encum-

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

7/6,13,20,27,2022

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

Deed to Secure Debt given by PAUL NZEAGWU and MARGARET NZEAGWU to HomeBanc Mortgage Corpo-ration, dated July 24, 2003, and recorded in Deed Book 34100, Page 226, GWIN-NETT County, Georgia records, and last assigned to BANK UNITED N.A. in Book 59499, Page 612, conveying the after-described property to secure a Note of even date in the original principal amount of \$125,600.00, with interest at the rate specified therein, there will be sold by

therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in August, 2022, to wit: August 2, 2022, the following described property: All THAT

2UZZ, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE GREEN CONTROL TO THE CONTROL T

LAND LOT 53 OF THE 6TH

CREEK, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGES 170 AND 171, GWINNETT COUNTY, GEOR-

GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-TO. 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-

due and in the manner pro-vided in the Note and Deed to Secure Debt. The debt re-maining in default, this sale

will be made for the purpose

of paying the same and all expenses of this sale, as expenses of this sale, as provided in the Deed to Se-cure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-

ney's fees having been giv-en). Said property is com-monly known as 3648 OAK-LAND SPRING COURT SNELLVILLE, GA 30039, to-

sNetLVILLE, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are):

subject property is (are): PAUL NZEAGWU and MAR-

GARET NZEAGWU or tenant or tenants. Said property will be sold subject to (a) any

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

and inspection of the prop-

erty, and (c) all matters of

GWINNETT

GEORGIA, BEING

therein, there will be sold by

FORECLOSURE

FORECLOSURE

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA

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 Nationsar wortgage LD
//B/A Mr. Cooper recorded
in Deed Book 57718, beginning at page 21 and as modrified at Deed Book 58983,
Page 287, of the deed
records of the Clerk of the Superior Court of the afore-said state and county, and by virtue of a default under the terms of said security deed, and the related note, deed, and the related more the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity 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 sit-uated 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 record-ed 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 testifications and the second of the description being control-ling, however, the Property is more commonly known as: 3301 Kittery Drive, Snelas: 3301 kittery brive, Shei-wille, GA 30039 Said prop-erty will be sold on an "as-is" basis without any repre-sentation, 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 outstanding ad valid taxes which are a lien but not yet due and payable); any matters which might be disclosed by an acmight be disclosed by an ac-curate 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 (2) to final commitmation 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 negotify the modern and professional control of the status of the sta ate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland 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 Kerry R. Grant, or tenant(s). MidFirst Bank, as Transferee, As-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 392-0041 22-6780 (7/0) 392-0041 22-6/80
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 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 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 846 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 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 the 7th District, Gwinnett County, Georgia, being Lot 86, Block B, of Arbour Trace Subdividing. Hot Evra ce oo, Block B, of Arbour Tas, as per plat recorded in Plat Book 30, Page 36, Gwinnett County, Georgia, Records, reference to which plat is made for a complete description of the property, and being improved property. and being improved property known as 2440 Arbour Trace Terrace, according to the present system of numbering 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 above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outmay 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 acordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale

said Security Deed. The safe 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 holder of the

FORECLOSURE

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 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 1-800-552-3000. To the best of the undersigned's knowlof the undersigned's knowlof 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 Secure-Greditor 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 INFORMA (s) MidFirst Bank as Trans-LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-752145 950-752145 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from BEVERLY YVONNE
HOLMAN BEVERLY YVONNE
HOLMES to WELLS FARGO
BANK, N.A., dated July 15,
2010, recorded July 26,
2010, in Deed Book 50181,
Page 0056, Gwinnett County,
Georgia Records, said Secui-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 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 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, GWINNETT COUNTY, GEORGIA, BEING LOT 3690, UNIT TWO, CHATTAHOOCHEE HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 232, GWINNETT COUNTY. GEORGIA SO, PAGE 232, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. BEING IM-

PROVED PROPERTY
KNOWN AS: 3690 BLACKSHEAR 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 has been and is basely dealered, the best of the property is the person of the property is the person of the person o is hereby declared due be-cause 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 ates of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis 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: any outstanding ad valorem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumsessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. belief of the undersigned, the owner and party in possession of the property is BEVERLY Y HOLMAN BEVERLY YVONNE HOLMAS. The sale will be conducted subject (1) to confirmation that the sale is get prohibited under the list 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365the holder of the Security Greenville, SC 29601, Telephone Number: 800-367-7107. 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 TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1 as Attorney in Fact for BEVERLY Y TRUST 2020-RPL1 as Attorney in Fact for BEVERLY WONNE HOLMES THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02305-1 Ad Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022

07/27/2022 950-74288 7/6,13,20,27,2022 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 dated May 27, 2021, from Raven Holmes to Mortgage Electronic Registration Systems, Inc., as nominee for LendUS, LLC, recorded on June 4, 2021 in Deed Book 58804 at Page 00405 Gwinnett County, Georgia records, having been last records, naving been last sold, assigned, transferred and conveyed to **Data Mort-gage**, **Inc. dba Essex Mort-gage** by Assignment and said Security Deed having been given to secure a note dated May 27, 2021, in the **FORECLOSURE**

said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as (hereinafter referred to as the 'Property'): ALL TMA 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, REGENCY PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE 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 depayable declares of, animony other possible events of default, failure to make the payments as required by the terms of the Note. The 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 attornevs' fees has been given as provided by law. To the best of the un-dersigned's knowledge, the person(s) in possession of person(s) in possession of the property is/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 ing title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrance, 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 negligital among or modifically have the full authority to ne-gotiate, amend or modify al-terms of the above de-scribed mortgage is as fol-lows: ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the se-cured creditor to negotiate, amend or modify the terms 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 state. mation and audit of the sta-Indition and adout to the ski tus of the loan with the hold-er of the Security Deed. Albertelli Law Attorney for Data Mortgage, Inc. dba Es-sex Mortgage as Attorney in Fact for Raven Holmes 100 Fact for Naven Hollings 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

DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-005139 A-4750610 06/08/2022. 06/15/2022 06/29/2022 07/26/2022, 07/25/2022, 07/06/2022, 07/20/2022, 07/27/2022

950-72913 6/8,15,22,29,7/6,13,20,27, 2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the

power of sale contained with hat certain Security Deed dated July 30, 2019, from Tarmarcea Humphrey and Chail Humphrey III to Mort-gage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. d/b/a New American Fundd/h/a New American Funding, recorded on August 1, 2019 in Deed Book 56776 at Page 831 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Data Mortgage, Inc., dba Essex Mortgage by Assignment and said Security Deed having been given to secure a note dated July 30, 2019, in the amount of \$238,598.00, and said Note being in denote dated July 30, 2019, in the amount of \$238,598.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 02, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 61, BLOCK A OF WOODGATE HILLS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 268-270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING KNOWN AS 3507 VALLEY BLUFF LANE. 3507 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-GIA. 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 the payments as required by the terms of the Note. The 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 undersigned's knowledge, the person(s) in possession of the property are Tarmarcea Humphrey and Chail Humphrey III. The property, being commonly known as 3507 Valley Bluff Ln, Snel-Iville, GA, 30039 in Gwinnett County, will be sold as the property of Tarmarcea Humphrey and Chail Humphrey III, subject to any outstanding ad valorem tax-es (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 lions and all assessments. ments, 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 of a tribula ball.

individual or entity who shall have the full authority to ne-gotiate, amend or modify all

FORECLOSURE FORECLOSURE

terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 against the above-named or the undersigned. The sale will be subject to the follow-Old Bailes Boad, Suite 200 Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the second displacement of the secon ing items which may affect the title: any outstanding ad valorem taxes (including tax-es which are a lien but not yet due and payable); any matters which might be dis-closed by an accurate survey cured 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 prohibitation. and inspection of the erty; any assessments, encumbrances, zoning ordinances, restrictions, and all that the sale is not promibited 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 Esex Mortgage, as Attorney in other matters of record superior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarica Humphrey and Chail Humphrey III 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED 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, though its division Midland through its division Midland 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 Ryan Medlock, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor OBTAINED WILL BE USED OBTAINED WILL BE FOR THAT PURPOSE. 005299 A-47 06/08/2022, 06/15 06/22/2022, 06/29 07/06/2022, 07/13 A-4750566 06/15/2022, 06/29/2022, 07/13/2022, 07/20/2022 950-72906 6/8,15,22,29,7/6,13,20,2022

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA **COUNTY OF Gwinnett** Pursuant to a power of sale contained in a certain securi-ty deed executed by Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-tems, Inc. as nominee for Pine State Mortgage Corporation recorded in Deed Book 34747, beginning at Book 34/4/, beginning at page 157, 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 attempts in the undersigned attorney-in-fact for the aforesaid Granton (which attorney-in-fact is the present holder of said securitv deed and note secured théreby) 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 described property: All that tract or parcel of land lying tract or parcer or land tyrge and being in Land Lot 179 of the 5th District, of Gwinnett County, Georgia, and being County, Georgia, and being Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of Gwinnett County, Georgia records which 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 a "as-is" basis without any representation, warranty or 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 audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify the terms of the Note and Secu-MidFirst Bank 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 1-800-552-3000. To the best of the undersigned's knowlof the undersigned's knowledge and belief, the party in possession of the property possession of the property is believed to be Ralph Kel-ley and Lorisa Michele Sevil-la-Kelley, as Administrator of Estate of Ralph Kelley, Jr., or tenant(s). MidFirst Bank, as

Glerridge Fightalius II 3036 Glerridge 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 INFURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-72907 6/8,15,22,29,7/6,13,20,27, 2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

Transfèree, Assignee, and Secured Creditor As attor

ney-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565

and

STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Ryan Medlock, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for CBC National Bank recorded in Deed Book 55358, beginning at page 821, 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 add security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is present holder of said secu-rity 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 71 of the 6th District of Gwinnett County, Georgia, being Lot 66, Block A, Unit One of River Mist Subdivision, as per plat recorded in Plat Book Z, Page 242, Gwinnett County, Georgia Records; which plat Georgia Hecoros; wnich plat is hereby referred to and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 3665 Hunting Ridge Drive SW, Lilburn, GA 30047 Said property will be seld on an "essie"

ty will be sold on an "as-is" basis without any represen-

RECORDS. 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 19-598351 THIS LAW FIRM MAY BE HELD TO BE ACTINIG AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR THAT PURPOSE. 950-75160

7/6.13.20.27.2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Koren Rayford and Alice Moss to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast tration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. dated July 3, 2012, and recorded in Deed Book 51499, Page 842, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Farma Bank NA securing a go Bank, NA, securing 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 en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Au-gust 2, 2022, during the legust 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 335 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK "A", PRESCOTT AT MINK LIVSEY PKA MINK LIVSEY MANOR,

PHESCOTT AT MINK LIVSEY FKA MINK LIVSEY MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 108, PAGE 251; REVISED AT PLAT BOOK 109, PAGE 36, GWINNET COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY DEFERBENCE Said property REFERENCE. Said property is known as 3450 Grand Manor Trl, Snellville, GA 30039, 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 outstandsoid subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the 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 Alice Moss and The Representitive

of the Estate of Koren Ray-ford, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for N.A. as Attorney-In-Fact in Koren Rayford and Alice Moss File no. 22-078779 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2525/JW https://www.logs. Idilia, GA 30346 (770) 2535/JW https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-72809

6/29,7/6,13,20,27,2022 Notice of Sale 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.

on 01/22/2002 as Book No. 26058 and Page No. 200. 6WINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SERIES 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 paragraph amount of inal principal amount of \$75,000.00, with interest at \$75,000.00, Will interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in August, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 290 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 519, BUILDING UNIT NO. 519, BUILDING NO.5, PHASE 2, OF BERKE-LEY WOODS CONDOMINI-

FORECLOSURE

UM, RECORDED IN CON-DOMINIUM PLAT BOOK 2, PAGE 112, GWINNETT COUNTY, GEORGIA edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-AND AS MORE cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-der the tarms of the Sourith PARTICULARLY DESCRIBED
IN THAT CERTAIN DECLARATION OF CONDOMINIUM
FOR BERKELEY WOODS
CONDOMINIUM DATED OCder the terms of the Security Deed. Said property will be sold on an "as-is" basis TOBER 5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 323, AFORE-SAID RECORDS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER REFERRED TO AS THE "DEC! ABATION!") 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: any outstanding ad val-orem taxes (including taxes which are a lien, whether or TO AS THE "DECLARATION")
TOGETHER WITH ALL THAT
RIGHTS, TITLE, AND INTEREST OF GRANTOR IN THE 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; AFORESAID UNIT AND THE APPURTENANCES THERETO APPUNIEMANCES IHEREIU
AS SET FORTH IN THE DEC-LARATION, INCLUDING
SUCH UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE
DECLARATION. The debt seall zoning ordinances; assessments; liens; sessinents; lens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and beclarkation. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failbelief of the undersigned, the owner and party in possession of the property is session of the property is LETITIA Y. NICOLL, ERIC J. NICOLL, 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 belief of the undersigned. ure 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 additional to the provided in the Note and Deed to Secure Debt. default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attempts face (notice of inattorney's fees (notice of in er 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: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to er of the Security Deed. The tent to collect attorney's fees tent to collect attorney's fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE 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 Serverset assignees assig O.C.G.A. Section 44-14-162.2 shall be construed to endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO ALAX MORTGAGE IOAN require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NRZ INVENTO-RY TRUST, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE as Attorney in Fact for LETITIA Y. NICOLL, ERIC J. NICOLL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO. ANY INFORrequire a secured creditor to AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SE-RIES 2021 G (the current in-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 0.C.G.A. § 44 14 162.2, GREGORY FUND-ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-20-00067-15 Ad Run Dates 07/06/2022, Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-Dates 07/13/2022, 07/27/2022 950-72812

quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, party/parties 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
taxes (including taxes which
are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, 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, re-strictions, covenants, etc. The sale will be conducted 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. Pursuant to 0.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State nonjudicial 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 preceding paragraph. U.S BANK NATIONAL ASSOCIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 G, MORTGAGE BACKED SECURITIES, SERIES 2021 G as Attorney in Fact for WALTER G MILLIANS III THIS LAW Fact for WALTER G
MULLINS III. THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
ORTAINPED ORTAINPED INFORMATION OBTAINED
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
0000009531195
BARRETT DAFFIN FRAPPI-

BARRETT DAFFIN FRAPPI-FR TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-75068 7/6,13,20,27,2022

NOTICE OF SALE

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from Letitia Y. NICOLL, ERIC J. NICOLL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOM-INEE FOR CHAPEL MORT-GAGE CORPORATION, dated September 8, 2003, recorded September 25, 2003, in Deed Book 35003, Page 49, 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 Forty-Nine Thousand Eight Hundred and 00/100 dollars (\$149,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to NRZ Inventory Trust, U.S.

Bank National Association
as trustee , there will be
sold at public outcry to the solid at public outcry to the highest 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 Deed including but set limit Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 AND BEING IN LAND LUT 14
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGIA BEING SHOWN AND
DESIGNATED AS LOT 22,
BLOCK A, PETTY PLANTATION SUBDIVISION, UNIT.
ONE, ACCORDING TO A
PLAT OF SUBDIVISION
DECORDED IN PLAT DOOK

Security Deed. The indebt

record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 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; (2) O.C.G.A. Section 9-13-72.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding 9-13-17.2.1, Which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pr in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that ONE, ACCORDING 10 A
PLAT OF SUBDIVISION
RECORDED IN PLAT BOOK
63, PAGE 273, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS 44-14-102.2, the effility fliat has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Devices of the property of the services of the effect of the services of the effect of the services of the effect of the INCORPORATED BY REFER-ENCE AND MADE A PART HEREOF. Said legal descrip-tion being controlling, how-ever the property is more partment 1600 South Dou-glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregocommonly known as 844 SUNNY FIELD LANE, ing notwithstanding, nothing in OC.G.A. Section 44-14-LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby de-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described hereclared due because of default under the terms of said This sale is conducted on

behalf of the secured credi

FORECLOSURE tor under the power of sale granted in the aforementioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for PAUL NZEAGWU Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville. GA Suite 150 Lawrenceville, GA 30043 404.719.5155 June 29 and July 6,13,20 and 27, 2022 22-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-74488 6/29,7/6,13,20,27,2022 NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Henry
Robenson Pierre to Mortand Flectronic Registration

gage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns dated June 29, 2020 and dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, 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 of even date, in the original principal amount of Two Hundred Thirty-Two Thou-sand Seven Hundred Seven and 00/100 dollars and 00/100 dollars (\$232,707.00), as last transferred to Broker Solutions Inc. dba New American Funding, New American Funding by assignment to be runding by assignment to be recorded in the Office of the Court of Superior Court of Gwinnett County, Georgia, with interest thereon as provided therein, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett courthouse door of Gwinnett courthouse door of Gwinnett 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 Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property. ALL described property: ALL THAT TRACT OR PARCEL IHAI I RACI OR PARCEL
OF LAND LYING IN LAND
LOT 234 OF THE 5TH DISTRICT OF GWINNETT
COUNTY, GEORGIA BEING
LOT 153, BLOCK A, COLD
WATER CREEK SUBDIVISION, UNIT TWO, AS MORE PARTICULAR DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT

COUNTY, RECORDS, GEORGIA COUNTY, GEORGIA
RECORDS, WHICH PLAT
AND LEGAL DESCRIPTION
THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be known as 1401 Jernigan Bluff, Lawrenceville, GA 30045. The debt secured by said Security Deed has been said security Deet has beet had beet and is hereby declared due because of, among other 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 nuroes of paying the for the purpose of paving the same and all expenses of this sale, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authori-06/29/2022, 07/13/2022, 07/27/2022 950-74497 or entify that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, 14511 Myford Road, Suite 100, Tustin, CA 92780. 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 also be subject 6/29,7/6,13,20,20,27,2022 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 NETT

assessments: e) the right of assessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, statts of the constitution of 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 parry in possession of the property are Henry Robenson Pierre and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and suit if the confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 06/29/2022; 07/06/22: 07/13/22: 07/20/22: 07/13/22, 07/2 07/27/22 950-72848 6/29,7/6,13,20,27,2022

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 dated January 27, 2020, from Juan Fabian-Polanco and Malquiel Fabian-Casti lo to Mortgage Electronic Registration Systems, Inc., as nomine for Equity Prime as nominee for equity Prime
Mortgage LLC, recorded on
February 21, 2020 in Deed
Book 57264 at Page 850
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 a note dated January 27, 2020, in the amount of \$172,460.00, and said Note being in default the under being in default, the under-signed will sell at public outsigned 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 the
"Property"): THE LAND REFERRED TO HEREIN BELOW
IS SITUATED IN THE CITY FERRED IO REEIN BELOWS:
IS SITUATED IN THE CITY
OF LOGANVILLE, COUNTY
OF GWINNETT, STATE OF
GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 129 OF THE IN LAND LOT 129 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A, FOX CHASE SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK PAGE 169, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY REF

ERENCE AND MADE A PART OF THIS DESCRIPTION.

FORECLOSURE

THIS BEING THE SAME PROPERTY CONVEYED TO JUAN FABIAN-POLANCO AND MALQUIEL FABIAN-AND MALQUIEL FABIAN-CASTILLO AS JOINT TEN-ANTS WITH RIGHTS OF SURVIVORSHIP, AS JOINT TENANTS AND NOT AS TEN-ANTS IN COMMON, FOR AND DURING THEIR JOINT AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE FROM JUAN FABIAN-POLANCO, IN A DEED DATED AUGUST 23, 2018, AND RECORDED AUGUST 18, 2018, IN DEED BOOK 56093, PAGE 0135 AND INSTRUMENT NUMBER 0075781. The debt secured by the Security Deed and evby 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 the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Sequenty Dead paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Juan Fabian-Polanco is/are Juan Fabian-Polanco and Malquiel Fabian-Castillo The property, being com-monly known as 4434 Fiddlers Bnd, Loganville, GA, 30052 in Gwinnett County, will be sold as the property of Juan Fabian-Polanco and Malquiel Fabian-Castillo, Malquiel Fabian-Castillo, 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 upon 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 nehave the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587. Way, Oklahoma City, Ok 73134, 1-800-401-6587 The foregoing notwithstand-ing, nothing in O.C.G.A. Sec-tion 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 Caliber Home Loans, Inc. for Caliber Home Loans, Inc.
as Attorney in Fact for Juan
Fabian-Polanco and Malquiel
Fabian-Castillo 100 Galleria
Parkway, Suite 960 Atlanta,
GA 30339 Phone: (770) 3734242 Rohan Rupani For the
Firm THIS FIRM IS ACTING
AS A DEBT COLLECTOR ATA AS A DEBT COLLECTOR AITEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.- 22005571 A-4752406

restrictions

07/06/2022

07/20/2022

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 APRIL O. POLLARD to Mortgage Electronic Regis-tration Systems, Inc. as nomines for Carrington nominee for Carrington Mortgage Services, LLC, dated February 20, 2016, and recorded in Deed Book 54137, Page 0732, GWIN-NETT County, Georgia records, and last assigned to Bank United N.A., conveying the after-described property to secure a Note of even date in the original principal amount of \$143,108.00, 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 August, 2022, to wit: August 2, 2022, the following described property: File No.: 199414672515 All that parel of land in the County of 199414672515 Åll that parcel of land in the County of Gwinnett, State of GA, and being more particularly described as follows ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK C, LAUREL FALLS SUBDIVISION, UNIT TWO, AS PER PLAT TWO, AS PER PLAT RECORDED IN PLAT BOOK HECORDED IN PLAI BOUR
44, PAGE 106, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAI IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. APN
PROCESS AND PROCESS APA

AND PROCESS APA

AND PROCESS APA

AND PROCESS APA BY REFERENCE. APN R6003-129 Property Address: 3902 Laurel Bend Dr., Snellville, GA 30039 The debt secured by said Deed to Secure Debt has been and is 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 default, this sale will be made for the purpose of paying the same and all expenses of this cale are provided in the this sale, as provided in the tnis 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). Said property is commonly known as 3902 LAUREL BEND DR SNEL-VILLE GA 30039 together LAUREL BEND DR SNEL-LVILLE, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): APRIL 0. POLLARD or tenant or tenants. Said property will be sold subject to (a) any out-standing 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 in an accurate survey and in spection 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; (2) 0.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the

loan with the holder of the

security deed. Pursuant to O.C.G.A. Section 9-13-172.1.