

FORECLOSURE

Lot 15 and 18 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Lochwilde Subdivision, Unit III, as per plat recorded in Plat Book 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 3410 Donegal Way according to the present system of numbering property in Gwinnett County, Georgia. Parcel ID Number: R6018-248.

Subject to any Easements or Restrictions of Record. MR/mh 8/22/22 - Our file no. 5206218 - FT18 950-75103 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 Security Deed given by Dorothy G Guder to Bank of America, N.A., dated February 2, 2009, recorded in Deed Book 49275, Page 892, Gwinnett County, Georgia Records, as last transferred to Mortgage Assets Management, LLC by assignment recorded in Deed Book 59989, Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY EIGHT THOUSAND AND 0/100 DOLLARS (\$168,000.00) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees in accordance with O.C.G.A. § 13-1-11 (having been given).

Said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Mortgage Assets Management, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage Corporation, 14405 Walters Road, Suite 200, Houston, TX 77014, 866-503-5559.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Dorothy G Guder or a tenant or tenants and said property is more commonly known as 550 Rebecca St, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the 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.

Mortgage Assets Management, LLC as Attorney in Fact for Dorothy G Guder, c/o Pierce, LLC, Raymond Leibert, 1544 Old Alabama Road, Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IN LAND LOT 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DESIGNATED AS LOT NO 9-K, WESTERN HEIGHTS SUBDIVISION, ON A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1952, RECORDED IN PLAT BOOK F, PAGE 37-A, GWINNETT COUNTY PLAT RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION. MR/mh 8/22/22 - Our file no. 5706819 - FT2 950-74950 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 RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC, dated March 26, 2004, recorded April 7, 2004, in Deed Book 37724, Page 0133, 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 Nine Hundred and 00/100 Dollars (\$149,900.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A, 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 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DESIGNATED AS LOT NO 9-K, WESTERN HEIGHTS SUBDIVISION, ON A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1952, RECORDED IN PLAT BOOK F, PAGE 37-A, GWINNETT COUNTY PLAT RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BEING IMPROVED PROPERTY KNOWN AS: 3690 BLACKSHEAR CRT, DULUTH, GA 30098. 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 expenses of this sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; any restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is All Occupants, All Occupants or tenant(s). The sale will be con-

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OR PARCEL OF LAND LYING AND BEING IN LAND LOT 182 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING KNOWN AS BLOCK B, LOT 43, MILL SUBDIVISION UNIT IV AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 25, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 1531 BRAYS MILL TRACE, LAWRENCEVILLE, GA 30044. 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 expenses of this sale, including attorney's 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, 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; any 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 RUDY J ALFARO (a/k/a ALFARO or tenants(s)). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewVez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Services, LLC, 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 as Attorney in Fact for PEARLENE E BINGLEY, JERRY O BINGLEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (800) 813-0992 Case No. SHP-17-04967-14 Ad Run Dates: 07/08/2022, 07/13/2022, 07/20/2022, 950-75089 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 Bernard L. Beary Jr. and Kathryn M. Maxwell to American National Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page 312, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$67,885.00, the holder thereof, the undersigned, said creditor has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will, on the first Tuesday, 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: All that tract of parcel of land lying and being in Land Lot 134 of 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 Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville, Georgia 30243. Said property is known as 2450 Mitchell Road, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of the property. If any, said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed. In the event, 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 held in trust for the benefit of Kathryn M. Maxwell and Bernard L. Beary, Jr., successor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Beary Jr. and Kathryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, Georgia 30346 (770) 220-2535/GR https://www.logs.com/ THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/29, 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from Bette Andrews to Meridian Lending, Inc. dba Allsource Mortgage, dated 12/13/2017, recorded in Deed Book 59989, Page 48492, Page 301, Gwinnett County, Georgia records, and as last assigned to Reverse Mortgage Funding, LLC by virtue of assignment recorded in Deed Book 55736, Page 298, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in August 2022 by Reverse Mortgage Funding, LLC, as Attorney in Fact for Bette Andrews, 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 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J, UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE. BEING IMPROVED PROPERTY KNOWN AS: 522 RAVINA WAY, LAWRENCEVILLE, GA 30044 according to the present system of numbering property in Gwinnett County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of this sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; any restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is All Occupants, All Occupants or tenant(s). The sale will be con-

ducted 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewVez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Services, LLC, 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 as Attorney in Fact for PEARLENE E BINGLEY, JERRY O BINGLEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (800) 813-0992 Case No. SHP-17-04967-14 Ad Run Dates: 07/08/2022, 07/13/2022, 07/20/2022, 950-75089 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC, dated March 26, 2004, recorded April 7, 2004, in Deed Book 37724, Page 0133, 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 Nine Hundred and 00/100 Dollars (\$149,900.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A, 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 143 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DESIGNATED AS LOT NO 9-K, WESTERN HEIGHTS SUBDIVISION, ON A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY S. R. FIELDS, SURVEYOR, DATED JUNE 23, 1952, RECORDED IN PLAT BOOK F, PAGE 37-A, GWINNETT COUNTY PLAT RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BEING IMPROVED PROPERTY KNOWN AS: 3690 BLACKSHEAR CRT, DULUTH, GA 30098. 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 expenses of this sale, including attorney's 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, 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 to said property: any superior Security Deeds of record; all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed. In the event, 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 held in trust for the benefit of Kathryn M. Maxwell and Bernard L. Beary, Jr., successor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Beary Jr. and Kathryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, Georgia 30346 (770) 220-2535/GR https://www.logs.com/ THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 6/29, 7/6,13,20,27,2022

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By virtue of a Power of Sale contained in that certain Security Deed given from Bette Andrews to Meridian Lending, Inc. dba Allsource Mortgage, dated 12/13/2017, recorded in Deed Book 59989, Page 48492, Page 301, Gwinnett County, Georgia records, and as last assigned to Reverse Mortgage Funding, LLC by virtue of assignment recorded in Deed Book 55736, Page 298, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWO HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in August 2022 by Reverse Mortgage Funding, LLC, as Attorney in Fact for Bette Andrews, 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 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J, UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE. BEING IMPROVED PROPERTY KNOWN AS: 522 RAVINA WAY, LAWRENCEVILLE, GA 30044 according to the present system of numbering property in Gwinnett County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of this sale, including attorney's fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; any restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is All Occupants, All Occupants or tenant(s). The sale will be con-

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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; any 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 PEARLENE E BINGLEY, JERRY O BINGLEY or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewVez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Services, LLC, 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-ABC1 as Attorney in Fact for PEARLENE E BINGLEY, JERRY O BINGLEY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (800) 813-0992 Case No. SHP-17-04967-14 Ad Run Dates: 07/08/2022, 07/13/2022, 07/20/2022, 950-75089 7/6,13,20,27,2022

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vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMINGTON SAVING FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for MARCOS BLASNICH AND LILIA LOMELI. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A 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: 800-365-4567. 00000006220396 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addition, Texas 75010 (972) 341 5398. 950-75062 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY LLC, dated March 26, 2004, recorded April 7, 2004, in Deed Book 37724, Page 0133, 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 Nine Hundred and 00/100 Dollars (\$149,900.00) with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A, 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 LOTS 2 AND 3 OF THE 3RD DISTRICT, Gwinnett County, Georgia, being known as 3561 Oakwilde 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. 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 knowledge and belief, the party in possession of the property is believed to be Robert Bolden and Betty Bolden, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, 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 22-66752 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. 950-75214 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS 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 thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/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 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 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 PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being 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 the terms of said Security Deed. The undersigned, remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under

FORECLOSURE

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 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; any 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 YUNFENG CHEN, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944, 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. ROCKET MORTGAGE, 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: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. OKM-22-03110-1 Ad Run Dates: 07/13/2022, 07/20/2022, 950-75095 7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed from RUDY J ALFARO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOME LENDING TRUST, dated September 8, 2006, recorded September 29, 2006, in Deed Book 47070, Page 0001, Gwinnett County, Georgia Records, said Security 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, Inc. 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 37, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, WERFORD 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 WAY, LAWRENCEVILLE, GA 30044. 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 expenses of the sale, including attorney's 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, 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; any zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior