FORECLOSURE 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 PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOTS 274 & 289 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, GLEN AT LEVEL CREEK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN LAT BROCK 200 COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt se-cured by said Security Deed has been and is hereby de clared 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 b made for the purpose of paying the same and all expenses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to foreclosure. avoid loreclosure. 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 disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi nances, restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is James L. Lo-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 quift of the stamation and audit of the status of the loan with the hold er of the security deed. U.S. Bank Trust National Associa-tion, as Trustee of the Bun-galow 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 Clear-water, FL 33764 Phone: (727) 474-9603 eservice@guinnlegal.com By: /s/ Note-equilibrium (17.75)
Dena L. Daniels Dena L.
Daniels, Esq. Georgia Bar
Number 736759
950-78431
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 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 after-described property to se-cure a Note in the original principal amount of Eighty-Five Thousand and 0/100 dollars (\$85,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest legal hours of sale on September 6, 2022, the following 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 CHASTAIN MANOR SUBDI CHASTAIN MANUR SUBUI-VISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 38. GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HERRIN INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. SUB-JECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD. THIS BEING THE PROPERTY SAME PROPERTY CON-VEYED TO TOBIAS J. FELDER AND GERMAINE V. LUCAS, AS JOINT TENANTS, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF FITHER OF THE DEATH OF EITHER OF THEM, THEN TO THE SUR-VIVOR OF THEM, IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT RE-MAINDER AND RIGHT OF MAINDER AND RIGHT UP REVERSION, DATED 11/15/2001 AND RECORD-ED ON 02/04/2002 IN BOOK 26233, PAGE 63, IN THE GWINNETT COUNTY RECORDERS OFFICE. The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other possible events of default, fail ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by law to do so) not required by law to do so) 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: 1M0B10, Cincinnati, OH 45227 to discuss possible alternatives to avoid foreclo-sure. Said property will be sold subject to any outstand-ing 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 accept. of the property, any assess ments, liens, encumbrances, zoning ordinances, restrict zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the undersigned, the party in possessign of the party in possession of the property is To-bias J. Felder or tenant(s) and said property is more commonly known as 360 Chastain Manor Drive, Norcross, GA 30071. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the

U.S. Bankruptcy Code (2)

nal confirmation and audit of

the status of the loan with

the holder of the security

FORECLOSURE deed and (3) any right of redemption or other lien not extinguished by foreclosure. Fifth Third Bank, National Fifth Third Bank, National Association as Attorney in Fact for Tobias J. Felder and Germaine V. Lucas. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-09356

8/10,17,24,31,2022 STATE OF GEORGIA UNDER POWER Pursuant to the power of sale contained in the Securi-MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE
CORPORATION in the origiamount nal principal amount of \$147,283.00 dated December 30, 2019 and recorded in Deed Book 57145, Page 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 undersigned will sell at public outset to the highest hidder for cry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 6TH DISTRICT, OF GWIN-NETT COUNTY, GEORGIA. BEING LOT 19, BLOCK B, OF MEADOWBROOK VILLAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 138 GWINNETT COUNTY, GEOR-GIA RECORDS; WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIPTION. PARCEL ID R6305B044 Said property being known as: 6466 MEADOW RUE DR PEACHTREE CORNERS, GA 30092 To the best of the undersigned'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 remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of inattorney'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 au-

thority; (3) any matters which might be disclosed by

an accurate survey and in-spection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security 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 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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKE-

LLC, as Attorney-in-Fact for MARYANN MCKENDRY 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

VIEW LOAN SERVICING

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 Deed to Secure Debt given by CHARLES E. MOSLEY to SUNTRUST SÚNTRUST MORTGAGE, INC., dated February 16, 2001, and recorded in Deed Book 22305, Page 0255, GWINNETT County, Georgia MORTGAGE records, and last assigned to BANK UNITED N.A., convey ing the after-described property to secure a Note of even

date in the original principal amount of \$70,583.00, 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 Court-house door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit. October 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF THACL UN PARGEL OF LAND LYING AND BEING IN THE CITY OF BUFORD, GWINNETT COUNTY, GEOR-GIA AND IN THE 7TH LAND DISTRICT OF SAID COUNTY DESCRIBED AS FOLLOWS: DESCRIBED AS FOLLOWS:
COMMENCING AT A CORNER ON THE SOUTH SIDE
OF NEW STREET AND ESPY
STREET, AND RUNNING IN
A NORTHERLY DIRECTION
ALONG NEW STREET 71
FEET TO A CORNER:
THENCE IN AN EASTERLY
DIRECTION ALONG THE
LINE OF PROPERTY OF
JOHN Q. ALLEN 75 FEET TO
A CORNER: THENCE IN A
CORNER: THENCE IN A
CORNER: THENCE IN A
CORNER: THENCE IN A
COLUMNIAN SOUTHERLY DIRECT ALONG THE LINE OF JOHN Q. ALLEN 71 FEET TO SPY STREET; THENCE IN A WESTERLY DIRECT TO MESTERLY DIRECTION
ALONG ESPY STREET TO
THE POINT OF BEGINNING
AT NEW STREET. The debt
secured by said Deed to Secure Debt has been and is
beraby declared, due be-

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

sible events of default, fail ure to pay the indebtedness as and when due and in the manner provided in the Note

and Deed to Secure Debt

The debt remaining in de-fault, 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

attornev's

law, including attorney's fees (notice of intent to col-

FORECLOSURE

lect attorney's fees having been given). Said property is commonly known as 85 NEW ST BUFORD, GA 30518, 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 the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): CHARLES E. MOSLEY 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 surviva and inan accurate survey and in c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments liens encum brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is contirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for section and sections of the security deed. which allows for certain pro-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 confir-mation and audit of the sta-tus 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 ate, 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 foregreast of the suite of the 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 described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for CHARLES E. MOSLEY Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 AUGUST 24. fy the terms of the Deed to Brown Road Suite 150
Lawrenceville, GA 30043
404.719.5155 AUGUST 24,
31, SEPTEMBER7, 14, 21,
28, 2022 22-0110 THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950-78788

950-78788 8/24,31,9/7,14,21,28,2022

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 records as last assigned to 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 original principal amount of inal principal amount \$75,000.00, with interest the rate specified therein, there will be sold by the unthere will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first 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 WINT NO. 519, BUILDING NO.5, PHASE 2, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN DOMINIUM, RECORDED IN CONDOMINIUM PLAT CONDOMINIUM PLAT BOOK 2, PAGE 112, GWIN-NETT COUNTY, GEORGIA RECORDS, AND AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLA-RATION OF CONDOMINIUM FOR BERKELEY WOODS CONDOMINIUM DATED TOBER 5, 1989, AND RECORDED IN DEED BOOK RECORDED IN DEED BOOK
6009, PAGE 323, AFORESAID RECORDS, AS THE
SAME MAY BE AMENDED
FROM TIME TO TIME
(HEREINAFTER REFERRED
TO AS THE 'DECLARATION')
TOGETHER WITH ALL THAT
RIGHTS, TITLE, AND INTEREST OF GRANTOR IN THE EST OF GRANTOR IN THE AFORESAID UNIT AND THE APPURTENANCES THERETO AS SET FORTH IN THE DECLARATION, INCLUDING SUCH UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE DECLARATION. The debt secured by said Deed to Secure Debt has been and is hereby declared due between the declared due bet

hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. and beed to secure being 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 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). U.S. having been given). U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE ON BEHALF OF TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SERIES 2021 G holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLO, acting on behalf of and, as acting on behalf of and, as acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDETURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SEPERS 2021 G, WERDER DESPERS 2021 G, WERDER D RIES 2021 G (the current investor on the loan), is the 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 FUNDING LLC may be contacted
at: GREGORY FUNDING LLC,

P.O. BOX 230579, TIGARD OR 97281, 866 712 5698

Please note that, pursuant to

FORECLOSURE

Deed Book 53501, Page 826,

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 pronerty partyparties in possession of the subject property known as 519 BERKELEY WOODS DRIVE, DULUTH, GEORGIA 30096 is/are: WALTER G MULLINS III or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by an accurate survey. closed 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, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited 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 cartain procedures reparting 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 TION, AS INDENTI TRUSTEE ON BEHALF AND WITH RESPECT TO AJAX MORTGAGE LOAM TRUST 2021 G, MORTGAGE BACKED SECURITIES, SERIES 2021 G as Attorney IFACT 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. AND WITH RESPECT PURPUSE: 00000009531195 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950.78447 8/10,17,24,31,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Ibuka B Ramsey to Mortgage Electronic Registration Systems, Inc as nominee for Greenpoint Mortgage Funding, Inc. dat-Mortgage Funding, Inc. dated June 8, 2007 and recorded on June 21, 2007 in Deed Book 48008, Page 0706, Gwinnett County, Georgia Records, and later assigned to Wilmington Savings Fund Society, FSB as trustee for RRA CP Opportunity Trust 1

by Assignment of Security Deed recorded on April 7, 2022 in Deed Book 59849, Page 00458, Gwinnett Coun-ty, Georgia Records, convey-ing the after-described prop-erty to secure a Note in the original principal amount of Sixty-Three Thousand Six Hundred And 00/100 Dollars (\$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 court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 6, 2022 the following described property. 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, 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. Said property being known as 829 Natchez Valley 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, failby this reference and made a sible events of default failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Real Time Resolutions, Inc., as servicer for Wilmington Savings Fund Society, FSB as trustee for RRA CP Opportunity Trust 1, can be contacted at 888-895-0221 or by writing to 1349 Empire Central Drive, Dallas, Texas, 75284-0923 to discuss possible alternatives to 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 disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of

the parties in possession of the property are Ibuka B Ramsey or tenant(s); and said property is more commonly 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 stamation and audit of the status 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 as Authrief III Pact for Tolka B Ramsey McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.:

950-75332 8/10,17,24,31, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-

Iallia, GA 30346 (7/0) 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.

8/10,17,24,31,2022

GA2021-00919

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Clarence
Savage, Jr. to Mortgage Deed executed by Granding
Savage, Jr. to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Homestar Financial Corp., its successors and assigns dated April
15, 2015, and recorded in FORECLOSURE

Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the origina principal amount of \$185,576.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant 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 fore the Courthouse door in said Country, 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 71 of the 6th District, Gwinnett Country, 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 Country, Georgia Records, which plats are 153, GWINNETT COUNTY, GEO-gia Records, which plats are incorporated herein by refer-ence for a more complete description. Subject Proper-ty Address: 3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known a 3846 property is known as 3846
Riverbank Drive SW, Lilburn, GA 30047, together
with all fixtures and personal 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 inan 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 indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as salu sale as provided in Salance, 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 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 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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

8/10.17.24.31.2022

STATE OF GEORGIA COUNTY OF GWINNETT UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Setara
Begum Shetu to Mortgage
Electronic Registration Systems, Inc., as nominee for
First Option Mortgage, LLC
dated February 27, 2017, dated February 27, 2017, and recorded in Deed Book 54964, Page 804, Gwinnett County Records, said Security Deed having been last sold, assigned, and conveyed to U.S. Bank Trust National Association not in its individual capacity for RCF 2 Acquisition Trust. not not 2 Adjustion rist, securing a Note in the original principal amount of \$1,380,000.00, the holder thereof pursuant to said Deed and Note thereby several based dealered the optical. cured has declared the entire amount of said indebtedness amount of said indeptedness due and payable and, pur-suant 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 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND 159 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 902, BLOCK G, SUGAR-LOAF COUNTRY CLUB, POD LUAF COUNTRY CLUB, POD 6B, AS PER PLAT RECORD-ED IN PLAT BOOK 91, PAGES 178-181, (FORMER-LY KNOWN AS LOT 666, BLOCK G, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8B DACES 32 2001 PLAI RECURDED IN PLAI 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-DESCRIPTION. Said property is known as 2828 Grey Moss Pass, Duluth, GA 30097, 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 (in-cluding taxes which are a ciuding 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 and the circumstance. curate 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 curate survey and inspection 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, succes sor in interest or tenant(s) U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-1128 Mittord Ln, Dacula, GA 30019. The sale will be con-ducted subject to (1) confir-mation that the sale is not quisition Trust as Attorney-in-Fact for Setara Begum Shetu File no. 21-077782 LOGS LEGAL GROUP LLP* prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the Attorneys and Counselors at Law 211 Perimeter Center

FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA.
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Society Doed 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, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY THOUDRED SEVENTY THOUDRED SAND AND 00/100 DOL-SAND 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 County, Georgia, or at such place as may be lawfully designated as an alternative, within the local hours of cala designated as an alternative, within the legal hours of sale on the first Tuesday in September 2022.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 320 OF THE 7TH DISTRICT OF THE GWINNETT COUNTY, GEORGIA. BEING LOT(S) 113.

BLOCK B. ARBOR CLOSE SUBDIVISION, AS PER PLAT RECORDED IN GWINNETT COUNTY. GEORGIA. SAID PROPERTY IS ALSO KNOWN AS 5625 SNOWBERRY DRIVE, SUGAR HILL, GEORGIA WITH TAX MAP BEFFERENCE # R7320 062. The debt secured by said 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 any out-standing ad valorem taxes including taxes which are a standing 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, security deeds and matters of record 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-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 300/78. The sale will be con-ducted subject (1) to confirthe holder of the Note and 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

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

950-78263

GWINNETT COUNTY. GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Edouard St-Flavien to Alliance Capital Corp, dated November 30, 2006, and recorded in Deed Book 47748, Page 0060, Gwinnett County, Georgia Records, as last transferred to Wells Fargo 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 assignment recorded on November 14, 2019 in Book of the Člerk of Superior Court of Gwinnett County, 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 Five Hundred and 0/100 dollars (\$230,500.00), 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 Gwinnethouse door within the Country, Georgia, within the legal hours of sale on September 6, 2022, the following described property: All that tract or parcel of 22-006166-1 land lying and being in Land Lot 267 of the 5th District, Gwinnett County Georgia and being Lot 76, Block A WOLFCREEK SUBDIVISION WOLFCHEER 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 sequed by said Sequity Deed cured by said Security Deed has been and is hereby de clared 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 Securi ty Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of the p 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: PHH Mortgage Corpora-tion 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 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 assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and mat ters of record superior to the security Deed first set out above. To the best knowl-edge and belief of the under-signed, the party in posses-sion of the property is Edouard St-Flavien or tenant (s); and said property is more commonly known as

status of the loan with the holder of the security deed

nolder 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 on Attenton in Early for

as Attorney in Fact for

FORECLOSURE

Edouard St-Flavien. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-09623 950-78050 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 Secontained in that certain Se-curity Deed from Laymon B. Thomas III to Mortgage Electronic Registration Sys-tems, 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. or Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the 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 provided therein, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Courty, Generois or at such County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first

gal 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 LOT 14 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK M. WINNSONG CHASE SUBDIVISION, 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 IMPROVED PROPERTY PROVED PROPERTY KNOWN AS 161 OAK VISTA COURT, LAWRENCEVILLE, GEORGIA 30044 ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA. Said
property may more commonly be known as 161 Oak
Vista Court, Lawrenceville, GA 30044. The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, 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 same and all expenses of this Case #: 22-006166-1

sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to the control of the con ty to negotiate, amend and modify all terms of the loan is CitiMortgage, Inc., 425 Phillips Blvd, Ewing, NJ 08618. 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes. including taxes, which conincluding taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said constitute liens upon said property; g) all restrictive covenants, easements, 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) con-firmation 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. CitilMortgage, Inc. as Attorney-in-Fact for Laymon B. Thomas III Contact: Padgett 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 status of the loan with the

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

By virtue of a Power of Sale contained in that certain Se-Contained in that certain Se-curity Deed from RASHID WAHEED to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NORTHPOINTE BANK., dat-

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 amount of Two Hundred Fifty-Eight Thousand Nine Hundred Fifty-Eight and 00/100 dollars 00/100 dollars (\$258,958.00), with interest (\$258,958.00), With Interest thereon as provided for therein, said Security Deed having been last sold, as-signed 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 of sale off the Inist fuescous 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 LOT 85 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 165, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being in September, 2022, al

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 declared due because of default 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, all expenses of the sale, in-cluding attorneys' fees (notice to collect same having been given) and all other payments provided for un-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

FORECLOSURE

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 taying authority, matters any taxing authority; matters which would be disclosed by an accurate survey or by ar inspection of the property; all zoning ordinances; as-sessments; liens; encumsessments; itens; 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 pos-session, of the property is 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 sub-ject (1) to confirmation that 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 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., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-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 negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as Attorney in Fact for RASHID WAHEED THE BELOW LAW WARIEED INE 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 PURDOSE Afterny Cortes By BE USED FOR THAI 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 Purpose Research (1992) Researc Dates 08/17/2022,

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 indebted. tire 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 local bayes of sale by 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 described in said Deed, to-wit: ALL THAT TRACT OR PAR-CEL OF LAND lying and being in Land Lot 4, 7th District, Gwinnett County, Georgia, being Lot 210, Block B, Glen Oaks Racquet Club, Leit V. and Club, Unit V, as per plat recorded in Plat Book 67, Page 150, 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 fix-tures and personal property tures 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 re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of 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. 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 any, will be distributed 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 wild in the create of the 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 Repgene 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* LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 A:
Lanta, GA 30346 (770) 2202535/GR https://www.logs.com/ *THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR ANY INFORMA-

TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-78048 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 Westprooks to Morrgage Electronic Registration Sys-tems, Inc., as Nominee for Fairway Independent Mort-gage Corporation dated April 4, 2013, and recorded in Deed Book 52156, Page 0672, Gwinnett County Peacetch and Seawith Deed 0672, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and con-veyed 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 sach the property described. 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 known as 1404 Hada

FORECLOSURE

dersigned. The sale will also be subject to the following 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 (in cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, 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 above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses oid Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the said is not prohibited under the is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation 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, suc cessor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Alicia as Attorney-in-Fact for Alicia
J Westbrooks File no. 22079157 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
DERT COLLECTOR ANY IN-DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT 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 Elec-tronic Registration Systems Inc., as Nominee for Everet Financial, 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 projection. principal amount 3.000.00, the ho \$258,000.00. Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant 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:

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 record-ed in Plat Book 145, Pages 250-251, Gwinnett County Georgia Records, which plat is hereby referred to and made a part of this descrip-tion. Said property is known as 3508 Davenport Rd, Duhith, 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 sutdated in a declarate to a said property will be sold subject to any sutdated in a declarate to a said to outstanding ad valorem tax es (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 in-spection 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 Supreme Lending as Attorney-in-Fact for Claudius D Wood File no. 22-078747 LOGS LEGAL GROUP LLP LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/GR https://www.logs.com/ *THE LAW FIRM S 2535/GH IIIIDS://WWW.logs: com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 8/10,17,24,31,2022 NOTICE OF SALE

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 2017, recorded in Book 56108 Page Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of TWO HUNDRED EIGHTY THOU-SAND AND 0/100 DOLLARS (2980 000) with interest (\$280,000.00), with interest thereon as set forth therein. Property described in Exhibit A will be sold at public out-cry 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 indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, 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