

**FORECLOSURE**

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; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to the Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession 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 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: M & T Bank, Loss Mitigation Dept., 100 WEHRLI DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. 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. 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, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-01692-3 Ad Run Dates 08/10/2022, 08/17/2022, 08/24/2022, 08/31/2022 950-78046 8/10,17,24,31,2022

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

Because of a default under the terms of the Security Deed executed by Eugene Watkins to Wells Fargo Home Mortgage, Inc. dated October 23, 2003, and recorded in Deed Book 35773, Page 196, Gwinnett County Records, securing a Note in the original principal amount of \$154,036.00, 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 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 Lot 4, 7th District, Gwinnett County, Georgia, being Lot 210, Block B, Glen Oaks Racquet Club, Unit V, as per plat recorded in Plat Book 67, Page 150, Gwinnett County records, said plat being incorporated by reference thereto. Being further described as 2042 Steffi Lane, Lawrenceville GA 30044. Said property is known as 2042 Steffi Lane, Lawrenceville, GA 30044-6958, 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 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 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 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 Eugene Watkins and The Representative of the Estate of Eugene Watkins, successor in interest or tenant(s), Wells Fargo Bank, N.A. as Attorney-in-Fact for Eugene Watkins File no. 22-079025 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-78049 8/10,17,24,31,2022

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

Because of a default under the terms of the Security Deed executed by Alicia J Westbrooks to Mortgage Electronic Registration Systems, Inc., as Nominee for Fairway Independent Mortgage Corporation dated April 4, 2013, and recorded in Deed Book 52156, Page 0672, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank NA, securing a Note in the original principal amount of \$187,049.00, 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, October 4, 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 Lot 25 of the 7th District, of Gwinnett County, Georgia, being Lot 313, Block C, Unit Three of the Hadaway Subdivision, as per plat recorded in Plat Book 74, Page 267, records of Gwinnett County, Georgia, which plat is by reference incorporated herein and made a part hereof. Said property is known as 1404 Hada

**FORECLOSURE**

Lane, Lawrenceville, GA 30043, 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 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 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 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 Alicia J Westbrooks and The Representative of the Estate of Alicia J Westbrooks, successor in interest or tenant(s), Wells Fargo Bank, N.A. as Attorney-in-Fact for Alicia J Westbrooks File no. 22-079157 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-79095 8/17,24,31,9/7,14,21,28, 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 Claudius D Wood to Mortgage Electronic Registration Systems, Inc., as Nominee for Everett Financial, Inc. D/B/A Supreme Lending dated March 27, 2020, and recorded in Deed Book 57362, Page 413, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Everett financial Inc., dba Supreme Lending, securing a Note in the original principal amount of \$258,000.00, 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 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 Lot 293, 6th District, City of Duluth, Gwinnett County, Georgia, being Lot 46, South on Main, as per plat recorded in Plat Book 145, Pages 250-251, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description. Said property is known as 3508 Davenport Rd, Duluth, GA 30096, 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 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 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 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 Claudius D Wood successor in interest or tenant(s). Everett financial Inc. dba Supreme Lending as Attorney-in-Fact for Claudius D Wood File no. 22-078747 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-78042 8/10,17,24,31,2022

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed given by Jayram Kumar Yaduvanshi to Smart Venture Capital, LLC, dated August 17, 2017, recorded in Deed Book 56108 Page 0718, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$280,000.00), with interest thereon as set forth therein. Property described in Exhibit A 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 September 2022. 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 Security Deed and by law. 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 assessments, liens, encumbrances, zoning ordinances, restrictions,

covenants, and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and 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: Smart Venture Capital, LLC, 1508 Ridgewood Ln, Lilburn, GA 30078. Smartventurecapital-LLC@yahoo.com 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. Smart Venture Capital, LLC, as Attorney in Fact for Jayram Kumar Yaduvanshi.

**EXHIBIT A: ALL THAT TRACT OR PARCEL OF AND LYING AND BEING IN THE LAND LOT 84 OF THE 7TH DISTRICT, GWINNETTCOUNTY, GEORGIA, BEING LOT 36, BLOCK A, UNIT TWO, WHITEHAWK, AS PER PLAT RECORDED IN PLAT BOOK 56, PAGE 105, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF BY REFERENCE. THIS PROPERTY IS ALSO KNOWN AS 1070 WHITEHAWK TRAIL, LAWRENCEVILLE, GEORGIA, GWINNETT COUNTY, PARCEL ID R7084 241 950-78376 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 Imran Zulfikar Yusuf to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, dated May 15, 2019, and recorded in Deed Book 56607, Page 00145, Gwinnett County, Georgia Records, as last transferred to Nations Direct Mortgage, LLC by assignment recorded on July 22, 2022 in Book 60098 Page 00665 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 0/100 dollars (\$230,743.00), 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 following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 26, BLOCK A, UNIT 2 OF SUGARLOAF MANOR SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 207 REVISED AT PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3357 DRAYTON MANOR RUN, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA Parcel Number: R5109 501 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 Security Deed and by law, including attorney'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: Nations Direct Mortgage, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept. or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, 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 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 the property is Imran Zulfikar Yusuf or tenant(s); and said property is more commonly known as 3357 Drayton Manor Run, Lawrenceville, GA 30046. 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 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Nations Direct Mortgage, LLC as Attorney in Fact for Imran Zulfikar Yusuf, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10545 950-78058 8/10,17,24,31,2022

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed given by Jayram Kumar Yaduvanshi to Smart Venture Capital, LLC, dated August 17, 2017, recorded in Deed Book 56108 Page 0718, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$280,000.00), with interest thereon as set forth therein. Property described in Exhibit A 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 September 2022. 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 Security Deed and by law. 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 assessments, liens, encumbrances, zoning ordinances, restrictions,

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