FORECLOSURE BEING LOT 2, BLOCK A EASTPARKE SUBDIVISION RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY KNOWN 1850 EASTFORD TR VN AS TRACE. STONE MOUNTAIN, GEOR-GIA 30087 The debt secured by the Security Deed and ev-idenced by the Note and has been, and is hereby, de-clared due and payable beclared due and payable be-cause of, among other pos-sible events of default, fail-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale wil be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attornevs' fees. Notice of in tention to collect attornevs tention 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 is Pravin C. Mehta. The property have commonly known. being commonly ty, being commonly known as 1850 Eastford Trc, Stone Mountain, GA, 30087 in Gwinnett County, will be sold as the property of Pravin C. Mehta, 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 which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant O.C.G.A.Section 44individual or entity who shall have the full authority to negotiate, amend or modify all of the above scribed mortgage is as fol-ows: CALIBER HOME \_OANS, 13801 Wireless lows: 0, LOANS, 13801 May, Oklahoma 1-800-4 klahoma City, OK 1-800-401-6587 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will conducted subject (1) confirmation that the sale not prohibited under 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. as Attorney in Fact for Pravin C. Mehta 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Cory P. Sims For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003323 A-4747186 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-70393 5/11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-**NETT COUNTY** By virtue of a Power of Sale contained in that certain Se-curity Deed from MARCUS L MITCHELL to GUARANTY MORTGAGE SERVICES, LLC, dated December 15, 2020, recorded December 17, 2020, in Deed Book 58187, Page 74, Gwinnett County, Georgia Records, said Secuto secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand Eight Hundred Act Nicotan 200400 dred Nineteen and 00/100 dollars (\$280,819.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/h/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the inglinest bluder for cash at the Gwinnett County 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 described property. All described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 44 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA
BEING LOT 22, BLOCK A,
CHEROKEE WOODS EAST SUBDIVISION, UNIT TEN, ACCORDING TO PLAT ACCORDING 10 PLAT RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY RECORDS WHICH IS INCORPORATED HEREIN BY REFERENCE Said legal description being controlling, however the property is more commonly known as 2497 DAKOTA
TRAIL SW, LILBURN, GA
30047. The indebtedness secured by said Security Deed
has been and is hereby declared due because of declared due because of declared the toters of said fault under the terms of said Security Deed. The indebt edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (nobeen given) and all other payments provided for un-der 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; all zoning ordinances; assessments; liens; encumbrances: restrictions: brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARCUS L MITCHELL, 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

Section 44-14-162.2 Stall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-

ING as Attorney in Fact for MARCUS L MITCHELL THE

FORECLOSURE

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-22-01811-1 Ad Run Dates 05/11/2022, 05/18/2022, 05/18/2022, 05/18/2022 06/01/2022 950-70440

5/11,18,25,6/1,2022 NOTICE OF SALE GWINNETT COUNTY. By virtue of a power of sale contained in that certain Security Deed from NHA TRUC DIEP to BENASANT BANK dated November 23, 2020, recorded in Deed Book 58132, Page 416, et seq., Gwinnett County Deed Gwinnett County
Records, and re-recorded in
Deed Book 59921, Page 494, et seq., Gwinnett County Deed Records said Security Deed having originally been given to secure that certain Multistate Fixed Rate Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND and 00/100 DOLLARS (\$220,000.00) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then o thereafter owing by NHA TRUC DIEP to RENASANT BANK, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Lawrenceville

Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:
All that tract or parcel of All that tract of parcer of land lying and being In Land Lot 135 of the 6th District, Gwinnett County, Georgia, being Lot 1, Block C, Young Estates Subdivision, as per plat recorded in Plat Book J, Dago 375, Chianatt County Page 257, Gwinnett County Records, which plat is incor-porated herein and made a part hereof by reference. Subject to all easements rights of way and restrictive covenants of record.
THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY IS 241 TERRY LANE NW, LILBURN, GWIN-

NETT COUNTY, GEORGIA, TO THE BEST OF THE KNOWLEDGE AND BELIEF OF RENASANT BANK. The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of NHA TRUC DIEP to maintain payments upon said indebtedness owing to the RENAS-ANT BANK, in accordance with its terms. Said indebt-edness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

The above-described real

property will be sold as the property of NHA TRUC DIEP and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which regulations; matters which would be disclosed by an accurate survey or an in-spection of the property; all real property ad valorem tax-es or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements. rights-of-way restrictions. Security Deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the under signed, the party presently in possession of said property is NHA TRUC DIEP and/or a tenant or tenants.
Please be further advised that the entity which has full

authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is: Renasant Bank 104 Heritage Lane Leesburg, GA 31763 Telephone: (229) 878-2008 ATTN: Joey Shiver Please note, however, that such entity or individual is not required by law to negotiate, amend or modify the tate, afficial of modify the terms of such loan.
THIS LAW FIRM IS AT-TEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RENASANT BANK, as Attor-ney-in-Fact for NHA TRUC DIEP MOORE, CLARKE, DuVALL

& RODGERS, P.C. By:\_\_\_\_\_\_D\_BRADLEY FOLSOM Attorneys for RENASANT BANK Post Office Box 4540

Valdosta, Georgia 31604-4540 (229) 245-7823 950-70255 5/11,18,25,6/1,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER DINDER POWER
Because of a default in the
payment of the indebtedness
secured by that certain Security Deed, dated Septem
ber 6, 2018, executed by
Laina Palmeri to MORTGAGE ELECTRONIC REGISTATION CONTROL

TRATION SYSTEMS GAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for Arvest Bank, recorded in Deed Book 56134, Page 338, Gwinnett County, Georgia Deed Records, and securing a Note in the original principal amount of \$200,000.00, said Security Deed last having been assigned to LAKEVIEW LOAN SERVICING. LLC. the LOAN SERVICING. LLC. the declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in June, 2022 to-wit: June 7, 2022, during the lead bours of sale before legal hours of sale, before the Gwinnett Courty Court-house door, sell at public outcry to the highest bidder for cash, the following de-ceribed real property. Alscribed real property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING 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: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-IN LAND LIOT 304 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 27, BLOCK 'F' OF APALACHEE HERITAGE SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA RECORDS AS MORE PAR-HECURDS AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED AT PLAT BOOK 89, PAGE 11, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEAUTH OF THE RECORD THEREOR BEAUTH OF THE RECORD THE RE

ING HERERY MADE FOR A

FORECLOSURE

LEGAL DESCRIPTHIS BEING THE PROPERTY CONTROL TION. SAME VEYED TO LAINA HAMIL-TON FROM RICHPORT RICHPORT PROPERTIES, INC., IN A
DEED DATED APRIL 29,
2002, AND RECORDED MAY
6, 2002, N DEED BOOK
27295, PAGE 0044 AND IN-27295, PAGE 0044 AND IN-STRUMENT NUMBER 082340. The aforedescribed real property is also known as 2510 Legend Mill Run, Dacula, GA 30019, accord-ing to the present system of numbering houses in Gwin-nett County, Georgia. This sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited unthe sale is not prohibited un-der the U.S. Bankruptcy Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale. The name, address and tele-phone number of the individual or entity with full auwith unit and and modify all terms of the Note and Security Deed is Arvest Central Mortgage Company, Attn: Homeowner's Assistance Department, 2011, bash Decrease, Deed 801 John Barrow Road, Suite 1, Little Rock, AR 72205. The telephone num-ber is 1-800-366-2132, Op-tion 1, ext. 5609. Said real tion 1, ext. 5609. Said real 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 authority, any matters which might be disclosed by an ac-curate survey and inspection of the real property, any assessments. liens, encumbrances, zoning ordinances. restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the extent that said real property is comprised of more than one parel coid real property will be cel, said real property will be sold in one or more parcels and in such order as the holder of the Security Deed may determine. Upon infor-mation and belief, said real mation and belief, said real property is presently in the possession or control of LAINA PALMERI AND/OR THE PERSON OR PERSONS CLAIMING INTEREST OR TITLE TO SAID REAL PROPERTY UNDER, BY OR THROUGH THEM, and the proceeds of said sale will be applied to the payment of said indebtedness and all the said indebtedness and all the expenses of said sale, inexpenses of salu sale, microluding attorney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law. LAKEVIEW LOAN SERVIC-MICROLUGATION CONTROL TO SERVICE TO ING, LLC as Attorney-in-Fact for LAINA PALMERI Ellis. Painter, Ratterree & Adams LLP 7 E Congress St., 2nd Floor Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-68116

976

Grenier

Terrace

950-68116 5/11,18,25,6/1,2022 NOTICE OF

FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Kim-berly R. Parker to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for WMC Mortgage Corp., dated June 30, 2006, and recorded in Deed Book 46754, Page 0750, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Associa-tion, As Trustee for Securi-tized Asset Backed Receivables LLC Trust 2006-WM2 Mortgage Pass-Through Certificates, Series 2006-**WM2** by assignment recorded on January 15, 2019 in Book 56365 Page 582 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origito secure a wote in the origi-nal principal amount of One Hundred Eighteen Thousand and 0/100 dollars (\$118,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-bused doors of Gwippatt house door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following de-7, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 179 of the 5th District, of Gwinnett County, Georgia, and being Lot 50, Block D of Springlake Falls, as per plat recorded in Plat Book 102, Page 249 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. The debt secured by said Security Deed has by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 ror the purpose or 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 attorney's fees having been given). The entity having full authority to negotiate, award or prodify all terms. en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alterna-

Receivables LLC Trust 2006

Mortgage

WM2

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 29 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK A, PARKRIDGE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 180, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS tives to avoid foreclosure.
Said property will be sold
subject to any outstanding
ad valorem taxes (including
taxes which are a lien, but
not yet due and payable),
any matter which might he any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and matters of covered experience to the Security of the Securi COUNTY, GEORGIA RECORDS. WHICH PLAT IS RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND
MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY
KNOWN AS 3017 PARK
LANE, ACCORDING TO THE
MOST RECENT SYSTEM OF
NUMBERING HOUSES IN
SAID COUNTY. Said legal
description being controlrecord superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Kimberly R. Pedror or tempt(6): and said SAID COUNTY. Said legal description being controlling, however the property is more commonly known as 3017 PARK LN, SNELLYILLE, GA 30078. The indebtedness secured by said Security Deed has been and is bereing deplaced due he the property is Kimberly R-Parker or tenant(s); and said property is more commonly known as 522 Marsh Lake Rd, Lawrenceville, GA 30045. The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the 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 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Wells Fargo Bank, National Association, As Trustee for Securitized Asset Backed Description of the Securitized Asset Backed Description of the Security Page 110 Trust 2006

FORECLOSURE

sold on an "as-is" basis without any representation,

warranty or recourse against

the above-named or the un-

FORECLOSURE

Through Certificates, Series 2006-WM2 as Attorney in Fact for Kimberly R. Parker. Brock & Scott, PLLC 4360

950-69872 5/11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER

**CONTAINED IN** 

dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain securian accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other ty deed executed by Alta Patmon and Robert Billie, hereinafter referred to as Grantor, to Mortgage Elecmatters 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 RICARDO K QUINTERO, PATRICIA A QUINTERO, SUSAN C QUINTERO, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. matters of record superior to tronic Registration Systems. Inc., as nominee for Movement Mortgage, LLC recorded in Deed Book 53667, beginning at page 845, and modified at Deed Book 55672, Page 1, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-Inc., as nominee for Moveprohibited 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 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 authority to negotiate, amend or modify all terms of the loan (although not rethereby 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 June 2022, all property described in said security described in said. quired by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr.. 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to properly described in sad security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 210 of the 5th District, Gwinnett County, Georgie, being Lot require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPO-RATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-DIE MAC SEASONED LOANS County, Georgia, being Lot 104, Block A, Manchester Walk Subdivision, Phase 3, as recorded in Plat Book 125, Page 257, Gwinnett County, Georgia Records, which plat is incorporated DIE MAG SEASONED LOANS STRUCTURED TRANSAC-TION TRUST, SERIES 2019-1 as Attorney in Fact for RI-CARDO K QUINTERO, PA-TRICIA A QUINTERO, SU-SAN C QUINTERO THE BE-LOW LAW FIRM MAY BE 125, Page 257, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Property Known as 976 Grenier Terrace under the present numbering system for Gwinnett County, Georgia. Map Reference No R5210 279 Said legal description being controlling, however, the Property is more commonly known as: LOW 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. SPS-22-01823-1 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 more commonly known as:

976 Grenier GA 30045
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title any out-standing ad valorem taxes. 950-68139 5/11,18,25,6/1,2022 standing ad valorem taxes Notice of Sale Under (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an ac-Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a curate survey and inspection of the property; any assess-ments, liens, encumbrances, Deed to Secure Debt given by MARCELA RAMOS to by MARCELA RAMOS to COASTAL LENDING CORPO-RATION, dated 06/04/2002, and Recorded on 08/09/2002 as Book No. 28325 and Page No. 0080, GWINNETT County, Georgia records, as last assigned to 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 records, as last assigned to JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERG-ER TO CHASE HOME FIis 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 NANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (the Secured Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-**Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the origate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, hrough its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division inal principal amount of \$152,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in June, 2022, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
214 OF THE 6TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA BEING LOT 37

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 Alta Patmon and Robert Billie. tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attornev-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-6273 THIS LAW FIRM MAY BE BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEOR-GIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. REFERENCE AND MADE A PART OF THIS DESCRIP-TION.

BEING IMPROVED PROPERTY KNOWN AS 5700
HOLLOW RIDGE LANE, AC-

950-68677 4/27,5/4,11,18,25,6/1 NOTICE OF SALE

UNDER POWER

GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from RICARDO K QUINTERO, PATRICIA A QUINTERO, PATRICIA A
QUINTERO, SUSAN C QUINTERO to MATRIX FINANCIAL
SERVICES CORPORATION,
dated April 5, 1996, recorded April 10, 1996, in Deed
Book 12549, Page 0143,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure a Note of even date in the original principal amount of Minety-Six Thousand Nine Hundred and 00/100 dollars (\$96,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Federal Home Loan Mortgage Corporation, as for the benefit of the a Note of even date in the gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, 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 June, 2022, all property described in said

paying the same and all a propenses 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). JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MOREGACE CORPORATION MORTGAGE CORPORATION
(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, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION May be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION. ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem 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 closed 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, eagements, repaying the same, all expenspaying the same, all expens-es 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

ordinances easements re

FORECLOSURE

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt 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 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 pre-ceding paragraph. JPMOR-GAN CHASE BANK, N.A. GAN CHASE BANK, N.A.
SUCCESSOR BY MERGER
TO CHASE HOME FINANCE,
LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN
MORTGAGE CORPORATION MORTGAGE CORPORATION as Attorney in Fact for MARCELA RAMOS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009459942 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-70034 5/11.18.25.6/1,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Sharmeen Raymore and
Stephen Raymore to Washington Mutual Bank, N.A.,
dated August 23, 2006, and
recorded in Deed Book
46993, Page 0227, Gwinnett
County, Georgia Records, as
last transferred to U. S. Bank
Trust National Association. Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on November 22, 2021 in Book 59438 Page 731 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Seventy-Four Thousand Nine Hundred Forty and 0/100 dollars (\$274,940.00), 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 Country, 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 LYING AND BEING IN LAND LOT 62 OF THE 5TH to secure a Note in the origin

LAND LOT 62 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 85, BLOCK A, THE PRESERVE AT HAYNES CREEK
UNIT FIVE, AS PER PLAT
RECORDED IN PLAT BOOK
111 PAGES 177-178 PAGES GWINNETT" GWINNETT COUNTY
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 COUNTY indebtedness as and when due and in the manner provided in the Note and Securi-ty 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735contacted at (87) 735 be contacted at (877) 736 3637 for Loss Mitigation Dept, or by writing to 9990 Richmond Avenue, Suite 400 South, Houston, Texas 77042, to discuss possible alternatives to avoid forecloalternatives to avoid foreclo-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding 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, covenants, and mat ters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in posses-sion of the property is Sharmeen Raymore or ten-ant(s); and said property is more commonly known as 3543 Preserve Run Trl, Lo-ganville, GA 30052. The sale will be conducted sub-ject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the Sharmeen Raymore or tenloan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association, not in the individual capacity but its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Sharmeen Raymore and Stephen Raymore. Brock & Scott, PLLC 4360 Chamblee

T COUNTY

CORDING TO THE PRESENT

SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA. 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

as and when due and in the Note manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure

950-69869 5/11,18,25,6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by JEDDIA
H REILLY to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR NEW SOUTH
FEDERAL SAVINGS BANK
HE ORGINICAL STREET the original principal amount of \$59,498.00 dated September 9, 2009 and recorded in Deed Book 49703 , Page 674, Gwinnett County records, said Securi-ty Deed being last trans-ferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 58982, Page 853, Gwinnett County records, the under-signed will sell at public outsigned will sell at public outcry to the highest bidder for
cash, before the Courthouse
door in said County, or at
such other place as lawfully
designated, within the legal
hours of sale, on June 07,
2022, the property in said
Security Deed and described
as follows: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 70
OF THE 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK GWINNETI CUUNTY, GEUR-GIA, BEING LOT 10, BLOCK A, FAIRVIEW STATION SUB-DIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 29, PAGE 229, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH BECORDED BLAT IS INCOR-

RECORDED PLAT IS INCOR-

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03285

FORECLOSURE

party or parties in posses-sion of said property is/are JEDEDIAH REILLY or tenant (s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien whether or not yet due (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 property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the ctatus of the loan with the status of the loan with the holder of 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 of the mortgage is a fol-Tull authority to negotiate, amend, and modify all terms of the mortgage is as follows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville , SC 29601 866-825-2174 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-fact for JEDDIAH REILLY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 90007 Phone 470.3217,112 Road Suite 170 Duluth, GA 30097 Phone: 470 321 7112

Firm File No. 19-408223 950-68140 5/11,18,25,6/1,2022

> NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from Kathy R Rodgers to National Mort-gage Investment Co., Inc., dated May 02, 1995 and recorded on May 18, 1995 in Deed Book 11314, Page 313, 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 One principal amount of One Hundred Thousand Three Hundred and 00/100 dollars (\$100,300.00) with interest thereon as provided therein, as last transferred to **Nation** star Mortgage LLC d/b/a Mr. Cooper, recorded in Deed Book 57341, Page 646, aforesaid records, 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 has or may be lawfully designated as an alternative location, 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 described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK "A", UNIT TWO, GLYNWATER SUBDIVISION, AS PER PLAT be lawfully designated as an IWO, GLYNWATER SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 153, GWINNETT COUNTY RECORDS WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 2275 Glynmoore Drive, Lawrenceville, GA 30043. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default. 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 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 modify all terms of the loan is Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Dallas, TX 75019. 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 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 assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to items which may affect the

matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are

session of the property are Kathy R Rodgers and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation 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.
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Kathy R Rodgers Contact: Padgett Rodgers Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/04/22, 05/04/22, 05/11/22; 05/18/22; 05/25/22; 06/01/22 050 69055

4/27,5/4,11,18,25,6/1,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-REFERENCE AND MADE A PART OF THIS DESCRIP-TION. Said property being known as: 691 BRIGHTON DR LAWRENCEVILLE, GA 30043 To the best of the un-dersigned's knowledge, the curity Deed from JENNIFER L RUEBUSCH, ERIC S HOL-LIFIELD to HOMEBANC MORTGAGE CORPORATION, MORTGASE CORPORATION, dated March 30, 2001, in recorded April 3, 2001, in Deed Book 22688, Page 0140 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Seven Thousand Nine Hundred and 00/100 dollars (\$227,900.00), with interest thereon as provided dollars (\$227,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION, there will be sold at public quitor, to be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Tuesday in June, 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 THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 2 OF THE 3RD
DISTRICT (DUNCAN'S 1749
GMD) OF GWINNETT COUNTY, GEORGIA, BEING LOT
24, BLOCK "X", HAMILTON
MILL- A HOME TOWN SUBDIVISION, PHASE 12B AND
12C, AS PER PLAT
RECORDED IN PLAT BOOK
86, PAGE 60, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DE-SCRIPTION Said legal de-

scription being controlling, however the property is more commonly known as 3374 MILL GROVE TER-RACE, DACULA, GA 30019. indebtedness 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 maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed, Said property will be sold on an "as-is" basis without any representation. 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 valtitle: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; 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, the owner and party in possession of the property is JENNIFER L RUEBUSCH, ERIC S HOLLIFIELD, or ten-ants(s). 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 final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Bank of America, N.A., as Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Cor-porate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in 0.C.G.A. Section 44-14-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 AMERICA, N.A., SUCCESOR BY MERGER TO MERRILL LYNCH CREDIT CORPORATION as Attorney in Fact for JENNIFER L RUEBUSCH, ERIC S HOLLIFIELD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED 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. BAC-22-02086-1 Ad Rubin Parts (1470) 2020 (1470) 202

05/11/2022 05/18/2022, 06/01/2022 950-70441

5/11,18,25,6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Clarence Savage, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Finominee for Homestar Fi-nancial Corp., its succes-sors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. se-curing a Note in the original principal amount of \$185,576.00, the holder thereof pursuant to said Deed and Note thereby se-cured 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, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry, to the 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 be-ing in Land Lot 71 of the 6th ing in Land Lot 71 of the 6th District, Gwinnett County, Georgia, being Lot 37, Block A, Unit One; Killian Forest Subdivision, as per plate recorded in Plat Book 49, Page 278; revised in Plat Book 52, Page 153, Gwinnett County, Georgia Records, which plats are incorporated herein by reference for a more complete description. Subject Property Address: 3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank Drive SW, Lilburn, GA known as 3846 Riverbank
Drive SW, Lilburn, GA
30047, 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 outstanding ad valorem taxes (including taxes which are a lien, whether or not now due

FORECLOSURE

and payable), the right of re-demption of any taxing au-thority, 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 indebted-ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Clarence Savage, Jr. Filen or 19-075351 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\* tor. The property is or may be in the possession of

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT 950-69868 5/25,6/1, 6/8,15,22,29,2022

Notice of Sale

State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a

Security Deed given by Mar-vil Shevkat and Sharafatdin Shevkatov to Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB (the Se-Flagstar Bank, FSB (the Secured Creditor), dated August 13, 2018, and Recorded on August 30, 2018 as Book No. 56104 and Page No. 572, Gwinnett County, Georgan gia records, conveying the after-described property secure a Note of even date the original principal amount of \$217,500.00, with interest at the rate specified therein as last assigned to Matrix Financial Services Corpora**tion** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold County Courthouse within the legal hours of sale on the first Tuesday in June, 2022 the following described

property:
All that tract or parcel of land lying and being in land lot 85 and 88 of the 6th district, Gwinnett County, Georgia, being lot 14, Calgary Downs Subdivision, Block A, as per plat recorded in Plat Book 39, page 204, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R6082 235 The debt secured by said

The debt secured by said Security Deed 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 Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Matrix Financial Services Corpora tion holds the duly endorsed Note and is the current as signee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authorit ate, amend, and modify all terms of the loan

rerms of the loan.
Pursuant to O.C.G.A. §4414-162.2, Flagstar Bank, FSB
may be contacted at: (800)393-4887 or by writing to
5151 Corporate Drive, Troy, MI 48098 Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not

required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1191 KELVING-TON WAY, LILBURN, GA 30047 is/are: Marvil Shevkat 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 To the best knowledge and due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above including, but not limited to, assessments, liens, encumbrances, zoning ordinances, restrictions

easements, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcv Code; and (2) final confir mation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §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 pro vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".
Matrix Financial Services Corporation as Attorney in Fact for Marvil Shevkat and Sharafatdin Shevkatou

Sharafatdin Shevkatov. Any information obtained on this matter may be used on this matter may be used by the debt collector to col-lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-41936

950-70418 5/11,18,25,6/1,2022 STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security

the terms of the Security Deed executed by Laymon B Thomas to HomeBanc Mortagge Corporation dated February 23, 2004, and recorded in Deed Book 37270, Page 47, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association. Trust National Association Not In Its Individual Capaci ty But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$157,950.00, the holder thereof pursuant to said