FORECLOSURE

TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$158,450.00, with amount of \$158,450.UU, 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 hours of sale on the first Tuesday in July, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT 3 IN BUILDING 20 OF MILL CREEK LAKES, PHASE 2, ACONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDO-DECLARATION OF CONDO

MINIUM FOR MILL CREEK LAKES, A CONDOMINIUM, RECORDED IN DEED BOOK 46309, PAGE 173, ET SEQ., GWINNETT COUNTY, GEOR-GIA RECORDS, AS MAY BE FURTHER AMENDED THIS CONVEYANCE IS
MADE SUBJECT TO THE
DECLARATION AND ALL
MATTERS REFERENCED THEREIN, ALL MATTERS SHOWN ON THE PLAT SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK CD4, PAGES 127 132, AS LAST REVISED IN PLAT BOOK CD5, PAGES 75 80, GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED AND THE FLOOR PLANS RECORDED IN CONDOMINIUM FLOOR PLAN
EQUIPMEN 05162 AFORE-FOLDER NO. 5162 SAID RECORDS, AS MAY BE

AMENDED.
TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS. REFERENCE: 2200 HYS-SOP WAY, BUFORD, GEOR-GIA 30519 / JOB #8886203 The debt secured by said Deed to Secure Debt 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 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 Seprovided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-ney's fees having been giv-en). WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 holds the duly en-dorsed Note and is the current assignee of the Security rent assignee of the Security Deed to the property, PLAN-ET HOME LENDING, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-per of the Security Dood. The PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 (the current investor on the loan), is the entity with the full authority to neentity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Groundfloor Holdings GA LLC, Loss Miti-gation Dept., 83 South Streed Suite 302, Freehold, NJ 07728, Telephone Number: 1042-703-2029 Nathons in with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2. PLANET HOME LENDING, LLC may be contacted at: PLANET HOME LENDING, LLC, 321 RESEARCH PARKWAY, SUITE 303, MERIDEN, CT 06450, . 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 dured 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

of the subject property known as 2200 HYSSOP WAY, BUFORD, GEORGIA 30519 is/are: TONIA S LEWIS AND GERALD A. ABRAHAM 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 which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to. ABRAHAM or tenant/tenants cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudi cial sales in the State of Georgia, the Deed Under Power and other foreclosure and audit of the status of the loan as provided in the preceding paragraph. WILM-INGTON TRUST. NATIONAL INGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015 1 as Attorney in Fact for TONIA S LEWIS AND GERALD A. ABRAHAM. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR THAT WILL BE USED FOR THAT PURPOSE. 00000009508441 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

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

By virtue of a Power of Sale contained in that certain Secontained in that certain se-curity Deed from LITTLE DOLLAR INC. to GROUND-FLOOR REAL ESTATE 1, LLC, dated July 30, 2021, recorded August 6, 2021, in Deed Book 59043, Page 231 Gwinnett County, Georgia having been given to secure a Note of even date in the original principal amount of Four Hundred Eighty-Seven Thousand Four Hundred Thirty and 00/100 dollars (\$487,430.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GROUNDFLOOR REAL ESTATE 1. LLC. there will be original principal amount of TATE 1, LLC, there will be sold at public outcry to the highest bidder for cash at nignest bloder 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

FORECLOSURE

WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. 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 modify the terms of the loan. property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 254 OF THE 6TH DISTRICT 254 OF THE OIL DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING KNOWN
AND DESIGNATED AS LOT
9, BLOCK A, NORCROSS
HILLS SUBDIVISION, UNIT
ONE, ACCORDING TO PLAT 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 346 RELIANCE WAY, DACULA, GEORGIA 30019 is/are: TONYA PATTERSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-ONE, ACCORDING TO FLAT BOOK
K, PAGE 3, GWINNETT
COUNTY, GEORGIA
RECORDS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BE-SCRIBED AS FOLLOWS: BEGINNING AT A POINT
FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF RIDGECREST DRIVE AND THE
NORTHWESTERLY SIDE OF
VALLEY ROAD; THENCE
SOUTHWESTERLY ALONG
THE NORTHWESTERLY
SIDE OF VALLEY ROAD,
221.7 FEET TO AN IRON
PIN; THENCE NORTHWESTERLY
FEITY ALONG THE NORTHFEITY ALONG THE NORTHing ad valorem taxes (ining ad valorer laxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record surveys and the property of the property of the property and (c) all matters of record surveys the plant to Secure 1997. PIN; IHENCE NORTH-ERLY ALONG THE NORTH-EASTERLY SIDE OF LOT 8, SAID BLOCK AND SUBDIVI-SION, 185.9 FEET TO AN IRON PIN ON THE NORTH-WEST LINE OF LAND LOT perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements. easements, restrictions, covenants, etc. The sale will WEST LINE OF LAND LOT 254; THENCE NORTHEAST-ERLY ALONG THE NORTH-WEST LINE OF LAND LOT 254, 204.7 FEET TO AN IRON PIN ON THE SOUTH-WESTERLY SIDE OF RIDGE be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-WESTERLY SIDE OF RIDGE-CREST DRIVE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF RIDGECREST DRIVE, 21.7 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. Said legal description being controlling, however the property is more commonly known as 487 RIDGECREST DRIVE, NORCROSS, GA 30071. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. nal confirmation and audit of nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the ressis-sion of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be pro-vided until final confirmation vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for TONYA PATTERSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009481821 BARRETT terms of said Security Deed. The indebtedness remaining 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 provided for under the terms of the Security Deed, Said property will be sold on an "as-is" basis without any representation, 00000009481821 BARRETT OU000009481821 BARRE II
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-72911-

6/8,15,22,29,2022

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

session of the property is LITTLE DOLLAR INC., IFESI OKOYE, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that

er of the Security Deed. The entity having full authority to

07728, Telephone Number: 404-793-0222. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to

require a secured creditor to

TO BE ACTING AS A DEBT

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Richard V
Petro and Andra Lynn Petro
to Citibank dated August 10,
2005, and recorded in Deed
Book 44190, Page 0106,
Gwinnett County Records,
securing a Note in the origiitems 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 authorities, matters 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; 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 Gwinnett County Records, securing a Note in the original principal amount of \$100,000.00, the holder thereof pursuant to said Deed and Note thereby several has declared the online. 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, on the first fuesday, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or ascel of land lying and beparcel of land lying and being in Land Lot 44 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block B, Unit One of Singley B, Unit Une of Singles Springs Subdivision, as per plat thereof recorded in Plat Book 45, Page 130, Gwin-nett County, Georgia Records, which recorded plat is incorporated herein plat is incorporated herein by reference and made a part of this description. Said property is known as 2242 Windland Drive, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. GROUNDFLOOR REAL ESTATE 1, LLC as At-torney in Fact for LITTLE DOLLAR INC. THE BELOW LAW FIRM MAY BE HELD TO BE ACTION AS A DERT TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL 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. GRND-22-02764-1 Ad Run Dates 06/08/2022. to that certain Security Deed to that certain security Deed
in favor of National City
Mortgage a division of National City Bank of Indiana,
recorded in Deed Book
43013, page 139, Gwinnett
County Records. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, zoning ordinances,

06/08/2022, 06/22/2022, Dates 06/15/2022. 950-72815 6/8,15,22,29,2022 Notice of Sale

Under Power. State of Georgia, County of GWINNETT. restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-Under and by virtue of the Power of Sale contained in a beed to Secure Debt given by Tonya Patterson to Mortgage Electronic Registration Systems, INC. ("Mers") As Nomi-Nee for Silverton Mortedness and all expenses of editiess 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) GAGE SPECIALISTS, INC., A GEORGIA CORPORATION to confirmation that the sale dated 01/13/2012, and Recorded on 02/08/2012 as Book No. 51165 and Page No. 556, GWINNETT County, Georgia records, as last as-signed to WELLS FARGO BANK, N.A. (the Secured Creditive). 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 crediadult of the secured credition with the secured creditor. The property is or may be in the possession of Richard V Petro; Andra Lynn Petro, successor in interest or tenant(s). Citibank, N.A. as Attorney-in-Fact for Richard V Petro and Andra Lynn Petro File no. 22-078725 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$144,430.00, 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 hours of sale on the first Tuesday in July, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK B, FAIRMONT ON THE PARK, UNIT 6A, PER PLAT BOOK 107, PAGE 179 181, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A OF PART OF THIS DESCRIPTION. The debt secured by said Deed to Se-Courthouse within the legal 6/8,15,22,29,2022 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 Dirk D. Pullen to Mortgage Electronia Positivation Security cured by said Deed to Se-cure Debt has been and is tronic Registration systems, Inc., as grantee, as nomi-nee for GMAC Mortgage tronic Registration Systems, hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness Corporation, dated May 13, 2004, and recorded in Deed Book 38733, Page 90, Gwinas and when due and in the 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 exnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as paying the same and all exowner trustee for RCF 2 Acpaying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorney's fees (notice of in-tent to collect attorney's fees quisition Trust by assignment recorded on April 28, 2022 in Book 59905 Page 109 in the Office of the Clerk of Superior Court of Gwinor superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of One Hundred Twenty-Seven having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. WELLS FARGO BANK, Hundred Twenty-Seven Thousand One Hundred Fifty ty. WELLS range brain, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK. (\$127,150.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

N.A. (the current investor on the loan), 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,

FORECLOSURE FORECLOSURE

> legal hours of sale on July 5, 2022, the following de-scribed property: ALL THAT PARCEL OF LAND IN CITY OF LAWRENCEVILLE, GWIN-NETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK DESCRIBÉD IN DEED BOOK 23617, PAGE 192, ID# R7050 034, BEING KNOWN AND DESIGNATED AS LOT 7, BLOCK A, TIMBER LAUREL, UNIT ONE, LAND LOT 60, 7TH DISTRICT, FILED IN PLAT BOOK 32, PAGE 280. BY FEE SIMPLE DEED FROM SHARON BIGGERES IRWIN AS SET FORTH IN DEED BOOK 23617, PAGE 192 DATED 60/18/2001 AND RECORDED 06/25/2001, GWINNETT COUNTY RECORDS, STATE OF GEOR-RECORDS. STATE OF GEOR-GIA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having beautiful. ney's fees having been giv-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: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500 Conpell Teyas 75019 500. Coppell. Texas 75019. to discuss possible alterna-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 matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and the past in possession of the party in possession of the property is Dirk D. Pullen or tenant(s); and said prop-erty is more commonly known as 210 Timber Laurel Ln, Lawrenceville, GA
> 30043. The sale will be conducted subject to (1) confirmation 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 holder of the security deed and (3) any right of redemp-tion or other lien not extinguished by foreclosure. U.S.
> Bank Trust National Association, not in its individual capacity but solely as owner
> trustee for RCF 2 Acquisition
> Trust as Attorney in Fact for Trust as Attorney in Fact for Dirk D. Pullen. Brock & Scott, PLLC 4360 Chamblee Scott, PLLC 4360 Charmblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-01428 950-72831 6/8,15,22,29,2022

NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by HENRY REID, JR. AND SARONDA REID to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in the original principal amount of \$175,493.00 dated October 26, 2007 and recorded in Deed Book 42024 Pages 2710 Culpact recorded in Deed Book 48394, Page 0710, Gwinnett County records, said Security Deed being last transferred to SELENE FINANCE LP in Deed Book 53358. Page 685, Gwinnett County records, the undersigned 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 July 05, 2022, the property in said Security Deed and described

STATE OF GEORGIA

COUNTY OF GWINNETT

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 61

OF THE 5A DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AS LOT GIA, BEING KNOWN AS LOS 13, BLOCK C, BROOKSIDE MEADOWS SUBDIVISION, UNIT 1 F/K/A ROCKDALE CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 53, GWINNETT 99, PAGE 53, GWINNETT COUNTY RECORDS, WHICH SAID RECORDED PLAT IS INCORPORATED HEREIN AND BY REFERENCE MADE A PART HEREOF.

PARCEL NO. R5061296

Said property being known as: 1860 MEADOWN CHASE COURT SNELLVILLE, GA

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are HEN-RY REID, JR. AND SARON-

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 it the Note and exist Security. 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 attornevs fees (notice of intent to collect attorneys fees hav-

ing 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 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 mat-ters of record superior to the Security Deed first set out

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 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 as fol-

0/100

for cash before the court-

County, Georgia, within the

door of Gwinnett

dollars

Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759

FORECLOSURE

Note that pursuant to O.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 IN-FORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

SELENE FINANCE LP, as Attorney-in-Fact for

HENRY REID, JR. AND SARONDA REID

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-024086 -

950-70826, 5/18,6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Se-

curity Deed from Emma Reynolds-Middleton aka Emma Middleton aka Emma Reynolds to Wells Fargo Home Mortgage, Inc., dated February 23, 2001 and recorded on March 14, 2001 in Deed Book 22502, Page 9, in the Office of the Clerk of Superior Court of Gwinnett 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 One Hundred Seven Thousand Five Hundred Eighteen and 00/100 dollars (\$107,518.00) with interest thereon as provided therein, as last transferred to The Bank of New York Mel-The Bank of New York Mel-John Hank of New York Merlon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3, recorded in Deed Book 52897, Page 349, recorded transfer results are series. Deed Book 52891, Page 349, 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 lead hours of sale on the after lative location, 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 not imited to the following described property: All that tract or parcel of land lying and being in Land Lot 128 of the 6th District, Gwinnett County, Georgia, being Lot 33, Block H of Brentwood Gates, Unit Four, as per plat recorded in Plat Book 68 recorded in Plat Book 68, Page 214, Gwinnett County, Georgia Records, which plat is incorporated herein by

is incorporated herein by reference and made a part hereof Said property may more commonly be known as 545 Heathgate Drive, Lawrenceville, GA 30044. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, 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 attroney's fees having been given). The individual or entity that has full authority on egotiate, amend and modify all terms of the loan is Specialized Loan Servicing, LLC, 2000. S. Quebec, Steet 6200 S. Quebec Street Greenwood Village, CO. 80111, 800-315-4757. 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 The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Emma Reynolds-Middleton aka Emma Middleton aka Emma Reynolds and or ten-ant(s). The sale will be con-

ducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the commitmation and audit of the status of the loan with the holder of the Security Deed. The Bank of New York Mellon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2003-R3 as Attorney-in-Fact for Emma Reynolds-Middleton aka Emma Middleton aka Emma Reynolds Contact: Padgett Law Group: 8267 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

950-72850 6/8,15,22,29,2022 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 Jose Security Deed given by Jose Rios to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Mortgage Company, dated June 30, 2005, and recorded in Deed Book 43383, Page 0204, 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 April 28, 2022 in Book 59905 Page 844 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Three Thou-sand Seven Hundred Ninety-Seven and 0/100 dollars (\$133,797.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

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

loan with the holder of the security deed. U.S. Bank Na-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. Rellins and Dala W. Pollins

Rollins and Dale W Rollins

FORECLOSURE

house door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2022, the following de-

2022, the following described property: All that tract or parcel of land lying and being in Land Lot 171 of the 6th District of Gwinnett County, Georgia, and being Lot 2, Block A, Oxford Place, Unit Two, as per Plat recorded in Plat Book 24, Page 219, in the Office of the Clerk of the Superior Court of Gwinnett County, penging improved, penging penging. Being improved property known as 3345 Weatherford known as 3345 Weatherford Road, according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner produe and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paring the seam and all of paying the same and all ex-penses of this sale, as propenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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) 735be contacted at (877) 735-3637 for Loss Mitigation for Loss Mitigation Dept, or by writing to 3501
Olympus Boulevard, 5 th
Floor, Suite 500, Coppell,
Texas 75019, to discuss
possible alternatives to avoid possible alternatives to avoid oreclosure. 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 matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 party in possession of the property is Jose Rios or tenant(s): and said property is more commonly known as 5545 Weatherford Rd, Norcross, GA 30093. The sale will be conducted subject to (1) confirmation 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 holder of the security deed and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. U.S. Bank Trust National Associa-tion, not in its individual cation, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Jose Rios. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03021 950-72832

950-72832 6/8,15,22,29,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Karol R. Rollins and Dale W. Rollins to Wells Fargo Bank, N.A. dated May 28, 2010 and recorded on June 3, 2010 in Deed Book 50101, Page 810, Gwinneth County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT by Assignment of Secu-CTT by Assignment of Security Deed recorded on March 58492, Page 245, Gwinnett County, Georgia Records, conveying the after-de-

Scribed property to secure a Note in the original principal amount of One Hundred Six-teen Thousand Six Hundred Seventy-Eight And 00/100 Dollars (\$116.678.00), with Dollars' (\$116,678.00), with interest thereon as set fortherest thereon as set fortherein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2022 the following described property: All that tract or parcel of land lying and being in Land Lot 49, 6th District, Gwinnett County, Georgia, being Lot 10, Georgia, being Lot 10, Block D, Eastmont Cove Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 210, Gwinnett County, Georgia Records, which Plat is in-corporated herein and made a part of this de-scription. Tax ID #: R6049 037 The debt secured by said Security Deed has been said security beed has been and is hereby declared due because of, among other 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 de-fault, this sale will be made for the purpose of paying the same and all expenses of 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). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer 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

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 possible alternatives 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 matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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-Iville, GA 30039. The sale will be conducted subject (1)

To the best knowledge and belief of the undersigned,

the party/parties in posses-sion of the subject property known as 106 ROE HAMP-TON LANE, STONE MOUN-TAIN, GA 30087 is/are: Tam-

my Smith-Drygas and Lee B. Drygas or tenant/tenants.

FORECLOSURE

McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-00242 950-72819 6/8,15,22,29,2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER 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
Country Records, said Security Deed having been last
sold, assigned, transferred
and conveved to US Bank and conveyed to US Bank 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 \$92,112.24, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness 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 highest bidder for cash, the property described in said property described in said

Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 224 OF
THE 6TH DISTRICT, SECTION 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-GIA RECORDS.

Said property is known as 679 E Glochester Pl, Norcross, GA 30071, 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 taxes which are a lien. whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale and all expenses of said 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 LLS gardeners.

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of , successor in interest or tenant

sociation. 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 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346

(770) 220 2535/***CF_REFERENCE_I NITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACT-ING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE LISED

Notice of Sale Under Power

FOR THAT PURPOSE. 950-72828 6/8,15,22,29,2022 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 Elec-tronic 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 No. 0806, Gwinnett County, 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, as last assigned to MATRIX FINANCIAL SERVICES CORP by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned 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, the following described property: All that tract or parcel of land lying and being in Land Lot 118 of the 6th District of Gwinnett County, Georgia, being Lot interest at the rate specified County, Georgia, being Lot 32, Block C, Smoke Rise North, Unit 5, as per plat recorded in Plat Book 16, Page 302, Gwinnett County, Coastil Bookhish late. Georgia Records, which plat is incorporated herein and made a part hereof by refer-ence. Tax ID: R6118 018 The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the 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, as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees 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 the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. 844-14-162.2. terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, 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 **FORECLOSURE**

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 which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (c) all matters of record superior to the Security Deed perior to the security Deep first set out above, including, but not limited to, assess-ments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 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 provided until final confirmation and suit in the confirmation 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 CORP as Attorney in Fact for Tammy Smith-Drygas and Lee B. Drygas. Any information obtained on this matter may be used by the status of the loan as providmatter 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: 22-43022

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

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Erick S.
Stokes and Darlene M. Stokes and Darrene M.
Stokes to The Dime Savings
Bank of New York, FSB
d/b/a National Mortgage Ind/b/a National Mortgage Investments Co. dated December 22, 1995, and recorded in Deed Book 12133, Page 88, as last modified in Deed Book 55579, Page 715, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Struction, as Trustee for Struc-tured Asset Securities Corporation Mortgage Loan Trust 2005-RF3, securing a Note in the original principal amount of \$117,587.00, the holder thereof pursuant to said Deed and Note thereby said Deed and wole thereby secured has declared the en-tire 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 first Tuesday, Au-gust 2, 2022, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 293, 6th District, Gwinnett County, Georgia, being Lot 45, Block A, Windsor Gate, Unit II, as recorded in Plat Book 68, Page 84, Gwinnett Coun-ty Records, which plat is hereby referred to and made a part of this description. Said property is least a part of this description as 3210 Windsor Gate Run, Duluth, GA 30096, 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 and payable), the right of redemption of any taxing authority, any matters Dates 06/15/2022, 06/29/2022 STATE OF GEORGIA

taxing authority, any matters which might be disclosed by survey and in an accurate survey and in-spection of the property, any assessments, liens, encum assessingly, lens, elicum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtthe payment of said indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Erick S. Stokes and Darlene M. be in the possession of Erick S Stokes and Darlene M Stokes, successor in interest or tenant(s). U.S. Bank Na-tional Association, as tional Association, as Trustee for Structured Asset Securities Corporation Mort-gage Loan Trust 2005-RF3 as Attorney-in-Fact for Erick S. Stokes and Darlene M. Stokes File no. 03-2021 LOGS LEGAL GROUP LLP* LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/***CF_REFERENCE_I
NITIALS***

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ATAINST FORMATION WILL BE USED FOR THAT PURPOSE

950-72811 6/22,29,7/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-

contained in that certain security Deed from BRIAN TERRELL to Argent Mortgage Company, LLC, dated May 26, 2004, in Deed Book 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 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 PassThrough Certificates, Series 2004-AR2, there will be sold at public outcry to the high-2004-ÄR2, 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 86 OF THE 6TH DISTRICT, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 6, BLOCK A, KIMBERLY WOODS SUBDI-VISION, UNIT 1, ACCORD-ING TO PLAT RECORDED IN PLAT BROOK Y PAGE 47 PLAT BOOK Y, PAGE

GWINNETT COUNTY RECORDS, SAID PLAT IS

INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. BEING IM-PROVED PROPERTY
KNOWN AS 3214 KIMBERLY WOODS COURT, ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
HOUSES IN GWINNETT COUNTY, GEORGIA, Said le

FORECLOSURE

COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as 3214 Kimberly Woods Ct, Lilburn, GA 30047. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. 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 at 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 sold on an "as-is" basis without any representation without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following than which may effect the 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumsessments; liens; encum-prances; 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 BRIAN TERFELL, or tenants (s) The sale will be conduct-(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 amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., negotiate, amend, or modify

3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modiny the terms of the mortgage instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE REGIS-TERED HOLDERS OF GSAMP TRUST 2004-AR2, GSAMP IHUSI 2004-ANC, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR2 as Attor-ney in Fact for BRIAN TER-RELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-BE USED FOR IHAI PUTP 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

950-72836 6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Valerie
J. Thompson referred to as Grantor, to Brand Wortgage Group, LLC recorded in Deed Book 54595, beginning at page 322, of the deed records of Court 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 under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity deed and note secured rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in this 2022 all 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 Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckin-ridge Station, as shown on that certain final plat of Preckington, Station, filed Breckinridge Station. for record on March 5, 2004 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 more complete legal description. Said legal descriptions and plat of survey and survey and survey and survey and survey and survey and scription. Said legal descrip tion being controlling, how-ever, the Property is more commonly known as: 1956 Executive Drive, Duluth, GA 30096 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following

title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordinances, restrictions, and al other matters of record superior to the said Security Deed. The sale will be con-Deed. The sale WIII be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. State Home Mort-gage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and 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 contacted by tele of the undersigned's knowledge and belief, the party in possession of the property is believed to be Valerie J Thompson, or Georgia Housing nance Authority, as tenant(s) and Fi ee, Assignee, and Secured

Creditor As attorney-in-fact

for the aforesaid Grantor Campbell & Brannon, LLC

subject to the following items which may affect the