FORECLOSURE

audit of the status of the loan with the secured creditor. The property is or may be in the possession of Alice Moss and The Representitive of the Estate of Koren Rayford, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Koren Rayford and Alice Moss File no. 22-078779 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/JW https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-72809
6/29,7/6,13,20,27,2022

Notice of Sale
Under Power
Georgia,
GWINNETT County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **PAUL NZEAGWU and MARGARET NZEAGWU to HomeBanc Mortgage Corporation,** dated July 24, 2003, and recorded in Deed Book 34100, Page 226, GWINNETT County, Georgia records, and last assigned to **BANK UNITED N.A.** in Book 59499, Page 612, conveying the after-described property to secure a Note of even date in the original principal amount of $125,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in August, 2022, to wit: August 2, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 32, BLOCK A, OAKLAND CREEK, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGES 170 AND 171, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERETO. 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 indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **3648 OAKLAND SPRING COURT SNELLVILLE, GA 30039,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): PAUL NZEAGWU and MARGARET NZEAGWU or tenant or 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, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for PAUL NZEAGWU and MARGARET NZEAGWU Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 June 29 and July 6,13,20 and 27, 2022 22-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-74488
6/29,7/6,13,20,27,2022

Notice of Sale
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 **TONYA PATTERSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., A GEORGIA CORPORATION** , dated 01/13/2012, and Recorded on 02/08/2012 as Book No. 51165 and Page No. 556, GWINNETT County, Georgia records, as last assigned to **WELLS FARGO BANK, N.A. (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original 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 Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, 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 O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 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 (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; 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. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. 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 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

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 original principal amount of $100,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the 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 44 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block B, Unit One of Singley Springs Subdivision, as per plat thereof recorded in Plat Book 45, Page 130, Gwinnett County, Georgia Records, which recorded 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 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, 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 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 A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-72826
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 Security Deed from **Henry Robenson Pierre to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns**, dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, 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-Two Thousand Seven Hundred Seven and 00/100 dollars ($232,707.00), as last transferred to Broker Solutions Inc. dba New American Funding, New American Funding by assignment to be recorded in the Office of the Court of Superior Court of Gwinnett County, Georgia, with interest thereon as provided therein, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 234 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 153, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT TWO, AS MORE PARTICULAR DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be known as **1401 Jernigan Bluff, Lawrenceville, GA 30045.** 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, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New American Funding, 14511 Myford Road, Suite 100, Tustin, CA 92780. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Henry Robenson Pierre and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 06/29/2022; 07/06/22; 07/13/22; 07/20/22; 07/27/22
950-72848
6/29,7/6,13,20,27,2022

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA
COUNTY OF GWINNETT

Under and by virtue of the power of sale contained with that certain Security Deed dated January 27, 2020, from **Juan Fabian-Polanco and Malquiel Fabian-Castillo to Mortgage Electronic Registration Systems, Inc., as nominee for Equity Prime Mortgage LLC,** recorded on February 21, 2020 in Deed Book 57264 at Page 850 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Caliber Home Loans, Inc.**by Assignment and said Security Deed having been given to secure a note dated January 27, 2020, in the amount of $172,460.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on August 2, 2022 the following described real property (hereinafter referred to as the "Property"): THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOGANVILLE, COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A, FOX CHASE SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 169, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. THIS BEING THE SAME PROPERTY CONVEYED TO JUAN FABIAN-POLANCO AND MALQUIEL FABIAN-CASTILLO AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE FROM JUAN FABIAN-POLANCO, IN A DEED DATED AUGUST 23, 2018, AND RECORDED AUGUST 18, 2018, IN DEED BOOK 56093, PAGE 0135 AND INSTRUMENT NUMBER 0075781. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Juan Fabian-Polanco and Malquiel Fabian-Castillo. The property, being commonly known as **4434 Fiddlers Bnd, Loganville, GA, 30052** in Gwinnett County, will be sold as the property of Juan Fabian-Polanco and Malquiel Fabian-Castillo, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.Pursuant to O.C.G.A.-Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for Juan Fabian-Polanco and Malquiel Fabian-Castillo 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 22-005571 A-4752406 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022
950-74497
6/29,7/6,13,20,20,27,2022

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 Electronic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage Corporation,** dated May 13, 2004, and recorded in Deed Book 38733, Page 90, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank 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 109 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twenty-Seven Thousand One Hundred Fifty and 0/100 dollars ($127,150.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on July 5, 2022, the following described property: ALL THAT PARCEL OF LAND IN CITY OF LAWRENCEVILLE, GWINNETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED 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 06/18/2001 AND RECORDED 06/25/2001, GWINNETT COUNTY RECORDS, STATE OF 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 provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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) 735-3637 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 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 belief of the undersigned, the party in possession of the property is Dirk D. Pullen or tenant(s); and said property 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 redemption 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 Dirk D. Pullen. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-01428
950-72831
6/8,15,22,29,2022

STATE OF GEORGIA
COUNTY OF GWINNETT

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 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 as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61

OF THE 5A DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 13, BLOCK C, BROOKSIDE MEADOWS SUBDIVISION, UNIT 1 F/K/A ROCKDALE CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 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 30078**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are HENRY REID, JR. AND SARONDA REID or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted 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 follows:

Selene Finance LP

3501 Olympus Boulevard, 5th Floor, Suite 500

Dallas, TX 75019

877-768-3759

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 INFORMATION 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 Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-024086 - TiT
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 Security 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 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 Mellon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3,** recorded in Deed Book 52897, 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 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 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, Page 214, Gwinnett County, Georgia Records, which plat 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, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Specialized Loan Servicing, LLC, 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 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 due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Emma Reynolds-Middleton aka Emma Middleton aka Emma Reynolds and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The 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: 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
950-72850
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 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, 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 to secure a Note in the original principal amount of One Hundred Thirty-Three Thousand 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 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 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, Georgia: Being improved property 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 provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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) 735-3637 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 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 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 redemption 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 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
6/8,15,22,29,2022

NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **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, Gwinnett 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 Security Deed recorded on March 15, 2021 in Deed Book 58492, Page 245, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Sixteen Thousand Six Hundred Seventy-Eight And 00/100 Dollars ($116,678.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, 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, Block D, Eastmont Cove Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 210, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part of this description. Tax ID #: R6049 037 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any 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 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, Snellville, GA 30039.** 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. U.S. Bank National 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 McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00242
950-72819
6/8,15,22,29,2022

Notice of Sale
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 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 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 reference. Tax ID: R6118 018 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. 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 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. §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 belief of the undersigned, the party/parties in possession of the subject property known as **106 ROE HAMPTON LANE, STONE MOUNTAIN, GA 30087** is/are: Tammy Smith-Drygas and Lee B. 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 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 set out above, including, 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 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 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 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
950-72916
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 to The Dime Savings Bank of New York, FSB d/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 Structured 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 secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract 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 County Records, which plat is hereby referred to and made a part of this description. Said property is known 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 which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, 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 Stokes, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3 as Attorney-in-Fact for Erick S. Stokes and Darlene M. Stokes File no. 03-2021 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED 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 Security Deed from **BRIAN TERRELL to Argent Mortgage Company, LLC,** dated May 26, 2004, recorded July 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 Thousand Two Hundred Fifty and 00/100 dollars ($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 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, UNIT I, ACCORDING TO PLAT RECORDED IN PLAT BOOK Y, PAGE 47, GWINNETT COUNTY RECORDS, SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3214 KIMBERLY WOODS COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT 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. 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, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; 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 BRIAN TERRELL, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 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 modify the terms of the mortgage instrument. 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 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: Rubin 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
950-72836
6/8,15,22,29,2022

NOTICE OF SALE
UNDER POWER
CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Valerie J. Thompson, hereinafter referred to as Grantor, to Brand Mortgage Group, LLC** recorded in Deed Book 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 said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which 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 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 Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckinridge Station, as shown on 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 more complete legal description. Said legal description being controlling, however, 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 items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home