FORECLOSURE County, Georgia, within the legal hours of sale on the first Tuesday in April 2022 by Reverse Mortgage Fund-ing, LLC, as Attorney in Fact for Bette Andrews, all prop-erty described in said Secu-rity Deed including but not limited to the following scribed property: ALL ŤHAT FRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J, UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY **GEORGIA**

RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER: R5049-317. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD Said property being knowr as **522 RAVINA WAY** as 522 RAVINA WAY,
LAWRENCEVILLE , GA
30044 according to the
present numbering system
in Gwinnett County. The indebtedness secured by said
Security Deed has been declared due because of default under the terms of said
Security Deed and Note. The
indebtedness remaining in indebtedness remaining default, this sale will made for the purpose of paying the same, all expens-es of the sale, including at-torneys' fees and all other payments provided for un der the terms of the Security bed and Note. Said proper-ty will be sold subject to the following items which may affect the title to said proper-ty: any superior Security Deeds of record; all zoning ordinances; matters which ordinances: matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property: all restrictive all restrictive property: 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 party in possession of the property is All Occu-pants, All Occupants or ten-ant(s). The sale will be con-ducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) fi-nal confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modigotiate, amend, and all terms of the mortgage is: Reverse Mortgage Fund-ing, LLC, 3900 Capital City Blvd, Lansing, MI 48906, 866-654-0020. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY IN-COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm. P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 597.0500.

NOTICE OF

950-64037 3/9,16,23,30,2022

FORECLOSURE SALE GWINNETT GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Troy D. Augustine to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC dba Motive Lending, dated January 6, 2017, and recorded in Deed Book 54860, Page 141, Gwinnett County, Georgia Records, as last transferred to Nations Direct Mortgage, LLC by assignment recorded on June 18, 2018 in Book 5595 Page 543 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 princinal amount of Two nal principal amount of Two Hundred Forty-Five Thousand Three Hundred Seventy-Three and 0/100 dollars (\$245,373.00), 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 Gwinneth Country, Georgia, within the legal hours of sale on April 5, 2022, the following described property: All that nal principal amount of Two 5, 2022, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 38 of the 6th District of Gwinnett County, Being Lot 13, Block C, of The Moorings, United One, as per plat recorded In Plat Book 3, Page 117, of the Gwinnet County, Georgia Records, which plat is hereby incorporated by reference for a more complete de-scription. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (notice of intent to collect attorney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is quired by law to do so) is: Dovenmuehle Mortgage Inc they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible observations and sible 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 in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set out above. out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Troy D. Augustine or tenant(s); and said property is more commonly known as 4568 Balmoral Court, Snelville, GA 30039. The said will be acquired exhibited to 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 re-demption or other lien not extinguished by foreclosure.

Nations Direct Mortgage, LLC as Attorney in Fact for

Troy D. Augustine. Brock &

FORECLOSURE

Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 18-06208 950-61740 3/9.16.23.3/2 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 **Bernard L**. Bearry Jr. and Katheryn M.

Maxwell to American National Financial, Inc. dated
July 15, 1994, and recorded in Deed Book 10529, Page Gwinnett Records, said Security Deed having been last sold, as-signed, transferred and conveved to Nationstar Mort gage LLC d/b/a Mr. Cooper. gage LLC d/n/a Wr. Cooper, securing a Note in the original principal amount of \$87,883.00, 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,

on the first Juesday, 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 of parcel of land lying and be-Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C, Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18. Gwinnett Country, Georgia Records, which plat is hereby incorporated herein by reference. This property is also known as 2450 Mitchell Road, Lawrenceville. Georgia

Lawrenceville, Georgia 30243. Said property is Road as 2450 Mitchell Lawrenceville, GA 30043, together with all fix 30043, together with all fix-tures and personal property attached to and constituting a part of said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing aur hority any matters which thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants, and mat ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of ness and an 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 Bernard L. Bearry, Jr. and Katheryn M. Maxwell, suc-cessor in interest or tenant (s). Nationstar Mortgage, LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway N.E., Suite 300 Atlanta, GA N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

> NOTICE OF SALE UNDER POWER

THIS IS AN ATTEMPT TO

950-61755 2/16,23,3/2,9,16,23,30, 2022 STATE OF GEORGIA COUNTY OF GWINNETT FORMATION OBTAINED WILL BE USED FOR THE THAT PURPOSE. By virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") from JASON BELL to Renasant Bank dated October 1, 2019, filed for record on October 18, 2019, in Deed Book 56964, Page 574, Gwinnett Counfrom JASON ty, Georgia deed records, said Deed to Secure Debt a Note (the "Note") dated October 1, 2019 in the original principal sum of Two Hundred Forty Nine Thousand and October 1, 2019 in the original principal sum of Two Hundred Forty Nine Thousand and October 1 00/100?s sand and 00/100?s (\$249,000.00) Dollars, with interest from date at the rate stated in said Note 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, Geor-gia, within the legal hours of sale on the first Tuesday in April 2022, the following described described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 336 OF THE
4TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
BEING LOT 71, BLOCK A, OF
WOODGATE HILLS, AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 113, PAGES
268-270, REVISED IN PLAT
BOOK 126, PAGES 41-43,
GWINNETT COUNTY, GEORGIA
RECORDED PLAT IS INCORPOATED HEREIN BY REFEENCE AND MADE A PART
OF THIS DESCRIPTION,
SAID PROPERTY BEING
KNOWN AS 3747 VALLEY KNOWN AS 3747 VALLEY BLUFF LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY GWINNETT COUNTY GEORGIA. (hereinafter, Property"). The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, not payment of the monthly in-stallments 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. The individual or entity that has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Renasant Bank, 145 Reinhardt College Parkway, Canton, GA, 30114. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said Property will be sold as the property of JASON BELL (Debtor) , subject to all zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the Property; any outstanding taxes, including but not limited to ad valorem taxes, which constinot required to negotiate,

valorem taxes, which consti-

tute liens upon said Proper

ty; special assessments; all outstanding bills for public utilities which constitute liens upon said Property; all

restrictive covenants, ease-

any other matters of record

rights-of-way

FORECLOSURE

superior to said Security Deed. The sale will be con-ducted subject to confirmation that the sale is not prohibited under the U.S.
Bankruptcy Code and also
subject to the provisions of
O.C.G.A. §9-13-172.1 which
permits the rescission of judicial and noniudicial sales in the State of Georgia in limited circumstances. Notice has been given of intention to collect attorneys' fees in accordance with the terms of the Nets coursel having the state. of the Note secured by said Security Deed. Notice has also been given, in writing and by certified mail, return receipt requested, to the Borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Secu-rity Deed and the Note thereby secured in accordance with 0.C.G.A. § 44-14-162.2 (a). To the best knowledge and belief of the undersigned, the party in possession of subject Property is Jason Bell or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided for in said Security Deed and the undersigned will assect to a said Security Deed and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. REASANT BANK AS Attorney-in-fact for Jason Bell BY:

THERON D. WARREN, III Sellers & Warren, P.C. At-

THERON D. WARREN, III Sellers & Warren. P.C. At-torney for Renasant Bank 115 Woodland Way, Suite 100 Canton, GA 30114 (770) 924-9366 950-63712 3/9,16,23,30,2022 Notice of Sale Under Power.

Under Power.
State of Georgia.
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by MARCOS BLASNICH AND
LILIA LOMELI to MORTGAGE
LECTRONIC DEGISTRA. ELECTRONIC REGISTRA-TION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR NETBANK, ITS SUC-CESSORS AND ASSIGNS, dated 10/01/2005

CESSURS AND ASSIGNS , and Recorded on 11/03/2005 as Book No. 45114 and Page No. 5, GWINNETT County, Georgia records, as last assigned to WILMINGTON signed to WILMINGTON
SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST F (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$166,155.00, with interest at the other convenience. the rate specified therein, there will be sold by the undersigned at public outrry to the highest bidder for cash at the GWINNETT County Courthouse within the legal pure of calls on the first the cash on the first 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 224 OF THE 7TH DISTRICT, CHAINTY COUNTY CORD. GWINNETT COUNTY, GEOR GIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 110, GWINNETT COUNTY. GEORGIA

COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED 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 produe and in the manner provided in the Note and Deed sale will be made for the purpose of paying the same purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). WILMINGTON SAVINGS

as necessary, in consultation with WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2. CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES (LLC May be contacted at: CARRINGTON MORTGAGE SERVICE) MUNITAGES SERVICES, LLC, 1600 SOUTH DOU-GLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3126 SPRINGLAKE DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS BLASNICH AND LILIA LOMELI or tenant/tenants. LOWIELI 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 in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions covenants, etc. The sale wil be conducted subject to (1) confirmation that the sale is 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 cial 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 preloan as provided in the preceding paragraph, WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTE
OF STANWICH MORTGAGE
LOAN TRUST F as Attorney
in Fact for MARCOS BLASNICH AND LILIA LOMELI.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TO

obtain options and alterna

FORECLOSURE

tives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following tele-phone number: (800 561 phone number: (800 561 4567). 00000006220396 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-63572

3/9,16,23,30,2022 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 Robert
Rolden beginnerer referred Bolden, hereinafter referred to as Grantor, to Homestar Financial Corp. recorded in Deed Book 56036, beginning at page 427, 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 April 2022, all property described in said security deed including but the fill the following not limited to the following not limited to the following described property. All that tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County Georgia records. 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: 3561 Oakwilde Drive, Snel-lville, GA 30039 Said prop-erty will be sold on an "as-is" basis without any representation, warranty or re-course against the above-named or the undersigned. 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 line but sate sate of the understanding taxes which are a line but sate sate of the understanding taxes. lien but not yet due and payable); any matters which might be disclosed by an ac-curate survey and inspection of the property; any assess-ments, liens, encumbrances,

zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale 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 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 Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in

possession of the property is believed to be Robert Bolden and Betty Ann Bolden, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Complete. Campbell & Brannon, LLC Attorneys at Law Glenridge Altorneys at Law Glerindge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675 THIS LAW FIRM MAY BE HELD TO BE

en). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and as necessary, in consultation OF GWINNETT
Under and by virtue of the power of sale contained with that certain Security Deed dated December 14, 2006, from Daniel A Rowers to Mortgage Electronic Registration Systems, Inc., as nominee for SunTrust Mortgage, Inc., recorded on December 19, 2006 in Deed Book 47381 at Page 0259 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationsta. Mortgage LLC d/b/a Mr.
Cooper by Assignment and
said Security Deed having
been given to secure a note dated, in the amount of \$116,000.00, and said Note being in default, the under-signed will sell at public out-cry during the legal hours of sale before the door of the

sale before the door of the courthouse of Gwinnett County, Georgia, on April 5, 2022 the following described real property (hereinafter referred to as the 'Property'): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT. GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, IVY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 32, PAGE 259, GWINNETT 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE THERETO. LESS AND EX-CEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNETT COUNTY, GEORGIA RECORDS. 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 payment as ure 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 parks including penses 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 knowl-

tion thereof, and all assess-

ments, liens, encumbrances,

restrictions, covenants, and matters of record to the Se-

FORECLOSURE

curity 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 ne-gotiate, amend or modify all terms of the above determs of the above de-scribed mortgage is as fol-lows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 lows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067, (888) 480-2432. The foregoing notwithstanding, nothing in 0.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 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 Deed. Albertelli Law Attorney for Nationstar Mortagge LLG (h/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: 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. - 22-000550 A-4742073 000550 A-4742073 03/09/2022, 03/16/2022, 03/23/2022, 03/30/2022 950-63967 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 Fabion Brooks to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for Pacific Union Finan-cial, LLC, its successors and assigns dated July 7, 2016, and recorded in Deed Book 54428, Page 395, as last modified in Deed Book 56279, Page 712, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Pacific Union Financial LLC, securing a Note in the original principal amount of \$236,415.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry, to the sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County Georgia heigh Lot 5th District of Gwinhett County, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 133, Pages 290-295, Gwinnett County, Georgia Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Said property is known as 1033 Deadwood Trail. Loganville, GA 30052, 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 taxoutstanding ad valorem tax-es (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 ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 crediloan with the secured creditor. The property is or may be in the possession of; Danielle Ball, successor in interest or tenant(s). Nation-star Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Fabion Brooks File no. 19-074592 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY IN-

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY

950-63540

3/9.16.23.30.2022

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-61756 3/9,16,23,30,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE
UNDER POWER
Because of a default under
terms of the Security
Deed executed by Richard
Brown and Karen A. Brown to Chase Manhattan Mort-gage Corporation dated April 29, 2004, and recorded in Deed Book 38199, Page in Deed Book 38199, Page 74, as last modified in Deed Book 52169, Page 147, Gwinnett County Records, securing a Note in the original principal amount of \$112,600.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, purdue and payable and, pur-suant 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 Court-house door in said County, on sale, desire the 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 334, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, ELM TREE SUBDIVISION, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 278, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THEREON ARE INCORPORATED HEREON ARE INCORPORATED HEREON ARE INCORPORATED HEREON SAID PEFERENCE THERE-TO. Said property is known the undersigned's knowledge, the person(s) in possession of the property
is/are Daniel A. Bowers. The
property, being commonly
known as 3551 lvy Crest
Way, Buford, GA, 30519 in
Gwinnett County, will be
sold as the property of
Daniel A. Bowers, subject to
any outstanding ad valorem
taxes (including taxes which TO. Said property is known as 1980 Elm Tree Ter, Buford, GA 30518, together with all fixtures and personal will all fixtures and personal personal property, if any. 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 apply due, and payable), the 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 assessnow due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

an accurate survey and in

spection of the property, any

brances, zoning ordinances

assessments. liens

FORECLOSURE

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 audit of the status of the loan with the secured creditor. The property is or may be in the possession of Karen A. Brown, The Representative of the Technology. sentative of the Estate of Karen A. Brown, Richard Brown and The Representa-tive of the Estate of Richard Brown, successor in interest or tenant(s). JPMorgan Brown, successor in interest or tenant(s). JPMorgan Chase Bank, National Association as Attorney-in-Fact for Richard Brown and Karen A. Brown File no. 21-077922 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 202-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR THAT PURPOSE. 950-61765 3/9,16,23,30,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

Because of a default under the terms of the Security Deed executed by Myra Cisse to Wachovia Bank, National Association date October 31, 2002, and recorded in Deed Book 29947, Page 148, Gwinner County Records, securing a Note in the original principal amount of \$138,415.00, the holder thereof pursuant to LINDER POWER holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, 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 PARCEL OF LAND BEING IN LAND LOT 71 OF GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK D, KESWICK SUBDIVISION, UNIT 7, AS PER PLAT RECORDED AT PLAT BOOK 74, PAGE 167, GWINNETT COUNTY, GEORGIA RECORDS. Said property is known as 1175 Hillary Ln, Lawrenceville, GA 30043, together with all fixtures and personal property attached personal property attached to and constituting a part of said property, if any. Said property will be sold subject 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. closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-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 con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the property of Mary Circle. possession of Myra Cisse, a/k/a Myra Smith Cisse and The Representative of the Estate of Myra Smith Cisse, successor in interest or tenant(s). Wells Fargo Bank, ant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Myra Cisse File no. 22-078323 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PURPOSE 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 the terms of the Security Deed executed by Karen A Colten to National City Mortgage Co dba Accubanc Mortgage dated August 17, 2001, and recorded in Deed Book 24302, Page 180, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association. as Trustee for Struc-U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2005-RF3, securing a Note in the original principal amount of \$82,838.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured 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 28 OF THE tire amount of said indebted OF LAND LYING AND BEING IN LAND LOT 28 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DWELLING UNIT'C', BUILDING 2 OF KING'S GATE COLONY CONDOMINIUMS, AS SHOWN ON PLAT OF SURVEY DATED NOVEMBER 10, 1971, MADE BY HANNON AND MEEKS, REGISTERED LAND SURVEYORS, WHICH PLAT IS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 5, GWINNETT COUNTY RECORDS, TOGETHER WITH ALL NETT COUNTY RECORDS,
TOGETHER WITH ALL
RIGHT, TITLE AND INTEREST CONTAINED IN THE
DECLARATION OF TRINITY,
INC. FOR KING'S GATE
COLONY CONDOMINIUMS,
RECORDED IN DEED BOOK
548, PAGES 142-193,
AFORESAID RECORDS,
SAID DECLARATION AND AFORESAID RECORDS, SAID DECLARATION AND ANY AMENDMENTS THERE-TO, BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, THE INTEREST CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FORE-GOING AN UNDIVIDED 94%

INTEREST IN THE COMMON

FACILITIES AND AREAS O

FORECLOSURE

CONVEYANCE IS SUBJECT TO: (A) THE PROVISIONS OF THE AFORESAID DECLA-BATION AS THE SAME MAY BE AMENDED FROM TIME
TO TIME: AND (B) THE PROVISIONS OF THE GEORGIA
APARTMENT OWNERSHIP
ACT (GEORGIA LAWS 1953,
ACC 561 ET CEO. CHAP. ACT (GEORGIA LAWS 1953, PAGE 561, ET SEQ., CHAPTER 85-1613 OP THE GEORGIA CODE ANNOTATED). Said property is known as 2040 Kings Gate Cir Apt C, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valproperty 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, nances, restrictions covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness

ment 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 the sectus of the loan with the secured creditor. The property is or may be in the possession of , successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Cer-tificates Series 2005-RF3 as tificates Series 2005-RF3 as Attorney-in-Fact for Karen A Colten File no. 22-078180 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 IS ACTING AS A DEBT CLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE. 950-61754

2/16,23,3/2,9,16,23,30,2022 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 Don-ald B Conino to Mortgage ald B Conino to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc dated June 22, 2012 and recorded on June 25, 2012 in Deed Book 51449, Page 683, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for the 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 239, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Seventy-Seven Thousand Nine Hundred Seventy-Two And 00/100 Dollars (\$77,972.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest public outcry to the highest bidder for cash before the courthouse door of Gwinnett Country, 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 115 and 116 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block A, Sher-wood Forest Subdivision, Unit Four, as per plat recorded in Plat Book 6, Page 11, Gwinnett County Georgia Records, which recorded plat is incorporated herein by this reference and made against at the description. Said part of this description. Said part of this description. Salid property being known as 664 Somerset Drive according to the present system of numbering property in Gwinnett County, Georgia. Tax ID: R5115 075 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er 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 nurses of paying the for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, in-cluding attorney?s fees (no-tice of intent to collect attor-ney?s fees having been given). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as ser-vicer for U.S. Bank National Association, not in its indi-Association, not in its missing vidual 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 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, retrictions enverages and 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 Donald B. Conino and Jennifer Maxey or tenant(s); and said property is more commonly known as 664 Somerset Drive, Lawrenceville, GA 30046. restrictions, covenants, and Lawrenceville, GA 30046.

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 con-firmation 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 1019 CCTT on Attention 2018 G-CTT as Attorney in Fact for Donald B Conino McMichael Taylor Gray, LLC 3550 Engineering Drive, 3550 Engineering Drive Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022

00022 950-63384 3/9,16,23,30,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the FORECLOSURE

Power of Sale contained in a Security Deed given by Susan B. Crabb to Mortgage

Flectronic Registration Sys-

tems, Inc., as grantee, as nominee for American Brokers Conduit, dated May 31, 2006, and recorded in Deed Book 46729, Page 309, Gwignett County Georgia Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, Nation-al Association as trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-SL4 by assignment recorded on September 27, 2021 in Book 59223 Page 270 in the Office of the Clerk of Superior Court of Gwinof Superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Twenty Thousand Five Hundred Fifty and 0/100 dollars (\$20,550.00) with interest and 0/100 dollars (\$20,550.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 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 THACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 119 of the 5th District, Gwinnett County, Georgia being Lot 15, Block B of Timbercrest, Unit One ac-Timbercrest, Unit One according to plat recorded in plat book 28, page 104, Gwinnett County, Georgia records. Which plat is incorporated herein for a more accurate and complete description. 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 indebtedfailure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attortice of intent to collect attor-ney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Miti-pation Dent or by writing to gation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, 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),

> disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 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 B. Crabb or tenant(s); and said property is more commonly property is more commonly known as 1251 Timbercrest Dr, Lawrenceville, GA 30045. 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.
>
> HSBC Bank USA, National Association as trustee for ASSOCIATION as trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-SL4 as Attorney in Fact for Susan B. Crabb. Brock & Scott, PLLC 4360 Chamblee

any matters which might be

STATE OF GEORGIA COUNTY OF **GWINNETT** NOTICE OF SALE

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-00441

UNDER POWER

Because of a default under the terms of the Security Deed executed by Thomas A. Culver and Ellen M. Baird to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc, its sucdutcer Loans, file, its successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County Records, said Section Deed Book 55988, Page 1966, Gwinnett County Records, said Section Deed having been last sold, as-signed, transferred and consigned, transferred and conveyed to **Quicken Loans Inc.**securing a Note in the original principal amount of \$172,975.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will contained in said beed, when 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 proporty described in said nignest bloder for cash, rate property described in said Deed, to-wit: Tax Id Number (s): R5356 032 Land situat-ed in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN
LAND LOT 356 OF THE 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
SHOWN AND DESIGNATED
AS LOT 34, BLOCK A, INDIAN HILLS SUBDIVISION,
UNIT ONE, ACCORDING TO
PLAT OF SUBDIVISION A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 149, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA 30620-4654 Said property is known as 2075 Indian Hills Court, Bethlehem, GA 30620, 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 outstand-ing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-

ments, 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 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

curate survey and inspection

of the property, any assess-ments, liens, encumbrances,

tor. The property is or may be in the possession of Thomas A. Culver; Ellen M.

FORECLOSURE

Baird, successor in interest or tenant(s). Rocket Mort-Barrd, SUCCESSOT III IIILETES
or tenanti(s). Rocket Mortgage, LLC f/k/a Quicken
Loans Inc. as Attorney-inFact for Thomas A. Culver
and Ellen M. Baird File no. 20-076689 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA N.E., SUITE 300 ATIATRA, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

950-59575 1/26,2/2,9,16,23,3/2,9,16,23, 30, 2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained with that certain Security Deed dated December 18, 2019, from Wendy Castillo David to Mortgage Electronic Registration Systems Inc as a nominee for Broker Solutions Und tions Inc. dba New American Funding, recorded on December 26, 2019 in Deed Book 57132 at Page 290 December.
Book 57132 at Georgia Gwinnett County, Georgia having been last transferred transferred records, having been last sold, assigned, transferred and conveyed to Lakeview and conveyed to Lakeview Loan Servicing LLC by Assignment and said Security Deed having been given to secure a note dated December 18, 2019, in the amount of \$218,960.00, 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 courthouse of Gwinnett County, Georgia, on April 5, 2022 the following described 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARECEL OF LAND LYING AND BEING IN LAND LOT 80 OF THE 5TH DISTRICT, GWINTY GEORGIA THE 51H DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 8, BLOCK 1,
QUAIL RUN PHASE, UNIT
FIVE, LAMANCHA, PER
PLAT RECORDED IN PLAT
BOOK 6, PAGE 120, GWINNETT COUNTY RECORDS,
TO WHICH SAID PLAT REF-TO WHICH SAID PLAT REF-FRENCE IS MADE FOR A MORE PARTICULAR DELIN-EATION OF A METES, BOUNDS AND COURSES DESCRIPTION. 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 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 ex-penses 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 Wendy Castillo David. The property, being commonly known as 515 Birch
Ln, Lawrenceville, GA,
30044 in Gwinnett County,
will be sold as the property
of Wordt Costill David of Wendy Castillo David, subject to any outstanding ad valorem taxes (includin au valurem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, en-cumbrances, 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: LoanCare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, 800-274-6600 The foregoing notwithstanding, nothing O.C.G.A. Section 44-O.C.G.A. Section 44-14-162.2 shall require the se-cured 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 sta tus of the loan with the hold tus of the loan with the holder of the Security Deed. Albertelli Law Attorney for Lakeview Loan Servicing LLC as Attorney in Fact for Wendy Castillo David 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WILL BE USED FOR THAT PURPOSE. - 21-008952 A-4741529 03/09/2022 03/16/2022, 03/30/2022 03/23/2022

3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER By virtue of a Power of Sale contained in that certain Security Deed from Debra Y. Fabian to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns, dated July 13, 2018 and recorded on July 18, 2018 in Deed Book 56015, Page 666, in

the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Eighty-Three Thousand Eight Hundred Seventy and 00/100 dollars (\$183,870.00) with interest thereon as provided therein as last transferred to Broker Solutions, Inc. d/b/a New American Funding, recorded in Deed Book 56991, Page 138, aforesaid records, will be sold at public outs. 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 includ-ing but not limited to the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A, BRADFORD JACK SUBDI-BRADFORD TALGE SUBDI-VISION, UNIT 2, ACCORD-ING TO PLAT RECORDED AT PLAT BOOK 91, PAGE 281, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

REFERENCE