FORECLOSURE

ant(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
Debra Y. Fabian
Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Ad Run Dates: 03/09/22; 03/16/22; 03/23/22; 03/30/22
950-62698 3/9,16,23,30, 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 **ANTHONY R FIELDS A/K/A ANTHONY FIELDS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR EQUIFIRST CORPORATION** , dated 04/11/2006, and Recorded on 04/18/2006 as Book No. 46395 and Page No. 0726, GWINNETT County, Georgia records, as last assigned to **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $262,200.00, 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 April, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 320 AND 326 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 15, SPRING HILL STATION, PHASE I, MINK LIVESAY, AS PER PLAT RECORDED IN PLAT BOOK 110, PAGES 200 203, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. 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). US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 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 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 (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 **3505 BRITTANY OAK TRACE, SNELLVILLE, GEORGIA 30039** is/are: ANTHONY R FIELDS A/K/A ANTHONY FIELDS 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. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 as Attorney in Fact for ANTHONY R FIELDS A/K/A ANTHONY FIELDS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009408014 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-63559
3/9,16,23,30,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **James D Fouts and Lynore A Fouts to Unity Mortgage Corp.** dated November 10, 1998, and recorded in Deed Book 17293, Page 75, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank NA,** securing a Note in the original principal amount of $112,442.00, 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, April 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 311 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 31, BLOCK A OF BROOKTON DOWNS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 132 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property is known as **2800 Brookton Ln, Dacula, GA 30019-1566,** 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 The Representative of the Estate of James D Fouts and Lynore R Fouts, successor in interest or tenant(s). Wells Fargo Bank, N.A as Attorney-in-Fact for James D Fouts and Lynore A Fouts File no. 22-078284 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/scd https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-61760
3/9,16,23,30,2022

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 **CLEMENT F FRANCIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING, ITS SUCCESSORS AND ASSIGNS,** dated 01/08/2018, and Recorded on 01/12/2018 as Book No. 55648 and Page No. 597, GWINNETT County, Georgia records, as last assigned to **PENNYMAC LOAN SERVICES, LLC (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $171,830.00, 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 May, 2022, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 182, BLOCK B OF BRECKENRIDGE CLUB SUBDIVISION, PHASE VII, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGE 91, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
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).
PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (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, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. 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 **269 ROCKINGHAM DRIVE, LOGANVILLE, GEORGIA 30052** is/are: CLEMENT F FRANCIS 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.
PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for
CLEMENT F FRANCIS.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000008774754
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001
Telephone: (972) 341 5398
(972) 341 5398
950-63576 3/9,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **SANDRA D FRIDAY to Mortgage Electronic Registration Systems Inc. as Grantee, as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.),** dated November 14, 2007, recorded November 19, 2007, in Deed Book 48434, Page 0865 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dollars ($225,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.,** 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 April, 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 300 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 125, BLOCK B, LAKE PORT SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE 158, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as **2850 LAKEPORT DRIVE, SNELLVILLE, GA 30039**. 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 SANDRA D FRIDAY, 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. 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. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for SANDRA D FRIDAY 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. QKN-16-02283-18 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022
950-63385
3/9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **KENNETH B FROUG, MARILEE FROUG to WASHINGTON MUTUAL BANK, NA,** dated March 8, 2004, recorded March 16, 2004, in Deed Book 37424, Page 28 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Four Thousand Three Hundred and 00/100 dollars ($234,300.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC,** there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN LAND LOT 1, ROCKY CREEK GMD 1587 2ND HEADRIGHT, IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 49, BLOCK H, UNIT TWO, RIVERSIDE AT APALACHEE FARMS, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGES 63 AND 64, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as **1064 FAIRVIEW CLUB CIR, DACULA, GA 30019.** 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 KENNETH B FROUG, MARILEE FROUG, 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: Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. 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. COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for KENNETH B FROUG, MARILEE FROUG 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. BVF-22-00187-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022
950-63382
3/9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ALFRED L GRAHAM to Bank of America, NA,** dated May 25, 2007, recorded June 1, 2007, in Deed Book 47939, Page 0147 , 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 Thirty-Eight Thousand Five Hundred and 00/100 dollars ($138,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Forethought Life Insurance Company,** 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 April, 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 173 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK D, NEW HOPE VILLAGE SUBDIVISION, UNIT 2, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 37, PAGE 13, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as **409 HILLRIDGE DR, LAWRENCEVILLE, GA 30045.** 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 ALFRED L GRAHAM, ALFRED L GRAHAM, 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. FORETHOUGHT LIFE INSURANCE COMPANY as Attorney in Fact for ALFRED L GRAHAM 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-11-07891-3 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022
950-63392
3/9,16,23,30,2022

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 **Susan Groce and Michael Groce to Associates Home Equity Services Inc,** dated December 15, 1999, and recorded in Deed Book 9773, Page 0002, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the **Bungalow Series IV Trust** by assignment recorded in Deed Book 58596, Page 418 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 seven thousand fifty-nine and 70/100 ($107,059.70), 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 April 5, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, UNIT THREE, CARMEL EAST SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 46, GWINNETT COUNTY, RECORDS, WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS A PART HEREIN, BEING KNOWN AS 509 STRICKLAND COURT, LAWRENCEVILLE, 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). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to 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 Susan Groce; Michael Groce; or tenant(s); and said property is more commonly known as **509 Strickland Court, Lawrenceville, GA 30046 A/K/A 509 Strickland Court, Lawrenceville, GA 30045.** 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 Trust National Association, as Trustee of the Bungalow Series IV Trust as Attorney in Fact for Susan Groce and Michael Groce. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833
950-63969
3/9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **JORGEN S. HAGMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS, INC.**, dated April 19, 2017, recorded April 28, 2017, in Deed Book 55081, Page 0370 , 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-Six Thousand Nine Hundred and 00/100 dollars ($126,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.,** 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 April, 2022, all property described in said Security Deed including but not limited to the following described property: LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 26, BLOCK A, CONCORD PLACE SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 2, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO. Said legal description being controlling, however the property is more commonly known as **1082 PROVIDENCE WAY, LAWRENCEVILLE, GA 30046.** 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 JORGEN S. HAGMAN, 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. 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. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for JORGEN S. HAGMAN 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. QKN-22-00870-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022
950-63850
3/9,16,23,30,2022

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 **Eric S. Hollifield a/k/a Eric S. Hollifjeld and Jennifer L. Ruebusch to Citibank, N.A.,** dated January 24, 2007 and recorded on February 7, 2007 in Deed Book 47553, Page 184, 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 Eighty-Seven Thousand and 00/100 dollars ($87,000.00) 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 April, 2022, all property described in said Security Deed including but not limited to the following described property: All tract or parcel of land lying and being in land Lot 2 of the 3rd District (Duncan`s 1749 GMD) of Gwinnett County, Georgia, being Lot 24, Block "X", Hamilton Mill - A Home Town subdivision, Phase 12B and 12C, as per plat recorded in Plat Book 86, Page 60, Gwinnett County, Georgia Records, which plat is incorporated herein by this reference and made a part of this description. This sale is being conducted subject to the Security Deed recorded as Book 22688, Page 140 in the Office of the Clerk of Superior Court of Gwinnett County on April 1, 2003. Said property may more commonly be known as **3374 Mill Grove Terrace, Dacula, GA 30019.** 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 Cenlar FSB, 425 Phillips Boulevard, Ewing, NJ 08618. Said property will be sold on an ?as-is? basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be 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 Eric S. Hollifield a/k/a Eric S. Hollifjeld and Jennifer L. Ruebusch 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. Citibank, N.A. as Attorney-in-Fact for Eric S. Hollifield a/k/a Eric S. Hollifjeld and Jennifer L. Ruebusch Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/09/22; 03/16/22; 03/23/22; 03/30/22
950-61404 3/9,16,23,30, 2022

NOTICE OF SALE
UNDER POWER
GWINNETT
COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC** dated August 31, 2018 and recorded on September 13, 2018, in Deed Book 56131, Page 908, et seq., of the Gwinnett County, Georgia land records, and having been assigned to **Atlanta Home Providers, LLC** in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 20, 2021, in Deed Book 59530, Page 621, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 22, 2021, in Deed Book 59540, Page 49, et seq., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated August 31, 2018, in the original principal amount of SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"):
All that tract or parcel of land lying and being in Land Lot 147 of the 5th District, Gwinnett County, Georgia, and being identified and depicted as Dwelling Unit 56 (hereinafter referred to as the "Dwelling") on that certain as-built site plan for Sandalwood Townhomes Unit II, a Condominium, dated February 25, 1981, recorded in Condominium Plat Book 1, Page 56, Gwinnett County Records, together with all right, title and interest of Grantor in the Dwelling and the appurtenances thereto under that certain Declaration of Condominium for Sandalwood Townhomes Unit II, a Condominium, recorded in Deed Book 2288, Page 13, aforesaid records, as may be amended from time to time by amendments thereto filed for record on the aforesaid records (said Declaration including "Declaration of Condominium for Sandalwood Townhom"s, Unit II, a Condominium") The interest herein conveyed includes, without limiting the generality of the foregoing, the undivided percentage of interest in the common elements of Sandalwood Townhomes, Unit II, a Condominium appurtenant to the Dwelling as the same is specified in the Declaration of Condominium of Sandalwood Townhomes, Unit II, a Condominium.
This conveyance is subject to all the terms, provisions, and restrictions of Georgia Condominium Act, as subsequently amended, and said Declaration, which provisions Grantee herein assume and agree to observe and perform.
This conveyance is further subject to the aforesaid Declaration of Condominium for Sandalwood Townhomes Unit II, a Condominium which may be amended from time to time, Declaration of Reserved Easement recorded in Deed Book 1395, Page 58, Sewer Easement to Dewes Enterprises, Inc, recorded in Deed Book 555, Page 78 and Deed Book 638, Page 234, Easement from Sandalwood Properties, Ltd to Sandalwood Townhomes Recreation Association Inc., recorded in Deed Book 2042, Page 145 and Declaration of Easements between Sandalwood Properties and Sandalwood Homeowners Unit I association Inc, dated November 20, 1981, recorded in Deed Book 2288, Page 13, Gwinnett County Records.
TAX ID: R5147D028
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the repayment terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for under the terms of the Note.
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 held 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 records superior to said Security Deed.
To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as **56 Sandalwood Circle, Lawrenceville, Georgia 30044.**
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 as to the status of the amounts owed with the holder of the Security Deed.
Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed.
950-63972
3/9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC** dated July 31, 2018 and recorded on August 2, 2018, in Deed Book 56049, Page 697, et seq., of the Gwinnett County, Georgia land records, and having been assigned to **Atlanta Home Providers, LLC** in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 20, 2021, in Deed Book 59530, Page 629, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 22, 2021, in Deed Book 59539, Page 467, et seq., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated July 31, 2018, in the original principal amount of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($120,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"):
All that tract or parcel of land lying and being in Land Lot 116 of the 6th District, Gwinnett County, Georgia, being Lot 6, Block B, North Clouds Subdivision, Unit Six, as per plat recorded in Plat Book Z, Page 177, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.
Said property being known as 353 Old Rosser Rd according to the present system of numbering property in Gwinnett County, Georgia.
Subject to any easements or restrictions of record.
TAX ID: R6116 245
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the repayment terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys? fees (notice of intent to collect attorneys? fees having been given) and all other payments provided for under the terms of the Note.
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 held 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 records superior to said Security Deed.
To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as **353 Old Rosser Road, Stone Mountain, Georgia 30087.**
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 as to the status of the amounts owed with the holder of the Security Deed.
Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed.
950-63973
3/9,16,23,30,2022

NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC** dated August 31, 2018 and recorded on September 13, 2018, in Deed Book 56131, Page 918, et seq., of the Gwinnett County, Georgia land records, and having been assigned to **Atlanta Home Providers, LLC** in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 28, 2021, in Deed Book 59551, Page 739, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 29, 2021, in Deed Book 59559, Page 522, et seq., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated August 31, 2018, in the original principal amount of FIFTY-SEVEN THOUSAND AND 00/100 DOLLARS ($57,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"):
All that tract or parcel of land lying and being in Land Lot 188 of the 6th District, Gwinnett County, Georgia, Shady Oaks Townhomes, a Condominium, as more particularly described in that certain declaration for Shady Oaks Townhomes, a condominium dated December 23, 1983 as filed on December 29, 1983 and recorded in Deed Book 2693, Page 190, Gwinnett County, Georgia records as may be amended, Unit 894A, as per plat recorded in Plat Book 1, Page 106, Gwinnett County, Georgia records as may be amended, which plat is incorporated herein by this reference and made a part of this description.
TAX ID: R6188A006
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the repayment terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for under the terms of the Note.
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 held 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 records superior to said Security Deed.
To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as **894 Six Oaks Circle, Unit A, Norcross, Georgia 30093.**
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 as to the status of the amounts owed with the holder of the Security Deed.
Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed.
950-63975
3/9,16,23,30,2022

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 **Hyacinth Lewis to Sun America Mortgage Corporation (the Secured Creditor),** dated November 24, 1999, and Recorded on December 3, 1999 as Book No. 19653 and Page No. 0195, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $125,450.00, with interest at the rate specified therein, as last assigned to **BankUnited N.A.** 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 April, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 181 of the 7th District, Gwinnett County, Georgia, being Lot 15, Block C, Millwood Farms Subdivision, Unit One, as shown on plat recorded in Plat Book 81, Pages 141 and 142, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Tax ID: R7181 071 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). BankUnited N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC 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, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. 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 **3363 WOODASH COURT, BUFORD, GA 30519** is/are: Hyacinth Lewis 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)