

**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 **Kerry R. Grant, hereinafter referred to as Grantor, to Mortgage 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. The deed records of the Clerk of the Superior Court of the above-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 as the property in the City of Snellville, County of Gwinnett, State of GA, and is described as follows: All that tract or parcel of land lying and being in Land Lot 30, of the 6th District of Gwinnett County, Georgia and being Lot 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, 2018 in Book 56205 and Page 404, of official records. APN: R6030 121 Said legal description being controlling, however, the deed is more commonly known as: **3301 Kittery Drive, Snellville, GA 30039** 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 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 assessments, liens, encumbrances, zoning ordinances, restrictions, 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 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 Shannon Hare and Richard S. Hare a/k/a Richard Hare, or tenant (s). MidFirst Bank, as Transferee, 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 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. 950-75159 7/6,13,20,27,2022

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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 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 Shannon Hare and Richard S. Hare a/k/a Richard Hare, or tenant (s). MidFirst Bank, as Transferee, 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 Atlanta, GA 30342 (770) 392-0041 22-6798 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. 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 Security Deed from **BEVERLY Y HOLMAN BEVERLY YVONNE HOLMES**, to **WELLS FARGO BANK, N.A.** dated July 25, 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 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, 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 292 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3690, UNIT TWO, CHATTAHOOCHEE HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 232. GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE BEING IMPROVED PROPERTY KNOWN AS: 3690 BLACKSHEAR HEAR COURT DULUTH, GEORGIA 30096 Said legal description being controlling, however the property is more commonly known as **3690 BLACKSHEAR CRT, DULUTH, GA 30096**. The indebtedness secured by said Security Deed is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other elements provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will 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); 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 possession of the property is believed to be **BEVERLY Y HOLMAN BEVERLY YVONNE HOLMES**, or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **NEWREX LLC, FKA New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing, LLC**, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA, THE DEBT SECURED BY THE SECURITY DEED AND EVIDENCED BY THE NOTE AND HAS BEEN, AND IS HEREBY, DECLARED DUE AND PAYABLE BECAUSE OF, AMONG OTHER POSSIBLE EVENTS OF DEFAULT, FAILURE TO MAKE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE. THE DEBT REMAINING 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 UNDERSIGNED'S KNOWLEDGE, THE PERSON(S) IN POSSESSION OF THE PROPERTY ARE **TARMACEA HUMPHREY** and **CHAIL HUMPHREY III**. THE PROPERTY, BEING COMMONLY KNOWN AS **3507 VALLEY BLUFF LN, SNELLVILLE, GA 30039** IN GWINNETT COUNTY, WILL BE SOLD AS THE PROPERTY OF **TARMACEA HUMPHREY** and **CHAIL HUMPHREY III**. THE PROPERTY, BEING COMMONLY KNOWN AS **3507 VALLEY BLUFF LN, SNELLVILLE, GA 30039** IN GWINNETT COUNTY, WILL BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-72913 6/8,15,22,29,7/6,13,20,27, 2022

**FORECLOSURE**

amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the clerk of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119, BLOCK "A", REYNOLDS PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION HEREOF. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make payments as required by the terms of the Note. The debt remaining 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 undersigned's knowledge, the person(s) in possession of the property are **RAVEN HOLMES**. The property being commonly known as **3630 Regency Park Dr #1, Duluth, GA, 30096** in Gwinnett County, will be sold as the property of **Raven Holmes**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.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 negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 844-478-2222. The foregoing notwithstanding, nothing in O.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. 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

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terms of the above described mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

**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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 34747, beginning at page 157 of the deed records of the Clerk of the Superior Court of the above-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: All that tract or parcel of land lying and being in Land Lot 179 of the 5th District of Gwinnett County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said legal description being controlling, however the property is more commonly known as **482 Marsh Lake Road, Lawrenceville, GA 30045** 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 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 assessments, liens, encumbrances, zoning ordinances, restrictions, 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 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 **Ally Kelly and Lorisa Michele Sevilla-Kelley**, as Administrator of Estate of **Ralph Kelley, Jr.**, or tenant(s). MidFirst Bank, as Transferee, 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 Atlanta, GA 30342 (770) 392-0041 22-6735F1 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. 950-72907 6/8,15,22,29,7/6,13,20,27, 2022

**FORECLOSURE**

amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the clerk of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119, BLOCK "A", REYNOLDS PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION HEREOF. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make payments as required by the terms of the Note. The debt remaining 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 undersigned's knowledge, the person(s) in possession of the property are **RAVEN HOLMES**. The property being commonly known as **3630 Regency Park Dr #1, Duluth, GA, 30096** in Gwinnett County, will be sold as the property of **Raven Holmes**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.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 negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 844-478-2222. The foregoing notwithstanding, nothing in O.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. 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

**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 **Wells Fargo Bank, N.A.**, secured by a Note in the original principal amount of \$128,935.00, 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, the undersigned, **Walter G Mullins III** or tenant/tenants, said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the 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. Bankruptcy Code and (2) 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 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 **Ally Kelly and Lorisa Michele Sevilla-Kelley**, as Administrator of Estate of **Ralph Kelley, Jr.**, or tenant(s). MidFirst Bank, as Transferee, 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 Atlanta, GA 30342 (770) 392-0041 22-6735F1 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. 950-72907 6/8,15,22,29,7/6,13,20,27, 2022

**FORECLOSURE**

amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the clerk of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119, BLOCK "A", REYNOLDS PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION HEREOF. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make payments as required by the terms of the Note. The debt remaining 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 undersigned's knowledge, the person(s) in possession of the property are **RAVEN HOLMES**. The property being commonly known as **3630 Regency Park Dr #1, Duluth, GA, 30096** in Gwinnett County, will be sold as the property of **Raven Holmes**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.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 negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 844-478-2222. The foregoing notwithstanding, nothing in O.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. 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

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amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the clerk of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119, BLOCK "A", REYNOLDS PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION HEREOF. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make payments as required by the terms of the Note. The debt remaining 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 undersigned's knowledge, the person(s) in possession of the property are **RAVEN HOLMES**. The property being commonly known as **3630 Regency Park Dr #1, Duluth, GA, 30096** in Gwinnett County, will be sold as the property of **Raven Holmes**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.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 negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 844-478-2222. The foregoing notwithstanding, nothing in O.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. 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

**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 **Wells Fargo Bank, N.A.**, secured by a Note in the original principal amount of \$128,935.00, 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, the undersigned, **Walter G Mullins III** or tenant/tenants, said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the 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. Bankruptcy Code and (2) 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 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 **Ally Kelly and Lorisa Michele Sevilla-Kelley**, as Administrator of Estate of **Ralph Kelley, Jr.**, or tenant(s). MidFirst Bank, as Transferee, 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 Atlanta, GA 30342 (770) 392-0041 19-5983F1 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. 950-72910 6/8,15,22,29,7/6,13,20,27,2022

**FORECLOSURE**

amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the clerk of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119, BLOCK "A", REYNOLDS PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION HEREOF. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make payments as required by the terms of the Note. The debt remaining 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 undersigned's knowledge, the person(s) in possession of the property are **RAVEN HOLMES**. The property being commonly known as **3630 Regency Park Dr #1, Duluth, GA, 30096** in Gwinnett County, will be sold as the property of **Raven Holmes**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.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 negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 844-478-2222. The foregoing notwithstanding, nothing in O.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. 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 Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmacea Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30349 Phone: (770) 373-4242. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005299 A-47505610 06/08/2022, 06/15/2022, 06/29/2022, 07/06/2022, 07/13/2022, 950-72906 6/8,15,22,29,7/6,13,20,2022

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