FORECLOSURE

County Records, said Security Deed having been last rity Deed having peen last sold, assigned, transferred and conveyed to Rocket
Mortgage, LLC f/k/a Quicken
Loans, LLC f/k/a Quicken
Loans Inc. securing a Note in the original principal amount of \$303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedthe amount of said indepted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 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 Lots 203 and 204 of the 5th District. Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Falls at Northcliff, Phase Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred

to and made a part of this description. Said property is known as 1827 Shaker Falls Ln, Lawrenceville, GA 30045, together with all fixattached to and constituting a part of said property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (ining ad valorem laxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an acordinances, restriccovenants, 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 indebted-ness and all expenses of ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no. 22-078609 LOGS LEGAL 22-078609 LOGS LEGAL
GROUP LLP* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/GR
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR, ANY INFORMATION OBTAINED
WILL BE JUSED FOR THAT WILL BE USED FOR THAT PURPOSE. 950-69877 5/25,6/1

6/8,15,2,29,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of Sale contained in the Security Deed ty Deed ("Security Deed")
from Kevin Croke
("Grantor") to Georgia's
Own Credit Union Own Credit Union ("Grantee"), dated May 29, 2019, recorded May 30, 2019 in Deed Book 56625, Page 387, Gwinnett County, Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Two Hundred Sixty Four Thousand Eight Hundred and 00/100 Dollars (\$264,800.00), with interest from date at the rate as provided therein on the unpaid vided therein on the unbaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia. Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022. All that tract or parcel of land lying and being in Land Lot 70 of the 6th Dis-Land Lot 70 of the 6th Dis-rict, Gwinnett County, Geor-gia, being Lot 25, Block B, Rivermist Subdivision, Unit Eight, according to plat of survey recorded in Plat Book 18, Page 145, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by reference thereto. The debt secured by the Se-The debt secured by the Se curity Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the terms of the Note. The debt remaining in default, this sale will be made for the purpose will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees. To the best knowledge and belief of Grantee, the above described property is in the possession of the Estate of Kevin Croke, and will be sold subject to any outstanding ad valorem taxes and/or asad valorem taxes and superior liens, if any. Georgia's Own Credit Union As Attorney in Fact for Kevin Croke By: Fact for Kevin Croke By: William L. Phalen, III, Esq. SHERMAN & PHALEN, LLC SHERIWAN & FIRALEN, LLC 1165 Northchase Parkway SE, Suite 450 Marietta, Georgia 30067 (770) 579-0109 This Law Firm is acting as a debt collector attempt-

5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT

used for that purpose.

ing to collect a debt. Any

formation obtained will be

By virtue of a Power of Sale contained in that certain Security Deed from Selena Eatman to Mortgage Elec-tronic Registration Systems, Inc. as nominee for South-east Mortgage of Georgia, Inc., its successors and as-signs, dated March 27, 2019 and recorded on April 1, 2019 in Deed Book 56496, Page 810, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of State of even date, in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00) with interest thereon a provided therein thereon as provided therein, as last transferred to Lakeas last transferred to Lake-view Loan Servicing, LLC, recorded in Deed Book 59206, Page 678, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for each before the der for cash before the 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

All that tract or parcel of land lying and being in Land

described property:

FORECLOSURE

Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 13, Block A, Unit One of Chateau Royale, as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Geor-gia records, which reference is made for the purpose of incorporating the same as a part herein.

Said property may more commonly be known as 1385 Chalet Circle, Lawrenceville, GA 30043. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney?s fees (notice of intent to collect attorney?s fees having been

given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Cenlar FSB, 425 Phillips Blvd, Ew-ing, NJ 08618. Said property will be sold on an ?as-is? basis without any representation, warranty

or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out-standing ad valorem taxes, including taxes, which conincluding taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to matters of record superior said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Selena Eatman and or tenant (a). The add will be considered (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 audit of the status of the loan with the hold. tus of the loan with the holder of the Security Deed. LLC as Attorney-in-Fact for

Selena Eatman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520

Ad Run Dates: 05/25/2022; 06/01/2022; 06/08/2022; 06/22/2022; 06/22/2022; 06/08/2022; 06/22/2022; 07/06/22; 06/29/2022 07/20/22

950-71304 5/25,6/1,8,15,22,29,7/6,13,

20.27 NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA COUNTY OF GWINNETT

Tax parcel # R6305C-005 Under and by virtue of the Power of Sale contained in the Deed to Secure Debt and Security Agreement from SATWANT SEWAK and EL-HAM EGHANI to 3855 HOL-COB BRIDGE ROAD LLC dat-ed April 1, 2021 and record-ed in Deed Book 58576 page 00714, as assigned to **BESHTIWAN MOHAMMED** BESHTIWAN MOHAMMED
ALI by Assignment dated
April 6, 2022, and recorded
in Deed Book 59849, Page
00368 in the offices of the
Clerk of the Superior Court
of Gwinnett County, Georgia
(the "Security Deed"); the
undersigned will sell at public outcry to the highest and
best hidder for cash before best bidder for cash before the door of the Courthouse of Gwinnett County, Georgia, sale, on the first Tuesday in June, 2022, the following described real property, to

.. That certain Condominium Unit in Land Lot 305 of the 6th Land District, Gwinnett County, Georgia and being identified and depicted as Condominium Unit II B Condominium Unit II B (shown as Building ?B?) on as Built Survey of Office Condominiums at Habersham Point prepared by McNally, Patrick & Cole, Inc. dated May 10, 1983, and recorded in Condominium Plat Book 1, at page 89, Gwinnett County, Georgia Records, and on the applicable thereto, prepared by Prehectors, and of the applicable thereto, prepared by Preston A. Bristow, Jr., Georgia Registered Engineer No. 11314, and filed in the Condominium Cabinet, aforesaid records, together with its appurtenant percentage of un-divided interest in the common elements of said Haber-sham Pointe Condominiums as provided in that certain Declaration of Condominium for Habersham Pointe Condominium dated July 8th 1983, and recorded in Deed Book 2589, Page 690, Gwin-nett County, Georgia Records, as now or herein amended at therein provid-

and plans, together with said recorded Declaration, including any and all recorded amendments thereto, are incorporated by reference as a part of the description con-

SÄTWÄNT SEWAK and EL-HAM EGHANI to 3855 HOOLCOB BRIDGE ROAD LLC as assigned to BESHTI-WAN MOHAMMED ALI by Assignment dated April 6, 2022, in the original principal amount of \$200,000.00 (as same may have been modified, amended or renewed, the "Note"), plus interest from date on the unpaid balance until paid, and

Cording to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of SAT-WANT SEWAK and AMIR JOGHANI ASADZADEH and the proceeds applied to the average of said indebted. payment of said indebtedness, attorney's fees, and

FORECLOSURE

the lawful expenses of said sale, all as provided in the Note and Security Deed. To the best of the undersigned's knowledge and belief, the real property is presently owned by SAT-WANT SEWK and AMIR JOGHANI ASADZADEH.

To the best of the undersigned?s knowledge and be-lief, the party in possession of the real property is SAT-WANT SEWK, and AMIR JOGHANI ASADZADEH, and JOGHANI ASADZADEH, and tenants holding under them. Said property will be sold subject to the following: (1) any outstanding ad valorent taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the propand inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to be Security Deed first set out above. Said sale will be adove. Sald sale Will ob conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the status of the loan with the holder of the Sequity Deed

the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms amend, and moonly all terms of the mortgage is as follows: Jere Wood, 1173 Canton Street, Roswell, Ga, 30075, 770-587-5870. Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual control of the street 44-14-162.2, the above indi-vidual or entity is not re-quired by law to negotiate, amend, or modify the terms of the mortgage. JERE WOOD, ATTORNEY FOR WOUD, AITOKNEY FOR BESHTIWAN MOHAMMED ALI, IS ACTING AS A DEBT COLLECTOR ATTEMPTING COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. BESULTIWAN MOHAMMED

BESHTIWAN MOHAMMED BESHIIWAN WUMANIMIEU ALI as successor in interest to 3855 HOLCOB BRIDGE ROAD LLC, as Attorney-in-Fact for SATWANT SEWAK, ELHAM EGHANI and AMIR JOGHANI ASADZADEH . 5/11,18,25,6/1,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ahmad Elkhatib and F. Obeid aka Fadia H. Obeid to Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage for GreenPoint Mortgage
Funding, Inc. dated July 26,
2002 and recorded on August 7, 2002 in Deed Book
28292, Page 0150, Gwinnett
County, Georgia Records,
modified by Loan Modification recorded on August 13,
2019 in Deed Book 56805,
Page 00734, Gwinnett County, Georgia Records, and
corrected by Affidavit
recorded on April 18 2022 corrected by Affidavit recorded on April 18, 2022 in Deed Book 59874, Page 00574, Gwinnett County, Georgia Records, and later deorgia Records, and later assigned to Forethought Life Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book 57426, Page 00510, Gwinnett County, Corris December 24, 2020 in Deed Book 25, 2020 in Deed Book 2 Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022 the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 271 of the 6th District, Gwin-nett County, Georgia being of the 6th District, Gwin-nett County, Georgia, being Lot 24, Block B, Wyntree Subdivision, Unit Two as per plat recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incor-porated herein and made a part of the record thereof by part of the record thereof by reference. Tax ID #: R6271 reference. Iax ID #: R62/1
175 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 is the means required in in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attor-

an accurate survey and inspection of the property, any

assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to

the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Ahmad Elkhatib or tenant

(s); and said property is more commonly known as

3070 Wyntree Drive, Nor-cross, GA 30071. 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. Forethought

Life Insurance Company as

Life Insurance Company as Attorney in Fact for Ahmad Elkhatib and F. Obeid aka Fa-dia H. Obeid McMichael Tay-lor Gray, LLC 3550 Engi-neering Drive, Suite 260 Peachtree Corners, Ga 30092 404-474-7149 MTG File No.: GA2022-00193 950-8986

ney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance. Company can be Said recorded built survey surance Company, can be contacted at 888-504-7300 conlacted at oce-304-7050 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outdending ad valence to veyed hereby,
Said property being more
commonly known as 3855
Holcomb Bridge Road, Noroutstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by

cross, Gwinnett County, Georgia, 30092. ELHAM EGHANI trans-ferred her interest in the above-described property to AMIR JOGHANI AMIR JOGHANI
ASADZADEH by deed dated
September 22, 2021 and
recorded in Deed Book
59213, Page 0053 in the offices of the Clerk of the Su-

perior Court of Gwinnett County.

The debt secured by the Security Deed is evidenced by a Promissory Note, dated April 1, 2021 executed by a April 1, 2021 executed by SATWANT SEWAK and ELpaid balance until paid, and

paid balance until paid, and other indebtedness.

The Note matured March 31, 2022, and indebtedness evidenced by the Note and secured by the Security Deed has not been paid by reason of this default, and the Security Deed has been declared foreclosable according to its terms.

The above-described real

UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Cynthia Freeman to Mortgage Elec-tronic Registration Systems, Inc. as nominee for First Option Mortgage, LLC, its suc-

5/11,18,25,6/1,2022

NOTICE OF SALE

FORECLOSURE

July 17, 2020 and recorded on August 25, 2020 in Deed Book 57789, Page 862, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Sixteen Thousand Fifteen and 00/100 dollars (\$216,015.00), as last transferred to The Money Source, Inc., by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Record, with interest thereon as provided therein, will be sold at public outcry to be sold at public outcry to the highest bidder for cash before the 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 July, 2022, all property described of a said Security Deed includ-ing but not limited to the foling but not limited to the following described property:
All that tract or parcel of land lying and being in Land Lot 336 of the 4th Land District, Gwinnett County, Georgia being known and design before the county of the county gia, being known and desig-nated as Lot 47, Block A, of Oaktree Subdivision, Unit Three, as per plat of said subdivision recorded in Plat Book 83, Page 6, Gwinnett County, Georgia records, which plat is incorporated which plat is incorporated herein by reference and made a part hereof. Said property may more com-monly be known as 3935 Knotts Pass Road, Snellville, GA 30039. The debt secured by said Security secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of or default, non-payment of the monthly installments on said loan. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of inattorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is THE MONEY SOURCE INC., 135 Maxes Road, Melville, NY 11747, 602-283-3769. Said property will be sold on an "as-sis" basis without any representawill be sold off all as-is but-sis without any representa-tion, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning or-dinances: b) matters which dinances; b) matters which would be disclosed by an accurate survey or by an in-spection of the property; c) any outstanding ad valorem any outstanding at various taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; by all outstanding thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Cynthia Freeman 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 audit of the status of the loan with the holder of the Security Deed.
THE MONEY SOURCE INC. as Attorney-in-Fact for Cyn-thia Freeman Contact: Padgett Law Group: 6267 Old Wter Oak Road, Suite 203, Tallahassee, FL 32312; (850) Ad Run Dates: 06/08/22; 06/22/22; 06/29/22 950-71089 6/1.8.15.22.29.2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE LINDER POWER Because of a default under the terms of the Security Deed executed by Sharon B. Goodman and Stanley Evans Goodman and stanley Evans to Countrywide Home Loans, Inc. dated December 28, 2004, and recorded in Deed Book 41258, Page 2, as last modified in Deed Book 56133, Page 379, and pursuant to a Scriveners Affidavit recorded in Deed Book 561344 Dese 6014 pursuant to a Scriveners Al-fidavit recorded in Deed Book 47814, Page 501, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$113,200.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en tire amount of said indebtedtire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 7, 2022, during the legal hours of sale, before the Courthouse door in said Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said beed, to-wit: All that tract or parcel of land lying and being in Land Lot 29 of the 6th District of Gwinnett County, Georgia, being Lot 4, Block B, Unit Two, Annistrant County, Carlotte of the Charles of the County of town Valley, as per plat recorded in Plat Book 24, Page 185, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description. Said property is known as 4107 Stacy Lane, Snelas 4107 Stacy Lane, Shell wille, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or not now due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of edness 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 credi-

tor. The property is or may be in the possession of Sharon B. Goodman; Stanley Evans, successor in interest or tenant(s). US Bank Trust National Association, Not In

Its Individual Capacity But Solely As Owner Trustee For

FORECLOSURE VRMTG Asset Trust as Attorney-in-Fact for Sharon B. Goodman and Stanley Evans File no. 19-074681 LOGS LEGAL GROUP LLP* Attor-LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-69882 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER GFORGIA GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from FERNANDO JIMENEZ to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee

for Countrywide Home Loans, Inc., dated May 15, 2001, recorded June 15, 2001, in Deed Book 23535, Page 12, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hundred Ninety-Two and 00/100 dollars (\$93,492.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to BANK OF AMERICA, N.A., there will be sold at public outcry to the highest bidder for cash at the Gwinnett ror cash at the GWINNett Country Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247 OF THE 6TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA,
BEING LOT 20, BLOCK C,
LAKE WINDSOR HEIGHTS
SUBDIVISION, AS SHOWN
ON PLAT OF SUBJECT
PROPERTY RECORDED AT PROPERTY RECORDED AT PLAT BOOK F, PAGE 140A, GWINNETT COUNTY, GEOR-GIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF MUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more commonly known as 122 NORTH WOODLAND DRIVE, DORAV-

WOODLAND DRIVE, DORAV-ILLE, GA 30340. The indebt-edness secured by said Se-curity Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paving 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 dersigned. The sale will also an accurate survey or by an inspection of the property; all zoning ordinances: as sessments; liens; brances; restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

best of the undersigned, the owner and party in possession of the property is FERNANDO JIMENEZ, 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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14the holder of the Security 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. BANK OF AMER-ICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ for FERNANDO JIMENEZ
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 PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

78311086 COHERS, 34 30071 Telephone Number: (877) 813-0992 Case No. CMS-16-01311-23 Ad Run Dates 05/04/2022, 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022, 06/01/2022 950-69799 5/4,11,18,25,6/1.2022

NOTICE OF

FORECLOSURE SALE

UNDER POWER GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Henry W. Joell and Hene W. ry W. Joell and liene W. Joell to Countrywide Home Loans, Inc., dated January 8, 2007, and recorded in Deed Book 47504, Page Deed Book 47504, Page 0020, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the Cabana Series IV Trust by assignment recorded in Deed Book 57345, Page 174 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of one hundred thirty-eight thou-sand and 00/100 sand and 00/100 (\$138,000.00), 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 Gwinneth County Georgia within the TOUSE GOOT OF GWINNER
County, Georgia, within the
legal hours of sale on June
7, 2022, the following described property: ALL THAT
TRACT OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT 203 OF THE 5TH
DISTRICT GWINNETT

GWINNETT

COUNTY, GEORGIA, BEING

FORECLOSURE

LOT 141, BLOCK A, THE FALLS AT NORTH CLIFF, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK

PAGE 80, GWINNETT

COUNTY, GEORGI, RECORDS, WHICH PLAN RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. 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 produe and in the manner pro-vided in the Note and Securi-ty Deed. The debt remails he in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as propenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to cuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens encumbrances, zoning ordi nances. restrictions nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Henry W. Joell; Ilene W. Joell; The Es-tate of Henry W. Joell; The Estate of Ilene W. Joell or tenant(s); and said property is more commonly known as 1183 Spruce Creek Lane, Lawrenceville, GA 30045. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National As ociation, as Trustee of the Cabana Series IV Trust as Attorney in Fact for Henry W. Joell and Ilene W. Joell. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clear-water, FL 33764 Phone: (727) 474-9603 eser-vice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833

5/11,18,25,6/2,2022

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 securi-ty deed executed by Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Tems, Inc. as nominee for Pine State Mortgage Corpo-ration recorded in Deed Book 34747, beginning at page 157, 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, the undersigned attorney-in-fact for the aforesaid Grantor fact for the aforesald 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 place of conducting Sherin's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in June 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 the str District, or Gwillneith County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of Gwinnett Coun-ty, 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 plat is incorporated herein 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 ac-curate 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) will be conducted subject 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 Dead MidSiret Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-rity Deed MidFirst Bank rity Deed. MidFirst Bank Inty Deed. Midharfst Bank, through its division Midland Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division 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 Ralph Kelley and The Representative of Estate of Ralph John Kelley Jr., or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell

As attorney-in-fact for the aforesaid Grantor Campbell aforesaid Grantor Campbell
& Brannon, LLC Attorneys at
Law Glenridge Highlands II
5565 Glenridge Connector,
Suite 350 Atlanta, GA 30342
(770) 392-0041 22-6735
THIS LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 5/11,18,25,6/1,2022 Notice of Sale manner provided in the Note and Deed to Secure Debt.
Because the debt remains in default, this sale will be made for the purpose of

Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Mark A Lauterman to Mark A. Lauterman to ortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Bank, FSB, dated September 26, 2007, and recorded in Deed Book 48307, Page 803, Gwinnett Country, Generica records as County, Georgia records, as last transferred to Wilming ton Savings Fund Society

FORECLOSURE FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, of CSMU 2017-18 2 Mortgage-Backed Notes, Series 2017-RPL1 by Assignment recorded in Deed Book 55430, Page 70, Gwinnett County, Georgia records, conveying the after Georgia described property to secure a Note of even date in the original principal amount of \$194,850.00, 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 Courthouse door of Gwinnett County, Georgia, of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, to wit: June 7, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 69 of the 7th District of Gwinnett County, Georgia, being Lot 43, Block B, Unit One, Hambridge North, as per plat recorded in Plat Book 50, Page 93, Gwinnett County, Georgia in Plat Book SU, Page 93; Gwinnett County, Georgia records, said plat being in-corporated herein and made a part hereof by reference; being property known as No. 282 Inwood Trail, according to the present system of numbering houses in Gwinnumbering houses in Gwin-nett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. and beed to secure beby The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **282 In**wood Trail, Lawrenceville,
GA 30043, together with all
fixtures and personal property attached to and constituting a part of said property. To the best knowledge
and belief of the undercined the party (or parties) and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Mark A. Lauterman or tenant or ten-ants. 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 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, encumassessifients, lens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code; (2)
O.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,

O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Wilming-ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgrage-Racked Notes Sa-Mortgage-Backed Notes, Series 2017-RPL1 as attorney in fact for Mark A. Lauterman Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404 252 6385 THIS LAW SUILE 200 ARIAIRIA, GA 30333

404.252.6385 THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. FC22-073
g67.70.429 950-70439

5/11,18,25,6/1,2022 Notice of Sale Under Power.

found; run thence North 31 degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point marked by a one-inch open top pin found; run thence North 73 degrees 20 minutes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 20 minutes 24 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 10 minutes 24 seconds East a distance of 228.86 feet to a point marked by a f 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 DAANIYAAL LEWIS,
MONIQUE M CAMPBELL to
PENTAGON FEDERAL CREDTIMINED dated IT UNION , dated 09/09/2019, and Recorded on 10/02/2019 as Book No. on 10/02/2019 as Book No.
56922 and Page No. 00599,
GWINNETT County, Georgia
records, as last assigned to
PENTAGON FEDERAL CREDIT UNION (the Secured
Creditor), by assignment,
conveying the after described property to secure a
Note of even date in the original principal amount of
\$204,400.00, with interest at
the rate specified therein, degrees 22 minutes 24 sec-West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 seconds East a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and follow-ing the arc of a curve to the left an arc distance of 107.89 the rate specified therein, there will be sold by the unleft an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BEGINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14. dersigned 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 June, 2022, the Tuesday III Julie, 2022, Tile following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GLA BEING LOT 32 BLOCK GWINNETI COUNTY, GEOR-GIA, BEIING LOT 33, BLOCK D, OF EDGEWATER SUBDI-VISION , UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 297, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREIN INCORPORATED BY field date of November 14, field date of November 14, 2015, prepared by Bardon Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Browniez Liburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of REFERENCE AND MADE A PART HEREOF. The debt se-cured by said Deed to Se-cure Debt has been and is personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or act new diversely and property and the said constitution. hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

paying the same and all ex-penses of this sale, as pro-

vided in the Deed to Secure

Debt and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given). PEN-TAGON FEDERAL CREDIT

UNION holds the duly en-dorsed Note and is the cur-

FORECLOSURE

FORECLOSURE Deed to the property. PEN-TAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in con-sultation with PENTAGON and all expenses of said sale as provided in said Deed, and the balance, if any, wil 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 charts of the law with sultation with PENTAGON FEDERAL CREDIT UNION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENTAGON FEDERAL CRED-TUNION may be contected. of the status of the loan with the secured creditor. The property is or may be in the possession of Irene Mahony, PENIAGON FEDERAL CREDITUNION may be contacted at: PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500, IRVING, TX 75038, 800 585 9055. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or successor in interest or ten successor in interest of ten-ant(s). Rocket Mortgage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/GR https://www.logs.com/ *THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
950-68141 is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 344 MEAD-OWMEADE CV, LAWRENCEVILLE, GEORGIA 30043 is/are: DAANIYAAL LEWIS, MONIQUE M CAMP-BELL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not 5/11.18.25.6/1.2022 STATE OF GEORGIA yet due and payable), (b) any matters which might be

COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
By within of the accordance

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 which the conducted or the con

ne sale Will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the

holder of the security deed.
Pursuant to O.C.G.A. Section
9 13 172.1, which allows for
certain procedures regarding
the rescission of judicial and

noniudicial sales in the State

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

and audit of the status of the

loan as provided in the pre-

loan as provided in the pre-ceding paragraph. PEN-TAGON FEDERAL CREDIT UNION as Attorney in Fact for DAANIYAAL LEWIS, MONIQUE M CAMPBELL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009493123 BARRETT DAFFIN FRAPPIER TURNER

DAFFIN FRAPPIER TURNER

& ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Irene Ma-hony to Mortgage Electronic

Registration Systems, Inc., as Nominee for Quicken

Loans Inc. dated December 4, 2017, and recorded in Deed Book 55569, Page 345, Gwinnett County

Jeed Book 50059, Fage 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$109,250.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-

amount of sale indepteeness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, June 7, 2022, during the legal hours of sale, before the Court-

house door in said County

sell at public outcry to the highest bidder for cash, the

Deed, to-wit: To find the TRUE POINT OF BEGIN-NING, commence at the in-

tersection of the northeaster

westerly right-of-way line of Brownlee Lane (60 foot

Browniee Lane (b) root right-of-way); run thence along the northwesterly right-of-way line of Brownlee Lane in a northeasterly direction, and following the meanderings thereof, a distance of 1,113.99 feet to a count marked by an iron pin

point marked by an iron pin found, said point being the TRUE POINT OF BEGIN-

NING; from said TRUE POINT OF BEGINNING thus

established and leaving said

established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 20 sec

not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-

closed by an accurate survey

and inspection of the prop

erty, 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 pay-

5/11.18.25.6/1,2022

By virtue of the power of sale contained in that certain Security Deed from Virginia Sanford and Steve Mallard to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Martinage of Seneric Inc. Mortgage of Georgia, Inc., recorded in Deed Book 58515, Page 300, Gwinnett County, Georgia records, as County, Georgia records, as last assigned to Southeast Mortgage of Georgia, Inc., by assignment, said Security Deed having been given to secure a Note dated March 15, 2021, in the original principal sum of Five Hungrid Total Visia Soura Phospad principal sum of Five Hundred Thirty Seven Thousand Two Hundred and No/100 Dollars (\$537,200.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the unpaid dersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, the following de-2022, the following de-scribed property: All that tract or parcel of land lying in and being in Land Lot 122 of the 5th Dis-

Land Lot 122 of the 5th District, and being Lot 93, Block A of Unit One, The Heritage at Grayson, as recorded in Plat Book 103, Pages 222-224, Gwinnett County, Georgia Roards evid by the being the County of the C gia Records, said plat being incorporated herein 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, false, wishediting as increased in misleading or inaccurate in-formation or statements in the loan application submit-ted by Steve Mallard in connection with the Security Deed. The Security Deed re maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property is commonly known as 2582 Heritage Lake Cove, Grayson, Geor-

gia 30017, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge of the undersigned, the parties in possession of the subject property are Virginia Sanford and Steve Mallard or tenant

(s). The individual or entity that has full authority to negotiate amend and modify all ate, aniento, and influently extense of the mortgage with the debtor is: Southeast Mortgage of Georgia, Inc., 3575 Koger Boulevard, Suite 400, Duluth, GA 30096, Telephone 770-279-0222. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold satu property will be solve subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens,

encumbrances, zoning ordi-nances. restrictions nances. covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted cy Code; and (2) final confirmation and audit of the status of the loan with the hold-roof the Sequitiv Door er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures

regarding the rescission of judicial and non-judicia sales in the State of Georgia the Deed Under Power and other foreclosure documents may not be provided until fi-nal confirmation and audit of the status of the loan as provided immediately above Southeast Mortgage of Georgia, Inc., as agent and Attorney in Fact for Virginia Sanford and Steve Mallard 3575 Koger Boulevard, Suite 400

Duluth, GA 30096 950-69382 5/11,18,25,6/1,2022

STATE OF GEORGIA COUN-TY OF GWINNETT

NOTICE OF SALE **UNDER POWER**

Under and by virtue of the power of sale contained with that certain Security Deed dated February 1, 2008, from Pravin C. Mehta to JP-Morgan Chase Bank, N.A. recorded on February 8, 2008 in Deed Book 48624 at Page 153 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 February 1, 2008, in the amount of \$160,000.00 said note being \$160,000.00 said note being modified by Loan Modification agreement and recorded on October 15, 2012 in OR Book 51716 OR Page 604 in the real property records of Gwinnett County, Georgia, 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 June 7, 2022 the house of Gwinnett County, Georgia, on June 7, 2022 the following described real property (hereinafter re-ferred to as the "Property"): ALL THAT TRACT OR PAR-CEL OF LAND LYING and BEING IN LAND LOT 61 OF THE 6TH DISTRICT, GWIN-