FORECLOSURE

FORECLOSURE

ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (notice of intent to collect after tice of littent to collect attor-ney's fees having been giv-en). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as ser-vicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT, can be contacted at 888-504-7300 or by writing to 15480 Lagu-na Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, 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 Sylvan Oak Property Management, Inc. or tenant (s); and said property is more commonly known as 3540 Stillwood Drive, Snel-lville, GA 30039. The sale will be conducted subject (1) to confirmation that the sale s 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. U.S. Bank National Association and in the load of the security deed. U.S. Bank National Association and in the load of the security deed. tional Ássociation, not in its tional Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT as Attorney in Fact for Karol R. Rollins and Dale W. Rollins Hollins and Dale W. Hollins McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-950-72819

6/8,15,22,29,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

confirmation that the sale

Deed Under Power and other

950-72916 6/8,15,22,29,2022

NOTICE OF SALE

GEORGIA, GWINNETT COUNTY

contained in that certain Se-

UNDER POWER

NUTICE UF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Subrata
Saha to Bank of America, N.A. dated August 19, 2002, and recorded in Deed Book 28844, Page 123, as last modified in Deed Book 55407, Page 16, 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 \$92,112.24, 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 Courthause door, in said County. house door in said County sell at public outcry to the manual bluder for cash, the property described in said Deed, to-wit: highest bidder for cash, the Jeed, to-wit: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 6TH DISTRICT TION FIVE, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, SHEFFIELD FORREST SUB-DIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK T, PAGE 283, GWINNETT COUNTY, GEOR-

679 E Glochester Pl. Norcross, GA 30071, together with all fixtures and personal property attached to and

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 and autoble) the right of remight be disclosed by an ac-curate 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

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided in said Deed, be distributed as provided

by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of , suc-cessor in interest or tenant

(s). US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Subrata Saha File no. 22-078384 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law

at Law 211 Perimeter Center Park-

way, N.E., Suite 300 Atlanta, GA 30346 (770) 220 2535/***CF_REFERENCE_I NITIALS***

https://www.logs.com/
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
960.72929 950-72828 6/8,15,22,29,2022

Notice of Sale **Under Power**

Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Tammy Smith-Drygas and Lee
B. Drygas to Mortgage Electronic Registration Systems,
Inc., as nominee for Movement Mortgage, LLC (the
Secured Creditor), dated
March 28, 2017, and
Recorded on April 3, 2017
as Book No. 55025 and Page
No. 0806, Gwinnett County,
Georgia records, conveying Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$308,655.00, with interest at the rate specified therein a last assigned to therein, as last assigned to MATRIX FINANCIAL SER-VICES CORP by assignment that is or to be recorded in the Gwinnett County, Geor-gia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwin-

FORECLOSURE

nett County Courthouse within the legal hours of sale on the first Tuesday in July, best of the knowledge and belief of the undersigned, the owner and party in possession of the property is BRIAN TERRELL, or tenants (s). The sale will be conducted subject (1) to confirma-2022, the following described property: All that tract or parcel of land lying and being in Land Lot 118 of the 6th District of Gwinnett (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 County, Georgia, being Lot 32, Block C, Smoke Rise North, Unit 5, as per plat recorded in Plat Book 16, Page 302, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by referof the status of the loan with the holder of the Security Deed. The entity having full 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 2317 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032 Nothing in made a part hereof by reference. Tax ID: R6118 018 The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other possible events of default fail sible events of default, failure 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, 818-6032. Nothing in 0.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. DEUTSCHE this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of inthe terms of the mouse instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF GSAMP TRUST 2004-AR2, MORTGAGE PASStent to collect attorney's fees tent to collect attorney's tees having been given). MATRIX FINANCIAL SERVICES CORP holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB is the entity with GSAMP TRUST 2004-AR2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR2 as Attorney in Fact for BRIAN TERRELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rushin Lublin, LLC, 3145 Avalon Bank, FSB is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393ridgsial Balik, r5B lillay becontacted 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 POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-12-13768-6 Ad Run Dates 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022 is not required to amend or 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 posses-sion of the subject property Dates 06/15/2022, 06/29/2022 950-72836 6/8,15,22,29,2022 sion of the subject property known as 106 ROE HAMP-TON LANE, STONE MOUNTAIN, GA 30087 is/are: Tammy Smith-Drygas or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). (b) any matters 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 Valerie
J. Thompson, hereinafter
referred to as Grantor, to
Brand Mortgage Group, LLC
recorded in Deed Book
54595, beginning at page 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 Security Deed first est out above including 54595, beginning at page 322, 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 a default under the terms of a default and the first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be appropriated exhibited to the sale will be appropriated exhibited. said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which be conducted subject to (1) not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the 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 tne legal nours or sale, to tne highest bidder on the first Tuesday in July 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 206 of the 6th Land District of foreclosure documents may not be provided until final confirmation and audit of the status of the loan as providthe 6th Land District of Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckin-ridge Station, as shown on that certain final plat of ed in the preceding para-graph. Funds used at sale shall be in certified funds and payable to "Bell Carring-ton Price & Gregg, LLC". MATRIX FINANCIAL SER-VICES CORP as Attorney in that certain final plat of Breckinridge Station, filed for record on March 5, 2004 and recorded at Plat Book 102, Pages 81-82, and revised at Plat Book 105, Pages 90-91, recorded on August 26, 2004, Gwinnett County, Georgia records, reference to said plat of survey and the record thereof being hereby made for a VICES CORP as Attorney in Fact for Tammy Smith-Drygas and Lee B. Drygas. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-43020 being hereby made for a more complete legal de-scription. Said legal descrip-tion being controlling, how-ever, the Property is more commonly known as: 1956 Executive Drive, Duluth, GA 20006 Said property will be 30096 Said property will be sold on an "as-is" basis without any representation, By virtue of a Power of Sale warranty or recourse against the above-named or the un dersigned. The sale will be subject to the following items which may affect the title any outstanding at valorem taxes (including taxes which are a lien but not yet the and navable); any mat-

due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty; any assessments, liens,

encumbrances, zoning ordinances, restrictions, and all

other matters of record su-perior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not

prohibited under the U.S.

pronibled under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
bed. State Home Mortgage, as loan servicer is the
entity with full authority to
predicted amend and modifie

entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage?'s address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property

edge and belief, the party in possession of the property is believed to be Valerie J. Thompson, or tenant(s). Georgia Housing and Fi-nance Authority, as Transfer-

curity Deed from BRIAN
TERRELL to Argent Mortgage Company, LLC, dated
May 26, 2004, recorded July
26, 2004, in Deed Bolo
39206, Page 130, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original
principal amount of One
Hundred Twenty-Eight Thouprincipal amount of One Hundred Twenty-Eight Thou-sand Two Hundred Fifty and 00/100 dollars (\$128,250.00), with interest (\$128,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2004-AR2, Mortgage Pass-Through Certificates, Series 2004-AR2, there will be sold at public outcry to the highat public outcry to the highest bidder for cash at the
Gwinnett County Courthouse, within the legal hours
of sale on the first Tuesday
in July, 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 86
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A,
KIMBERLY WOODS SUBDIVISION, UNIOT 1, ACCORDIVISION, UNIOT 1, ACCORDIVISION, UNIT 1, at public outcry to the high-est bidder for cash at the

nance Authority, as Transferee, Assignee, and Securred (reditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5903F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PROVED PROPERTY
KNOWN AS 3214 KIMBERLY WOODS COURT, ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA, Said lesel describion being age. USED FOR THAT PURPOSE. 950-72857 6/8,15,22,29,2022 gal description being con-trolling, however the proper-ty is more commonly known as 3214 Kimberly Woods Ct, Lilburn, GA 30047. The in-debtedness secured by said

Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments. ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation warranty or recourse agains the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; brances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the

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tne 2nd District, Gwinnett County, Georgia, being Lot 24, Block E. Brookside Crossing Subdivision, Unit 1, Phase 2, per plat recorded at Plat Book 110, Pages 299-300, Gwinnett County, Geor-gia Records, which plat is incorporated herein by this reference and made a part reference and made a part hereof. Said property is known as 916 Tama Hill Court, Auburn, GA 30011, together with all fixtures and togetner with all hixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable) 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 property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, 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 final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Joseph Ven-tour, successor in interest or Tour, successor in interest or tenant(s). Nationstar Mort-gage LLC (d/b/a Mr. Cooper as Attorney-in-Fact for Joseph Ventour File no. 22-078773. LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-25535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTIOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-72814 6/8,15,22,29,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

950-72814 6/8,15,22,29, 7/6,13,20,27,2022

By virtue of a Power of Sale contained in that certain Security Deed from PATRICK J WEST to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR ACADEMY MORTGAGE COR-PORATION, dated January 24, 2014, recorded January 31, 2014, in Deed Book 52761, Page 642, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Ninety-Nine Thousand Three Hundred Twentysand Three Hundred Twentysand Three Hundred Twenty-Three and 00/100 dollars (\$199,323.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to FREEDOM MORTGAGE COR-PORATION, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthighest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in July, 2022, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND CT 84 AND BEING IN LAND LOT 84
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEOR-GIA, BEING LOT 23, BLOCK A, KENDALL PARK SUBDIVI-SION. AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
128, PAGE 90, GWINNETT
COUNTY,
GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. Said legal description
being controlling, however
the property is more commonly known as 640 SUMMERSTONE
LN,
LAWRENCEVILLE,
GA
30044. The indebtedness secured by said Security Deed
has been and is hereby declared due because of default under the terms of said
Security Deed. The indebtedness remaining in default,
this sale will be made for the
purpose of paying the same,

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 Dead Sald property will be Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. 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 the above-named or the unan 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 pos-session of the property is PATRICK J WEST, 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 laps with 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: Freedom Mortgage Corporation, Loss Mitigation Dept. 10500 Kincaid Dr., Suite 300, Fishers, IN 46037, Telphone Number: 1-855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a seconstrued to require a secured creditor to negotiate, amend, or modify the terms

of the mortgage instrument

6/8,15,22,29,2022

5/8,15,22,29,2022

STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Joseph
Ventour to Mortgage Electronic Registration Systems,
Inc., as Nominee for Everett
Financial, Inc. dba Supreme
Lending dated May 11,
2021, and recorded in Deed
Book 58739, Page 602,
Gwinnett County Records,
said Security Deed having Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$343.660.00, the holder thereof pursuant to said Deed and Note thereby secured he declared the ensecured has declared the entire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Auwill on the lins tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying tract or parcel of land lying and being in Land Lot 3 of

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

By virtue of a Power of Sale contained in that certain Se-curity Deed from **CHARLES** curity Deed from CHARLES WOLFE to WELLS FARGO BANK, N.A., dated August 19, 2011, in Deed Book 50843, Page 836, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Five Thousand One Hundred Sixty-One and One Hundred Sixty-One and dollars 00/100 dollars (\$155,161.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, MORTGAGE LOAN TRUST I, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in July, 2022, all property described in said Security Deed including but not limited to the following described property: described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 76 OF

THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 24, OF ADDI-TION TO MOUNTAIN FOR-EST SUBDIVISION, SECTION TWO, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK X, PAGE 154-A, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Said legal description being controlling, however the property is more commonly known as 1632 ELDONLAS CT, STONE MOUNTAIN, GA

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same all exof 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

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; encumrestrictions; brances; covenants, and any 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 CHARLES WOLFE, or tenants(s).

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 belder of the Courier Dead holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the long and (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 0.C.G.A. Section 44-14-162.2 shall be construed to 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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

as Attorney in Fact for CHARLES WOLFE

instrument.

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Telephone Number: (877) 813-0992 Case No. CMS-22-02398-1

Ad Run Dates 05/18/2022, 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022

5/18,6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Wilton
Woolcock Ill to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Mortgage Research Center, LLC dha Veterrans United Home Loans,
its successors and assigns,
dated February 09, 2021 and
recorded on February 12,
2021 in Deed Book 58378,
Page 401, 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
principal amount of Two
Hundred Thirty-Five Thousand and 00/100 dollars
(\$235,000.00), 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 of the mortgage instrument. FREEDOM MORTGAGE CORPORATION as Attorney in Fact for PATRICK J WEST THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FREM-22-02692-1 Ad Run Dates 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022 MORTGAGE Clerk of Superior Court of Gwinnett County, Georgia, with interest thereon as pro-vided therein, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, 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 gal floors of sale of the first Tuesday in July, 2022, all property described in said Security Deed including but not limited to the following described property: All that parcel of land lying and be-ing in Land Lot 50 of the 6th District Swippett County. Gwinnett County Georgia, being known and

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designated as Lot 12, Block B, Trotters Walk, as per plat recorded in Flat Book 33. Page 147, Gwinnett County Records, which plat is incor-porated herein by reference. Said property may more commonly be known as commonly be known as 2695 Trotters Walk Trail, Snellville, GA 30078. The debt secured by said Security Deed has been and is hereby declared due because of, among other posible 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, 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 THE MONEY SOURCE INC., 135 Maxes Road, Melville, NY 11747, 602-283-3769. Said property will be sold on an property will be sold on an "as-is" basis without any representation, warranty or 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 disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right or 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 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 wilton Woolcock III 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 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 Wilton Woolcock III Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite

203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 06/08/22; 06/15/22; 06/22/22; 06/29/22 950-71096 6/8,15,22,29, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain
Security Deed from
CHRISTOPHER WYNES to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS
INC. AS GRANTEE, AS NOMINEE FOR WR STARKEY
MORTGAGE, LLP, dated December 15, 2016, recorded
Book 54819, Page 178
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the
original principal amount of a Note of even date in the original principal amount of Two Hundred Seventy Thousand Nineteen and 00/100 dollars (\$270,019.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Parawillaria Services. assigned and transferred to PennyMac Loan Services, LLC, 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 July, 2022, all property described in said Security Deed including but not limited to the following described property: lowing described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 228 OF BEING IN LAND LOT 228 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 6, BLOCK B,
BERKELY HILLS SUBDIVISION, UNIT NO. 1, SECTION
NO. 2, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK M, PAGE 341,
GWINNETT COUNTY, GEORGIA, RECORDS, WHICH
PLAT IS INCORPORATED GWINNETT COUNTY, GEOR-GIA. RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2223 POND ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY GROWNETT COUNTY, GEORGIA; AND BEING THE SAME PROPERTY CONVEYED IN DEED BEOCRED IN DEED BOOK 49731, PAGE 270, AFORESAID RECORDS. Said legal description being controlling, scription being controlling, however the property is more commonly known as 2223 Pond Road, Duluth, GA 30096. The indebtedness secured by said Security Deed has been and is hereby rias been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the 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 Need Sald preparts will be 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 orem taxes (including taxes which are a lien, whether or which are a lief, whether on 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. inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER WYNES, BETTY JEAN MOYER, 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

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: PennyMac Loan Services, LtC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.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. PENNYMAC

LOAN SERVICES, LLC as At-

PENNYMĂC

of the status of the loan with

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torney in Fact for CHRISTO-PHER WYNES THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INCO ERAL LAW. IF SO, ANY IN-FORMATION 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. PNY-22-02297-1 Ad Run Dates 05/25/2022, 06/08/2022 06/15/2022 Dates 05/25/2 06/08/2022, 06/15/2 06/22/2022, 06/29/2022 70946 5/25,6/8,15,22,29,2022 06/15/2022

Notice of Sale Under Power. 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 JOHN ROBERT ZEPKE, JR
AND BEVERLY YVETTE ZEPKE to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.. ("MERS"),

TRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR BSM FI-AS NOMINEE FOR BSM FINANCIAL, L.P. dated 09/25/2003, and Recorded on 10/07/2003 as Book No. 35219 and Page No. 0176, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the Secured Creditor), by MORTGAGE LOAN TRUST F
(the Secured Creditor), by
assignment, conveying the
after described property to
secure a Note of even date in
the original principal amount
of \$165,867.00, 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
Courthouse within the legal Courthouse within the lega Tuesday in July, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13. OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-

OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 22, BLOCK D OF LAUREL FALLS SUBDIVISION AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 44, PAGE 78, GWINNETT COUNTY, GEOR-GIA RECORDS. WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED 47/786 IN DEED BOOK 3476, PAGE 49 AND PURTHER RECORDED IN DEED BOOK 3615, PAGE 249. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of among other possible events of default, failure to pay the under the Note and Deed to Secure Debt Reasuse the vided 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, 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). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORECAGE I OAN TRUSTE INUSTEE OF STANWICH MORTGAGE LOAN TRUST F holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the Ioan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE

MORTIGAGE SERVICES, LLC.
1600 SOUTH DOUGLASS
ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561
4567. 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. 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 3835 LAUREL BROOK WAY, SNELLVILLE, GEORGIA 30039 is/are. JOHN ROBERT ZEPKE, JR AND BEVERLY YVETTE ZEPKE or tenant/tenants. Said property will be sold subject property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate 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 implied to accept the secure of the secure limited to, assessments, liens, encumbrances, zoning liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat 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 nonjudicial sales in the State of Georgia, the Deed Under 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. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as Attorney in Fact for JOHN ROBERT ZEPKE, JR AND BEVERLY YVETTE ZEPKE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclo-Power and other foreclosure

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