THIS FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-004182 A-4754605 08/10/2022, 08/17/2022, 08/31/2022 950-77388 8/10,17,24,31,

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Under and by
virtue of the Power of Sale
contained in a Security Deed given by James L. Logan and Bertha M. Logan to Pulte Mortgage Corporation, dated September 19, 2001, and recorded in Deed 24587, Page 0160, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust by assignment record-ed in Deed Book 57989. Page 121 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-Hecords, conveying that are described property to secure a Note in the original principal amount of one hundred fifty-one thousand one hundred and 00/100 (\$151,100.00), with interest thereon as set forth therein, here will be seld at public there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett house door of Gwinnett Country, Georgia, within the legal hours of sale on September 6, 2022, the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 274 & 289 OF THE 7TH DISTRICT, 2661 B&S file no.: 22-09356 950-78059 8/10,17,24,31,2022 GWINNFTT COUNTY, GEOR GWINNETT COUNTY, GEOR-GIA, BEING LOT 5, BLOCK A, GLEN AT LEVEL CREEK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 284, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, clared due because 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 ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to colfées (notice of intent to col-lect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-9836 - Loss Mitiga-tion Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to dis-cuss possible alternatives to avoid foreclosure. Said

and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above To the best knowledge and belief of the undersigned, the party in possession of gan; Bertha M. Logan; or tenant(s); and said property is more commonly known as 4861 Glen Level Drive, Sugar Hill, GA 30518. The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-er of the security dod U.S. tus of the loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust as Attorney in Fact for James L. Logan; Bertha M. Logan. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/Dena L. Daniels Dena L. Daniels, Esq. Georgia Bar Daniels, Esq. Georgia Bar Number 736759 8/10,17,24,31,2022

foreclosure.

property will be sold subject orany outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-

closed by an accurate survey

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Tobias J. Felder and Germaine V. Lucas to Fifth Third Bank, dated November 2, 2017, and recorded in Deed Book 55560, Page 0534, Gwinnett County, Georgia Records, conveying the afrecords, conveying the anderective redescribed property to secure a Note in the original principal amount of Eighty-Five Thousand and 0/100 dollars (\$85,000.00), with interest thereon as set forth thereis there will be edd at therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County Georgia within the County, Georgia, within the legal hours of sale on September 6, 2022, the fol-September 6, 2022, the 10-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 255 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, CHACTAIN MANOR CURPL CHASTAIN MANOR SUBDI-VISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 38. GWIN-NETT COUNTY, GEORGIA NETI COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. SUB-JECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD. THIS BEING THE SAME PROPERTY CON-VEYED TO TOBIAS J. FELDER AND GERMAINE V. FELDER AND GERMAINE V. LUCAS, AS JOINT TENANTS, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEM, IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF THE SUBJECT OF THE SU 26233, PAGE 63, IN GWINNETT COL GWINNETT COUNTY RECORDERS OFFICE. The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-

sible events of default fail-

ure to pay the indebtedness

FORECLOSURE

manner provided in the Note and Security Deed. The debt

remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Fifth Third Bank, National is: Fifth Third Bank, National Association they can be contacted at 800-375-7745 option 3 for Loss Mitigation Dept, or by writing to 5001 Kingsley Drive Mail Drop: 1MOB10, Cincinnati, OH 45227 to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessof the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowle above. To the best knowledge and belief of the undersigned, the party in possession of the property is Tobias J. Felder or tenant(s); and said property is more commonly known as 360 Chastain Manor Drive, Nor-cross, GA 30071. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) fi-nal confirmation and audit of status of the loan with holder of the security deed and (3) any right of re-deemtion or other lien not extinguished by foreclosure. Fifth Third Bank, National Association as Attorney in Fact for Tobias J. Felder and Germaine V. Lucas, Brock & Germaine V. Lucas. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by MARYANN MCKENDRY to MORTGAGE ELECTRONIC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FAIRWAY IN-DEPENDENT MORTGAGE CORPORATION in the origi-nal principal amount of star principal amount of \$147,283.00 dated December 30, 2019 and recorded in Deed Book 57145, Page 573, Gwinnett County 573, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 59452, Page 463, Gwinnett County records, the under-signed will sell at public outry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK B, OF MEADOWBROOK VILLAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 138. AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 138, GWINNETT COUNTY, GEORGIA RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R6305B044 Said property being known as: 6466 MEADOW RUE DR PEACHTREE CORNERS, GR 30092 To the best of the un-

30092 To the best of the un-dersigned's knowledge, the party or parties in posses-sion of said property is/are MARYANN MCKENDRY or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Se-curity Deed. The debt re-maining in default, this sale will be made for the purpose will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters

recemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Social Control of the Control of the Social Contr record superior to the Secu-rity Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S.
Bankruptcy Code; and (2) final confirmation and audit of
the status of the loan with
the holder of the Security Deed. The name, address and telephone number of the and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: LoanCare, LLC 3637 Iows: LoanGare, LLC 3637
Sentara Way Virginia Beach,
VA 23452 1-800-274-6600
Note that pursuant to
O.C.G.A. § 44-14-162.2, the
above individual or entity is
not required by law to negotiate, amend, or modify the
terms of the mortgage. THIS
LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE. LAKEVIEW LOAN SERVICING,
LLC, as Attorney-in-Fact for
MARYANN MCKENDRY
Robertson, Anschutz,
Schneid Crane & Parthers

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott?s Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-133119 – LiV 950-74840 6/29,8/10,17,24,31,2022 **Notice of Sale** Under Power

Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a by GEDION M. MEKONEN to Mortgage Electronic Regis-tration Systems, Inc. as nominee for REAL ESTATE MORTGAGE NETWORK, INC., A CORPORATION, dat-NC., A CORPORATIUN, dated August 13, 2010, and recorded in Deed Book 50225, Page 0811, GWN-NETT County, Georgia records, and last assigned to Bank of America, N.A in Book 54165, Page 98, con-

FORECLOSURE property to secure a Note of even date in the original principal amount of \$167,741.00, 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, Geor-gia, within the legal hours of sale on the first Tuesday in September, 2022, to wit: September 6, 2022, the fol-September 6, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, of Gwinnett County, Georgia, and being Lot 17, Block B, of Kittery Point, Unit Two, as per plat recorded in Plat Book 85, Pages 175-176; revised in Plat Book 93 (incorrectly referenced as 98 on security deed legal), Pages 28-29, of Gwinnett County, security deed legal), Pages 28-29, of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof 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 vided 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 revided in the Dead to Secure 2019. provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3480 REVERE CIRCLE SNELLVILLE, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): GEDION M. MEKONEN or tenant or tenants. Said property will be provided in the Deed to Se-

MEKONEN 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 easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the

cedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate amend and modify all has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate amend or modify the terms of the Deed to Secure Debt deed! Secure Debt described here-in. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument. specifically being Bank of America, N.A as attorney in fact for GEDION M. MEKO-NEN Parkway Law Group, LLC 1755 North Brown Road

Suite 150 Lawrenceville, GA 30043 404.719.5155 July 20, 27, August 3,10,17,24, 31, 2022 22-0057 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-76201 7/20,27,8/3,10,17,24,31,

Notice of Sale Under Power.

Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by WALTER G MULLINS III
to COMMUNITY HOME
MORTGAGE, INC , dated
01/07/2002, and Recorded
on 01/22/2002 as Book No.
26058 and Page No. 200,
GWINNETT County, Georgia
records, as last assigned to
U.S. BANK NATIONAL AS-U.S. BANK NATIONAL AS-U.S. BANK NATIONAL AS-SOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SE-RIES 2021 G (the Secured Creditor) by assignment Creditor), by assignment, conveying the after described property to secure a Note of even date in the orig-inal principal amount of \$75,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in September Cournouse winnin the legal hours of sale on the first Tuesday in September, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 290 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 519, BUILDING NO.5, PHASE 2, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM, PLAT BOOK 2, PAGE 112, GWINDOMINIUM, PLAT BOOK 2, PAGE 112, GWINDOMINIUM DATED CONDOMINIUM OR BERKELEY WOODS CONDOMINIUM OR BERKELEY WOODS CONDOMINIUM DATED OCTOBER 5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 323, AFORESALD REFORDES AS THE

hereby declared due be-cause of, among other pos-

GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed FORMATION contained in a Security Deed given by Ibuka B Ramsey to Mortgage Electronic Registration Systems, Inc as nominee for Greenpoint Mortgage Funding, Inc. dated June 8, 2007 and recorded on June 21, 2007 in Deed Book 48008, Page 0706, Gwinnett County, Georgia Records, and lafer assigned to Wilmington Savings Fund Society, FSB as trustee for RRA CP Opportunity Trust 1by Assignment of Security Deed recorded on April 7, 2022 in Deed Book 59849, Page 00458, Gwinnett County, Georgia Records, conveyrage 00436, awillieft Courier, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Sixty-Three Thousand Six Hundred And 00/100 Dollars (652.60.00) with interest (\$63,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022 the fol-lowing described property. All that tract or parcel of land lying and being in Land Lot 121 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Natchez Trace Subdivision, Natchez Trace Subdivision as per plat recorded in Plat Book 100, Page 239 and 240, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Sail property being known as property being known as 829 Natchez Valley Trace ac-829 Nafchez Vălley Trace according to the present system of numbering property in Gwinnett County, Georgia. Tax ID #: R5121-138 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 as and when due and in the
manner provided in the Note
and Security Deed. The debt
remaining in default, this
sale will be made for the
purpose of paying the same
and all expenses of this sale,
as provided in Security Deed as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Real Time Resolu-RECORDED IN DEED BOOK 6009, PAGE 323, AFORE-SAID RECORDS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER REFERRED TO AS THE 'DECLARATION') TOGETHER WITH ALL THA RIGHTS, TITLE, AND INTEREST OF GRANTOR IN THE AFORESAID UNIT AND THE AFORESAID UNIT AND THE AFORESAID UNIT AND THE AFORESAID UNIT AND THE AFORESAID UNDIVIDED INTEREST IN THE DECLARATION, INCLUDING SUCH UNDIVIDED INTEREST IN THE COMMON ARESA AS SET FORTH IN THE DECLARATION. The debt secure Det has been and is hereby declared due be-Servicer, Real little Resolutions, Inc., as servicer for Wilmington Savings Fund Society, FSB as trustee for RRA CP Opportunity Trust 1, can be contacted at 888-895call be colliacted at 868-893-0221 or by writing to 1349 Empire Central Drive, Dallas, Texas, 75284-0923 to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject

to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey

and inspection of the prop-erty, any assessments, liens,

encumbrances, zoning ordi-

FORECLOSURE

FORECLOSURE

sible 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 remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-

vided in the Deed to Secure Debt and by law, including attorney's fees (notice of in-tent to collect attorney's fees

having been given). U.S. BANK NATIONAL ASSOCIA-

AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SE-

BACKED SECURITIES, SERIES 2021 G holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION AS INDEN.

ASSOCIATION, AS INDEN-TURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO

AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE

BACKED SECURITIES, SE-RIES 2021 G (the current in-vestor on the loan), is the entity with the full authority

entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUND-ING LLC, may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, DR 07281 866 712 5608

P.O. BOX 230579, IIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify

the terms of the loan. To the

best knowledge and belief of the undersigned, the party/parties in possession of the subject property

of the subject property known as 519 BERKELEY WOODS DRIVE, DULUTH, GEORGIA 30096 is/are:

GEORGIA 30096 is/are: WALTER G MULLINS III or tenant/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 prop-

and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibitations that the sale is not prohibitations that the Sale is not prohibitations are subject to (1) confirmation.

TION, AS INDENTI TRUSTEE ON BEHALF

AND WITH RESPECT

son, Texas 75001 phone: (972) 341 5398.

NOTICE OF FORECLOSURE SALE

8/10,17,24,31,2022

Tele-

OBTAINED

INDENTURE

TION, AS INDENTI TRUSTEE ON BEHALF

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned the parties in possession o the property are Ibuka B Ramsey or tenant(s); and said property is more com-monly known as 829 monly known as 829
Natchez Valley Trace,
Grayson, GA 30017. 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. tus of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB as trustee for RRA CP Opportunity Trust 1 as Attorney in Fact for Ibuka B Ramsey McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-44-7149 MTG File No.: GA2021-00919 950-75332 8/10,17,24,31, 2022 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Clarence
Savage, Jr. to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Homestar Financial Corp., its successors and assigns dated April sors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed transferred and conveyed to Walls Farn Rank N.A. See Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$185,576.00, the holder thereof pursuant to said Deed and Note thereby securing and the said the sa cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 6, 2022, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property de-scribed in said Deed, to-wit: scribed in said Deed, fo-wit:
All that tract or parcel of land lying and being in Land
Lot 71 of the 6th District,
Gwinnett County, Georgia,
being Lot 37, Block A, Unit
One; Killian Forest Subdivision, as per plat recorded in
Plat Book 49, Page 278; revised in Plat Book 52, Page
153, Gwinnett County, Georian Records, which plats are gia Records, which plats are incorporated herein by refer-

that the sale is not promibited under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for incorporated herein by reference for a more complete description. Subject Property Address: 3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank Drive SW, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SERIES 2021 G as Attorney in Fact for WALTER G MULLINS III. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY UNFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-00000009531195 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale 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 secured creditor. The property is or may be in the possession of Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Clarence Savage, Jr. File no. 19-075351 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED (s). Wells Fargo Bank, N.A.

FORMATION WILL BE USED FOR THAT PURPOSE. 950-78044 8/10,17,24,31,2022

950-75328 7/6,13,20,27,2022

STATE OF GEORGIA **COUNTY OF GWINNETT**

NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Setara Begum Shetu to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as nominee for First Option Mortgage, LLC dated February 27, 2017, Arts Agrical Assignment of U.S. Bank rust National Assignment of U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, securing a Note in the original principal amount of \$1,380,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 6, 2022, during September 6, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 159 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 902, BLOCK G, SUGARLOAF COUNTRY CLUB, POD 6B, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGES 178-181, (FORMERLY KNOWN AS LOT 666, BLOCK G, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 96, PAGES 293-296), BOOK 86, PAGES 293-296), GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION. Said proper-ty is known as 2828 Grey Moss Pass, Duluth, GA 30097, together with all fix-tures and personal property BOOK 86, PAGES 293-296) GWINNETT COUNTY tures and personal property attached to and constituting a part of said property, if any. Said property will and sold subject to any outstanding ad valorem taxes (in-

cluding taxes which are a

lien, whether or not now due

and payable), the right of re-

FORECLOSURE

demption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured credi-tor. The property is or may be in the possession of Setara Begum Shetu, successor in interest or tenant(s).
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition. Trust as Attarpay. quisition Trust as Attorney quisition irust as attorney-in-Fact for Setara Begum Shetu File no. 21-077782 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-5258/iiii Hercy/way less Ialitia, GA 30340 (770) 220-2535/jw https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-78047

NOTICE OF FORECLOSURE SALE UNDER POWER,
GWINNETT COUNTY,
GEORGIA.

8/10,17,24,31,2022

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale virtue of the Power of Sale contained in a Security Deed given by Smart Venture Capital, LLC to Sanderi Production, LLC, dated December 5, 2017, recorded in Deed Book 55630, Page 0611, Gwinnett County, Capraio Poeceta Species of Sale Power Sa Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY THOU-HUNDRED SEVENTY THOUSAND AND 00/100 DOL-LARS (\$270,000.00), 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 Countrouse door or 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
September 2022.
ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 320 OF THE 7TH DISTRICT OF THE GWINNETT COUNTY, GEOR-GIA. BEING LOT(S) 112. BLOCK B, ARBOR CLOSE SUBDIVISION, AS PER PLAT RECORDED IN GWINNETT COUNTY, GEORGIA. SAID PROPERTY IS ALSO KNOWN AS 5625 SNOW-BERRY ORIVE. SUGAR HILL. BERRY DRIVE, SUGAR HILL, GEORGIA WITH TAX MAP REFERENCE # R7320 062. The debt secured by said Security Deed has been and

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law. Said property and by law. Said property will be sold subject any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric tions, covenants, security deeds and matters of record superior to the Security Deed first set out above. Sanderi Production, LLC is the holder of the Note and Security Deed to the proper Security Deed to the proper-ty in accordance with OCGA 44-14-162.2. The entity that has full authority to negoti-ate, amend, and modify all terms of the mortgage with the debtor is: Sanderi Pro-

duction, LLC. 1946 Ridgedale Dr., Snellville, GA 30078. The sale will be con-ducted subject (1) to confir-mation 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. 950-78263

8/10,17,24,31,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Edouard St-Flavien to Afliance Capital Corp, date
November 30, 2006, and
recorded in Deed Book
A7748, Page 0060, Gwipnett recorded in Deed Book 47748, Page 0060, Gwinnett County, Georgia Records, as last transferred to Wells Far-go Bank, National Associago Bank, National Associa-tion as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Cer-tificates, Series 2007-2 by assignment recorded on November 14, 2019 in Book 57032 Page 875 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Repords conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty Thousand Five Hundred and 0/100 dollars (\$230,500.00), with interest thereon as set forth therein, there will be sold at the property of the highest public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, Georgia, within the legal hours of sale on September 6, 2022, the following described property: All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 267 of the 5th District, Gwinnett County Georgia, and being Lot 76, Block A, WOLFCREEK SUBDIVISION, Unit 4-B, as per plat thereof recorded in Plat Book 99, Pages 295-296, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-

FORECLOSURE

ate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclo-08054, to discuss possible alternatives to avoid foreclo-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessof the property, any assess-ments, liens, encumbrances, ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Edouard St-Flavien or tenant (s); and said property is more commonly known as 1128 Mittord Ln, Dacula, GA 30019. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 as Attorney in Fact for Edouard St-Flavien. Brock Scott, PLLC 4360 Chamble confirmation and audit of the Scott PLLC 4360 Chambles Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-09623

8/10,17,24,31,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from DIANA
STAFFORD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
LIBERTY MORTGAGE CORPORATION, dated November
19, 2007. recorded November
19, 2007. recorded November 19, 2007, recorded November 27, 2007, in Deed Book ber 27, 2007, in Ueed Book 48450, Page 0506, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One principal amount of One Hundred Fifty-Three Thou-sand and 00/100 dollars (\$153,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Federal Home Loan Mort-gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within touring courniouse, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed includ-ing but not limited to the following described property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 9, BLOCK D, BRECKENRIDGE CLUB SUB-DIVISION, PHASE VII, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGE 91, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-ING KNOWN AS 272 ROCK-DRIVE ACCORDING TO THE PRESENT SYSTEM OF NIMPERING COUNTY, GEORGIA. Said legal description being con-trolling, however the proper-ty is more commonly known as 272 ROCKINGHÁM DR, LOGANVILLE, GA 30052. 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 maining in default, this sale warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: anv outstanding ad valorem taxes (including taxes which are a lien, whether or the right of redemption of any taxing authority; matters which would be disclosed by matters of record superior to

an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; 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 DIANA STAFFORD, 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 the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reof the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. 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 negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for DIANA STAFFORD 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 INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite

Avaion Ridge Place, Sulte 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-03780-1 Ad Run Dates 08/10/2022, 08/17/2022, 08/24/2022, 08/24/2022,

08/31/2022

8/10,17,24,31,2022

Vista Court, Lawrenceville, GA 30044. The debt secured

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from KOZMAN DWAINE STROMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEF AS REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FBC MORT-GAGE, LLC, dated March 23, 2021, recorded March 26, 2021, in Deed Book 58544, Page 25, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original of even date in the original principal amount of Three Hundred Seventeen Thousand Nine Hundred and 00/100 dollars (\$317,900.00), with interest with interest as provided for therein, said Security Deed having been last sold, assigned and transferred to FREEDOM MORTGAGE CORPORATION, there will be

nighest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed including but not limited to the following described property: not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN 95 OF THE 5TH DISTRICT, GWINNETT DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 11, NEWBURY PLACE, PHASE 1 FKA BURNS FARM, AS PER PLAT RECORDED IN PLAT BOOK 150, PAGES 58-62, AS RE VISED IN PLAT BOOK 150 VISED IN PLAT BOOK 150, PAGES 272-276, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION.

Said legal description being controlling, however the property is more commonly known as 4441 KENDRICK CIRCLE, LOGANVILLE, GA

30052.
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 re-maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including penses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty any representation, warrainty 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 one one wide and payable): 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; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Sequity Dead

said Security Deed.

To the best of the knowledge and belief of the under-signed, the owner and party in possession of the proper-ty is KOZMAN DWAINE STROMAN, TRACI DWAINE STROMAN, 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 con-firmation and audit of the

firmation 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: Freedom Mortgage Corporation, Loss Mitigation Dept., 10500 Kineraid Dr. Suite 300, Fishers, IN 46037, Telephone Number: 1-855-690-5900. Nothing in O.G.A. Section 44ing 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. FREEDOM MOF MORTGAGE

FREEDOM MORTGAGE CORPORATION as Attorney in Fact for KOZMAN DWAINE STRO-

THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, 30071

Telephone Number: (877) 813-0992 Case No. FREM-22-03951-1 Ad Run Dates 07/27/2022, 08/10/2022, 08/17/2022, 08/24/2022, 08/31/2022 950-77108 7/25,8/10,17,24,31,2022

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-Electronic Registration Systems, Inc., as nominee for Citibank Federal Savings Bank, dated September 21, 2006 and recorded on Octo-ber 10, 2006 in Deed Book 47110, Page 00098, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Forty-Two Thousand and 00/100 dollars (\$42,000.00) with interest thereon as pro-vided therein, 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 has or may be law-fully designated as an alter-native location, within the lenative location, within the legal hours of sale on the first Tuesday in September, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 10T 14 OF BEING IN LAND LYING AND BEING IN LAND LOT 14 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 17, BLOCK M. WINNSONG CHASE SUBDI-WINNSUNG CHASE SUBDI-VISION, UNIT FOUR, PER PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 216, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING IMP PROVED PROPERTY
KNOWN AS 161 OAK VISTA
COURT, LAWRENCEVILLE,
GEORGIA 30044 ACCORDING TO THE PRESENT SYS-TEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property may more commonly be known as 161 Oak

FORECLOSURE

by said Security Deed has been and is hereby declared due because of, among oth-

er possible events of default non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the this Case #: 22-006166-1 sale, including attorney's es (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate amend and ty to negotiate, amend and modify all terms of the loan is CitiMortgage, Inc., 425 is CitiMortgage, Inc., 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an "as-is" basis 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 be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outsold at public outcry to the highest bidder for cash at standing ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemotion of any taxing au demption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ights of ways and any other rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Laymon B. Thomas III and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the rights-of-way and any other confirmation and audit of the confirmation and addit of the status of the loan with the holder of the Security Deed. CitiMortgage, Inc. as Attorney-in-Fact for Laymon B. Thomas III Contact: Padgett Thomas III contact. Fadges Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 08/10/22; 08/24/22; 08/31/22 Case #: 22.006166.1 22-006166-1 8/10,17,24,31,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from RASHID
WAHEED to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
NORTHPOINTE BANK., dated September 21, 2017,
recorded September 25,
2017, in Deed Book 55418,
Page 0072, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal date in the original principal amount of Two Hundred Fifty-Eight Thousand Hundred Fifty-Eight 00/100 d Fifty-Eight Thousand Nine Hundred Fifty-Eight and 00/100 dollars (\$258,958.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to M&T BANK, 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 September, 2022, all property described in said Security Deed including but not limited to the following described approperty All not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 85 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 76, BLOCK A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BROOK 60 PAGE 165

HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 1854 JENNA LYN CT, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security der 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 un-dersigned. 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; as-

all zoiling ordinatives, assessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

belief of the undersigned

GWINNETT COUNTY GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED

the owner and party in pos-session of the property is RASHID WAHEED, ESTATE AND/OR HEIRS AT LAW OF RASHID WAHEED, SABEEN RASHID, 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 sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al though not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to umber Nothing In ~ 44-14negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as Attorney in Fact for RASHID WAHEED THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, negotiate, amend, or modify

Ridge Place, Carpes, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-01692-3 Ad Run Dates 08/24/2022, 08/24/2022,

8/10,17,24,31,2022