FORECLOSURE

loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for RICHARD H ARLAND AND PATRICIA ARLAND. THIS
LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009517079 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341 5398. 950-75065 7/6,13,20,27,2022

JERVY O BINGLEY, or ten-ants(s). The sale will be con-ducted subject (1) to confirmation that the sale is not STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with **UNDER POWER** Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-Maxwell to American Na tional Financial, Inc. dated quired by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed Penn Financial, LLC, D/B/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be having been last sold, as-signed, transferred and conto Nationstar Mortgage LLC d/b/a Mr. Cooper securing a Note in the original construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2006-ABCI amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 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. as Attorney in Fact for PEARLENE E BINGLEY. JERVY O BINGLEY THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER cash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th Dietrict FEDERAL LAW. IF SO, ANY WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite the 7th District, Gwinnett the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incor-100. Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-17-04967-14 Ad Run porated herein by reference.
This property is also known
as 2450 Mitchell Road, Dates 07/13/2022, Georgia 7/6,13,20,27,2022 Notice of Sale Under Power. State of Georgia

Lawrenceville, Geo 30243. Said property known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing 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 assess ments, liens, encumbrances zoning ordinances, tions, covenants, and mat-ters 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 indebted-ness 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 àudit of the status of the loan with the secured creditor. The property is or may be in the possession of Katheryn M. Maxwell and Bernard L. Bearry, Jr., suc-cessor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA

1346 (770)

FORMATION

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A

DEBT COLLECTOR. ANY IN-

WILL BE USED FOR THAT PURPOSE.

950-74290 7/6,13,20,27,2022 6/29NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from PEARLEN E BINGLEY and JERVY O BINGLEY to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC, dated March 20, 2006, recorded March 23, 2006, in Deed Book 46293, Page 0050, Gwinnett County, Georgia Records, said Secudeorgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Twenty-One Thousand Six Hundred Ninety and 00/100 dollars (\$421,690.00), with dollars (\$421,590.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Cercates, Series 2006-ABC1, 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 August, 2022, all property described 2022, an property described in said Security Deed includ-ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 7TH DISTRICT GWIN-NETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, CLAIREMONT SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being control-ling, however the property is more commonly known as 1776 SEVERBROOK PLACE, 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 ex-penses of the sale, including penses 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.

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 val-

orem taxes (including taxes

FORECLOSURE

not now due and payable); the right of redemption of

which would be disclosed by

all zoning ordinances; as

sessments; liens; encum-

restrictions

BINGI FY

07/06/2022, 07/20/2022,

County of GWINNETT.

Under and by virtue of the Power of Sale contained in a

by MARCOS BLASNICH AND LILIA LOMELI to MORTGAGE

ELECTRONIC REGISTRA-TION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR NETBANK, ITS SUC-

CESSORS AND ASSIGNS, dated 10/21/2005, and Recorded on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County,

Georgia records, as last a signed to WILMINGTON
SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST F (the Secured Cred-

itor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of

\$166,155.00, 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

hours of sale on the first Tuesday in August, 2022, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT,

224 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK

PAGE 110, GWINNETT

REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-

TION. The debt secured by

said Deed to Secure Debt 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 pro

vided 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 provided in the Deed to Secure Debt and by Jaw, in-cluding attorney's fees (no-tice of intent to collect attor-pay's fees paying bean give

ney's fees having been giv-en). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

Note and is the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary in consultation

as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH

MORTGAGE LOAN TRUST

(the current investor on the loan), is the entity with the

Idani, 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, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES LLC

MORTGAGE SERVICES, LLC

MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANA-HEIM, CA 92806, 800 564 4567. Please note that, pursuant to 0.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

To the best knowledge and belief of the undersigned,

the party/parties in posses

sion of the subject property

known as 3126 SPRINGLAKE DRIVE, BUFORD, GEORGIA

30519 is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants.

LOMELI 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 property, and (c) all matters of record su-

perior to the Deed to Secure

easements, restrictions covenants, etc. The sale will

be conducted subject to (1)

nal 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 proce-dures regarding the rescis-sion of judicial and nonjudi-

cial sales in the State of

Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation

and audit of the status of the

loan as provided in the pre-

confirmation that the sale not prohibited under the U.S Bankruptcy Code; and (2) fi

Debt first set out above. cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances,

LILIA

GEORGIA

amount

an accurate survey or by inspection of the prope

session of the property PEARLENE E BINGL

brances:

INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLASany taxing authority: matters NICH AND LILIA LOMELI.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567). 00000006220396 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 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-Telephone: (972) 341 5398. 7/6,13,20,27,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER

CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Robert Bolden, hereinafter referred to as Grantor, to Homestar Financial Corp. recorded in Deed Book 56036, beginning at page 427, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-infact for the aforesaid Granton (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in August 2022, all property described in said property described in said 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 Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Page 109, Gwinnett County Georgia records, which plat and the record thereof are and the record thereor are incorporated herein by refer-ence thereto. Said legal de-scription being controlling, however, the Property is more commonly known as: 3561 Oakwilde Drive, Snel-Iville, GA 30039 Said prop-erty will be tall on an "asis" basis without any representation, warranty or re-course against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any out-tanding ad valuers tays. 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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. 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 loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowlof the undersigned's knowledge and belief, the party in possession of the property is believed to be Robert Bolden and Betty Ann Bold-Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675F2 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-75214 for the aforesaid Granton 7/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT

Because of a default under the terms of the Security Deed executed by Peter Chen to Wachovia Bank, National Association dated June 26, 2007, and recorded in Deed Book 48117, Page 812, and pursuant to court order recorded in Deed Book 59948, Page 639, Gwinnett County Records, securing a Note in the original principal amount of \$50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, ness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 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: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTI(S) 102 OF DIS-LAND LOT(S) 102 OF DISTRICT 7, GWINNETT COUN-TRICT 7, GWINNETT COUNTY, GEORGIA, BEING LOIS (S) 22, BLOCK B, WYNN-FIELD MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 66, PAGE 284, IN GWINNETT COUNTY, GEORGIA RECORDS. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 05/13/1998, IN BOOK ED 05/13/1998, IN BOOK 16012, PAGE 62. KNOWN AS: 2104 MANOR OAK KANE PARCEL: 7-102 -163 Said property is known as 2104 Manor Oak Ln, Buford, GA 30519, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Ir-Security Deed in favor of Irwin Mortgage Corporation, recorded in Deed Book 28496, page 40, Gwinnett County Records. 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 taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances,

restrictions, covenants, and matters of record superior to the Security Deed first set

FORECLOSURE

out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of editiess 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 Peter Chen, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-fact for Peter Chen File no. 22-078255 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INtor. The property is or may DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT 950-74289 7/6,13,20,27,2022

NOTICE OF SALE **UNDER POWER** GEORGIA.

cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersized. The above will also w curity Deed from YUNFENG CHEN to MORTGAGE ELEC-TRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR 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 GRANTEE, AS NOMINEE FOR PLATINUM MORTGAGE, INC., dated October 27, 2015, recorded November 2, 2015, in Deed Book 53912, Page 555, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Six Thousand and 00/100 dollars (\$136.000.00), with interest which are a hen, 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-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, (\$136,000.00), with interest (\$136,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal the owner and party in pos-session of the property is LATANYA COLLIER, or ten-ants(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 ctrue of the loan with Courthouse, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL 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: OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 1 (GMD 1397) OF THE 1ST DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 89, BLOCK A OF CASCADE FALLS, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 17 OF GWINNETT COUNTY, GEORGIA RECORDS. WHICH Real Time Resolutions, Inc Heal Ilme Resolutions, Inc., Loss Mitigation Dept., 1349 Empire Central Drive Suite 150, Dallas, TX 75247-4029, Telephone Number: 877-469-7325. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to consult a secured codificate to require a secured creditor to regoriate, amend, or modify the terms of the mortgage instrument. REAL TIME RESOLUTIONS, INC as At-GIA RECORDS, WHICH PLAT IS INCORPORATED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being RESOLUTIONS, INC as Attorney in Fact for LATANYA COLLIER 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 PURPLY AND THE ACT OF THE PROOF ACTORION OF THE controlling, however the property is more commonly known as 3508 CAST PALM DR, BUFORD, GA 30519.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under BE USED FUR IMAI PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: 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 (877) 813-0992 Case No. RTR-19-07736-4 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, penses 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 950-74286 Deed. Said property will be sold on an "as-is" basis 7/6,13,20,27,2022 beed. 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 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Sebe subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or curity Deed from LESLYNN MONICA CUMMINGS JOHN-SON and GARY A JOHNSON to MORTGAGE ELECTRONIC not now due and pavable): the right of redemption of INC. AS GRANTEE, AS NOM-INEE FOR PARAMOUNT RESIDENTIAL MORTGAGE any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; RESIDENTIAL GROUP, INC., dated October 31, 2019, recorded November 26, 2019, in Deed Book 57060, Page 85, Gwinadt County, Georgia all zoning ordinances; assessments; liens; encumsessiments, filents, encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, nett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Seven Thou-sand Three Hundred Thirty the owner and party in pos-session of the property is YUNFENG CHEN, or tenants (s). The sale will be conduct-ed subject (1) to confirmaand 00/100 dollars (\$307,330.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to to 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 pendiate AmeriHome Mortgage Com-pany, LLC, there will be sold at public outery to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORIGA, BEING LOT 38, BLOCK A, SOUTH OAKS SUBDIVISION (FKA TRIBBLE RIDGE, UNIT 1) AS PER FINAL PLAT RECORDED IN PLAT BOOK 113, PAGES 242 AND 243, AS LAST REVISED AND RERECORDED IN PLAT BOOK 117, PAGES 74 & 75, RE-117, PAGES 74 & 75, RE-

Nocket Mortgage, LLC 17k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. 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. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC. as Attorney in
fact for YUNFENG CHEN
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, LOANS, LLC F/K/A QUICKEN Bill Lubilli, LLC, 3145 Avaloli Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. OKN-22-03110-1 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 950-75095 7/6,13,20,27,2022

HECONDEJ IN PLAT BOUDE 117, PAGES 74 & 75, RE-OCRDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling bourger; the

Said legal description being controlling, however the property is more commonly known as 1102 COTTON OAK DR, LAWRENCEVILLE, GA 30045. 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-

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, including attorneys' fees (notice to collect account to the sale).

tice 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, varranty or requires against

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 val-

orem 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 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 LESLYNN MONICA CUM-

MINGS JOHNSON, GARY A

NOTICE OF SALE

UNDER POWER
GEORGIA,
GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LATANYA COLLIER to Mortgage Elec-tronic Registration Systems, Inc. as Nominee for Home Loan Center, Inc., dba LendingTree Loans, dated September 8, 2006, record-ed September 29, 2006, in Deed Book 47070, Page 0001, Gwinnett County, Control Decords and County Georgia Records, said Secu Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Forty-Seven Thousand Five Hundred and 00/100 dollars (\$47,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Real Time Resolutions to the country of tions, Inc, there will be sold at public outcry to the high-est bidder for cash at the Gwinnett County Court-house, within the legal hours

of sale on the first Tuesday

in August, 2022, all property described in said Security

FORECLOSURE FORECLOSURE

Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING

OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
37, OF THE 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOGN
A", OF WATERFORD
DOWNS SUBDIVISION,
UNIT ONE, ALL SHOWN ON
A PLAT AS RECORDED IN
PLAT BOOK 52, PAGE 207,
GWINNETT COUNTY, GEORGIA RECORDS; WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
HEREOF. Said legal description being controlling, however the property is more
commonly known as 2270
CAMPTOWN
WASH

LAWRENCEVILLE, GA 30044. The indebtedness se-cured 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, all expenses of the sale, in-

WAY

CAMPTOWN

JOHNSON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authorthe entity naving full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Cenlar FSB, Loss Mitigation Dept., 425 Phillips Blvd., Ewing, NJ 08618, Telephone Number 177, 2009, 0416, Nething, in Nothing in 877-909-9416 O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negoriate, amend, or moonly the terms of the mortgage instrument. AMERIHOME MORTGAGE COMPANY, LLC as Attorney in Fact for LESLYNN MONICA CUMMINGS JOHNSON, GARY A JOHNSON THE BELOW LAW DELLEIN MAN DELLEIN TO BE JOHNSON 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: Rupin Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
CENL-22-03381-1 Ad Run
Dates 07/06/2022,
08/10/2022, 08/17/2022,
08/10/2022,
08/10/2022,
08/10/2022,
08/10/2022,
950-75098 950-75098

7/6,8/10,17,24,31,2022 NOTICE OF SALE NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA
COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with that certain Security Deed rom Dominic Cummings to Nortgage Electronic Regis-Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., recorded on September 16, 2016 in Deed Book 54589 at Page 205 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Caliber Home Loans, Inc.by Assignment and said Security Deed having been given to secure having been given to secure a note dated September 15, 2016, in the amount of \$254,799.00, and said Note being in default, the under-signed will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 2, 2022 the following described real property (hereinafter referred to as "Property"): ALL TTRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 217 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 24, BLOCK A, MCINTOSH PLACE, AS PER PLAT RECORDED IN PLAT BOOK 119, PAGES 240 AND 241, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND INCURPORATEJ HEREIN BY
THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION; BEING KNOWN
AS 1182 IDA WOODS LANE,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN

06/01/2022; 06/15/2022; GWINNETT COUNTY, GEOR-GIA. The debt secured by the Security Deed and evidenced 07/27/22 950-71304 by the Note and has been. by the Note and has beel and and selectared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The 5/25,6/1,8,15,22,29,7/6,13, 20,27 Notice of Sale Under Power. State of Georgia debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the understanding heavyledge, the dersigned's knowledge, the person(s) in possession of the property is/are Dominic Cummings. The property, being commonly known as 1182 Ida Woods Ln, Lawrenceville, GA, 30045 in Gwinnett County, will be sold as the property of Dominic Cummings, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, retrictions, coveragita and restrictions, covenants, and matters of record to the Security Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to nehave the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 The foregoing notwithstanding 73134, 1-800-401-6587. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. not prohibited under U.S Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. for Callber Home Loans, Inc.
as Attorney in Fact for Dominic Cummings 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone:
(770) 373-4242 By: Rohan
Rupani, Esq. For the Firm
THIS FIRM IS ACTING AS A
DERT COLLECTOR AT-

950-74393 7/6,13,20,27,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

/20/2022, 07/27/2022

DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-

005128

07/06/2022

RPOSE. - 22-A-4752104 07/13/2022,

AMERICA, N.A. (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 0.C.G.A. § 44 14 162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, BO0 669 6650. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to

creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the

knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1649 WILFORD DRIVE, LAWRENCEVILLE, GEORGIA 30043 is/are: AURELIA M GALLEGOS AND HERIBERTO MACHUCA or tenant/tenants.

10 MACHUGA or tenantrenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by

By virtue of a Power of Sale contained in that certain Security Deed from Selena Eatman to Mortgage Elec-tronic Registration Systems, Inc. as nominee for South-east Mortgage of Georgia, Inc., its successors and assigns, dated March 27, 2019 signs, dated March 27, 2019 and recorded on April 1, 2019 in Deed Book 56496, Page 810, 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 Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars and 00/100 dollars (\$230,743.00) with interest (\$230,743.00) with interest thereon as provided therein, as last transferred to Lakeview Loan Servicing, LLC, recorded in Deed Book 59206, Page 678, aforesaid records, will be sold at public outcry to the highest bidFORECLOSURE

der 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 le-gal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 13, Block A, Unit One of Chateau Royale, as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Georgia records, which reference is made for the purpose of incorporating the same as a part herein.

Said property may more commonly be known as 1385 Chalet Circle, Lawrenceville, GA 30043.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly in-stallments 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 sale, including attorney?s fees (notice of intent to collect atorney?s fees having been given).
The individual or entity that

has full authority to negotiate, amend and modify all terms of the loan is Cenlar FSB, 425 Phillips Blvd, Ewing, NJ 08618.

Said property will be sold on an ?as-is? basis without any representation, warranty

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 constitute liens upon said property whether or not now due and payable: d) special asitems which may affect the and payable; d) special as-sessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhibits of survival 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 posthe owners and party in pos-session of the property are Selena Eatman and or tenant (s). The sale will be conduct-ed subject to 1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt cy code and 2) final confir-mation and audit of the sta-tus of the loan with the hold. tus of the loan with the hold Lakeview Loan Servicing, LLC as Attorney-in-Fact for Selena Eatman

Contact Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Dates: 05/25/2022;

06/08/2022 06/22/2022 07/20/22;

County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by AURELIA M GALLEGOS AND HERIBERTO MACHUCA to BANK OF AMERICA, N.A. , dated 11/09/2009,

and Recorded on 11/17/2009 as Book No. 49805 and Page No. 0449, GWINNETT County, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$210,000.00, with interest at the rate specified therein 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 August, 2022, the Tuesday in August, 2022, The following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 11, BLOCK A, PROSPECT ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 117, PAGES 43 44, RE-VISED IN PLAT BOOK 118, PAGES 74 75, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED AND MADE ART HEREOF BY REFER-ENCE. The debt secured by ENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same ENCE. The debt secured by purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-pay's fee having hear give tice of intent to collect attor-ney's fees having been giv-en). BANK OF AMERICA, N.A. holds the duly endorsed hote and is the current as-signee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUC-CESSOR BY MERGER TO **PURPOSE** 7/6,13,20,27,2022 NOTICE OF SALE CESSOR BY MERGER 10
BAC HOME LOANS SERVICING, LP, acting on behalf of
and, as necessary, in consultation with BANK OF
AMERICA, N.A. (the current UNDER POWER

FORECLOSURE

an accurate survey and in-spection of the property, and (c) all matters of record su-County, Georgia, being Lot 86, Block B, of Arbour Trace perior to the Deed to Secure Subdivision Unit Five per plat recorded III Figure Book 30, Page 36, Gwinnett Georgia, Records, Deht first set out above cluding, but not limited to, assessments, liens, encum-County, Georgia, Records, reference to which plat is made for a complete description of the property; brances, 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. Bankruptcy Code; and (2) final confirmation and audit of and being improved property known as 2440 Arbour Trace Terrace, according to the present system of num the status of the loan with the holder of the security the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for AURELIA M GALLEGOS AND HERIBERTO MACHUCA. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009517681 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 7/6,13,20,27,2022

NOTICE OF SALE LINDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain securi-ty deed executed by Kerry R. Grant, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper recorded in Deed Book 57718, beginning at page 21 and as modified at Deed Book 58983, Page 287, of the deed records of the Clerk of the Superior Court of the aforesald state and county and said state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in August 2022, all property described in said security deed including but not limited to the following described property: The land hereinafter referred to is situated in the City of Snellville, County of Gwinnett, State of GA, and is described as fol-lows: All that tract or parcel of land lying and being in Land Lot 30, of the 6th Dis-Land Lot 30 of the 6th District of Gwinnett County, Georgia and being Lot 56, Block B, of Kittery Point, Unit One, as per Plat recorded in Plat Book 83, Pages 156-157, Gwinnett County, Georgia Records. Being the same property conveyed from Permata Home Property LLC to Kerry R. Grant by deed dated October 23, 2018 and recorded October 25, and recorded October 25 and recorded October 25, 2018 in Book 56205 and Page 404, of official records. APN: R6030 121 Said legal description being controlling, however, the Property

ing, nowever, the Property is more commonly known as: 3301 Kittery Drive, Snellville, GA 30039 Said property will be sold on an "asis" basis without any representation, warranty or re-course against the abovetouse against the above-amed or the undersigned. The sale will be subject to the following items which may affect the title: 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, restric-tions, and all other matters of record superior to the said Security Deed. 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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Kerry R. Grant, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6780 THIS 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.

CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Shan-non Hare and Richard S. Hare a/k/a Richard Hare, hereinafter referred to as hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Aegis Wholesale Corporation recorded in Deed Book 47938, beginning at page 346 and as modified at Deed Book 52997, Page 155, of the deed records of the Clerk of the Superior Court of the of the Superior Court of the aforesaid state and county and by virtue of a default un-der the terms of said securi-ty deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first highest bidder on the first Tuesday in August 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 127 of FORECLOSURE

bering property in Gwinnett County, Georgia. Said legal description being control-ling, however, the Property is more commonly known as: 2440 Arbour Trace Terrace. Suwanee. GA 30024 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned The sale will be subject to the following items which may affect the title: 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 accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. 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 (2) to find committed and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotite among and modify the ate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland Mortgage's address is 999
N.W. Grand Blvd., Oklahoma
City, OK 73118. MidFirst
Bank, through its division
Midland Mortgage may be
contacted by telephone at 1800-552-3000. To the best
of the undersigned's knowl. of the undersigned's knowledge and belief, the party in possession of the property is believed to be Shannon Hare and Richard S. Hare a/k/a Richard Hare, or tenant (s). MidFirst Bank, as Trans (s). Middrist Bank, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector. Suite 350 At-Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6798 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-752145 7/6,13,20,27,2022

NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from BEVERLY Y HOLMAN BEVERLY YVONNE HOLMES to WELLS FARGO BANK, N.A., dated July 15, 2010, recorded July 26, 2010, recorded July 26, 2010, in Deed Book 50181, Page 0056, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred date in the original principal amount of One Hundred Thirty-Five Thousand Three Hundred Fifty and 00/100 dollars (\$135,350.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-RPL1, 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 August, 2022, al Security Deed including but not limited to the following described described property: ALĬ THAT TRACT OR PARCEL IHAI TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 292 OF THE
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 3690, UNIT TWO,
CHATTAHOOCHEE HILLS CHATTAHUUCHEE HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 232, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. BEING IMPROVED PROPERTY
KNOWN AS: 3690 BLACKS-HEAR COURT DULUTH, GEORGIA 30096 Said legal description being control-ling, however the property is more commonly known as 3690 BLACKSHEAR CRT, DULUTH, GA 30096. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will b made for the purpose o paying the same, all expens

lect 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 consecutation. 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 ittle: any outstanding ad val-orem 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 inspection of the proper all zoning ordinances; sessments; liens; encu brances: restrictions 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 BEVERLY Y HOLMAN BEV-ERLY YVONNE HOLMES, 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 ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:

NewRez LLC, F/K/A New
Penn Financial, LLC, D/B/A Penn Financial, LLC, D/B/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER

es of the sale, including at torneys' fees (notice to col