FORECLOSURE

## FORECLOSURE

of the undersigned's knowledge and belief, the party in possession of the property believed to be Rober Bolden and Betty Ann Bold Administrator of Estate en, Administrator of Estate of Robert Lee Bolden, or ten-ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5555 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW JE SO ANY NIFORMA-LAW. IF SO, ANY INFORMA-TION OBTÁINED WILL USED FOR THAT 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 Deed executed by Robert O. Bowns and Eva M. Bowns to Mortgage Electron Regis-tration Systems Regisration Systems, Inc. as nominee for Quicken Loans Inc. dated July 16, 2019, and recorded in Deed Book 56769, Page 480, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to **Quicken Loans Inc.** securing a Note in the original principal amount of \$204,110.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebted ness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, Way 3, 2022, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 76, BLOCK A, FOUN-TAIN GLEN SUBDIVISION, UNIT ONE AS PER PLAT RECORDED. IN PLAT BOOK PAGE 11, GWINNETT COUNTY **GEORGIA** RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE HEREIN. Said property is known as 1071 Fountain Glen Dr, Lawrenceville, GA 30043, together with all fix-tures 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 thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances zoning ordinances, restriccovenants, and mattions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale 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 Eva M Bowns, Robert O Bowns and The Representative of Estate of Robert O Bowns, successor in interest or tenant(s). Rocket Mort-gage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Robert O. Bowns Fact for Hobert U. Bowns and Eva M. Bowns File no. 22-078467 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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3/23,30,4/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT

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 Financial, 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 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 Courthause deep in said County. house 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 percel of land lying and being in Land Lot 227 of the 5th District of Gwinneth County, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per latt recorded in Plat Lake Subdivisioni, Prilase I, as per plat recorded in Plat Book 133, Pages 290-295, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Said property is known as 1033 Pleadwood Trail 103 Trail 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 taxes (including taxes which are a lien, whether or now due and payable) the now due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, 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

provided by law. The sale

will be conducted subject (1)

to confirmation that the sale

FORECLOSURE

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 credi-tor. 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. 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/ \*Th LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY II FORMATION OBTAINE 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 the terms of the Security Deed executed by Richard Brown and Karen A. Brown to Chase Manhattan Mortgage Corporation dated
April 29, 2004, and recorded
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 to Chase Manhattan Mortcured has declared the entire amount of said indebtedness due 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 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 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 DESCRIPTION THEREON ARE INCORPORATED HERE IN BY REFERENCE THERE-TO. Said property is known as 1980 Elm Tree Ter, Buas 1900 EIM Tree Ter, Buf-ford, GA 30518, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any outstanding 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 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. 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 Karen A. Brown, The Representative of the Estate of Karen A. Brown, Richard Brown and The Representative of the Estate of Richard Representative of Representative o Brown, successor in interest or tenant(s). JPMorgan Chase Bank, National Asso-ciation 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 N.E., Suite 300 August, 30346 (770) 220-2535/jw https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

> STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

950-61765

3/9.16,23,30,2022

UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Myra
Cisse to Wachovia Bank,
National Association dated
October 31, 2002, and
recorded in Deed Book
29947, Page 148, Gwinnett County Records, securing a Note in the original principal amount of \$138,415.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en tire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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 BE-ING IN LAND LOT 71 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 25, BLOCK D, KESWICK SUBDIVISION, 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 to and constituting a part of to and constituting a part of road constituting a part of a 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.

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 any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT by Assignment of Secu-rity Deed recorded on March encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be annied to the pay-15, 2021 in Deed Book 58492, Page 239, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a scribed property to secure a Mote 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 hubble outcome to the property of the highest will be applied to the pay 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 conpublic outcry to the highest bidder for cash before the ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to 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 115 and 116 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block A, Sherwood Forest Subdivision, Unit Four, as per plat recordfinal confirmation and audit of the status of the loan with the secured creditor. property is or may be in the possession of Myra Cisse, a/k/a Myra Smith Cisse and The Representative of the Estate of Myra Smith Cisse, successor in interest or ten-Unit Four, as per plat recorded in Plat Book 6, Page 11,

ant(s). Wells Fargo Bank

FORECLOSURE

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.lons.com/ \*THE https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-63377 3/9.16.23.30.2022

ing to the present system of numbering property in Gwin-nett 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 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Karen A Colten to National City 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 begins to be a begins to the collect attorney?s fees to be a begins to the collect attorney?s fees begins to be a begins to the collect attorney?s fees begins to be a begins to the collect attorney?s fees to be a begins to the collect attorney?s fees to be a begins to the collect attorney?s fees to be a begins to the collect attorney?s fees to be a begins to the collect attorney. Mortgage Co dha 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 Structured Asset Securities Corporation Mortgage Pass-Mortgage Co dba Accuband ney's fees having been giv-en). Your mortgage servicer, Rushmore Loan Manage-ment Services, LLC, as ser-vicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, rrustee for the RMAC Trust, Series 2018 G-CTT, can be contacted at 888-504-7300 or by writing to 15480 Lagu-na Canyon Road, Suite 100, Irvine, CA 92618, to discuss poration Mortgage Pass-Through Certificates Series 2005-RF3, securing a Note in the original principal amount of \$82,838.00, the rvine, ČA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, holder thereof pursuant to said Deed and Note thereby said beed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, 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 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DWELLING UNIT TO SURVEY DATED NOVEMBER 10, 1971, MADE BY HANNON AND MEEKS, REGISTERED LAND SURVEYORS, WHICH PLAT IS RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 5, GWINTETT COUNTY PECOPS assessitents, liefts, efficient prances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in 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, Jawrengeville 6.4 30046 Somerset Drive,
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 Associa-IN CONDOMINIUM PLAI
BOOK 1, PAGE 5, GWINNETT COUNTY RECORDS,
TOGETHER WITH ALL
IGHT, TITLE AND INTEREST CONTAINED IN THE
DECLARATION OF TRINITY,
INC. FOR KING'S GATE
COLONY CONDOMINIUMS,
DECORDED IN DEED BOOK tion, not in its individual capacity but solely as trustee for the RMAC Trust. Series for the RMAC Irust, Series 2018 G-CTT as Attorney in Fact for Donald B Conino McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-RECORDED IN DEED BOOK

ners, GA 30092 404-47-7149 MTG File No.: GA2022-00022 950-63384 3/9,16,23,30,2022

548, PAGES 142-193,
AFORESAID RECORDS,
SAID DECLARATION AND
ANY AMENDMENTS THERETO, BY THIS REFERENCE
BEING INCORPORATED

HEREIN AND MADE A PART
HEREIN AND MADE A PART
HEREOF, THE INTEREST
CONVEYED INCLUDES,
WITHOUT LIMITING THE
GENERALITY OF THE FORE-

not now due and payable), the right of redemption of

any taxing authority, any matters which might be dis-closed by an accurate survey

and inspection of the prop-

erty, any assessments, liens.

encumbrances, zoning ordi-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-

ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

final confirmation and audit

of the status of the loan with

of the status of the loan with the 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 As-

2/16,23,3/2,9,16,23,30,2022

NOTICE OF FORECLOSURE SALE

UNDER POWER GWINNETT COUNTY,

GWINNET 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 Donald B Conino to Mortgage

PURPOSE.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

WINDOUT LIMINING INEGENERALITY OF THE FORE-GOING AN UNDIVIDED 44%. INTEREST IN THE COMMON FACILITIES AND AREAS OF SAID CONDOMINIUM. THIS CONVEYANCE IS SUBJECT TO: (A) THE PROVISIONS OF THE AFORESAID DECLARATION AS THE SAME MAY BE AMENDED FROM TIME TO TIME; AND (B) THE PROVISIONS OF THE GEORGIA APARTMENT OWNERSHIP ACT (GEORGIA LAWS 1953, PAGE 561, ET SEQ., CHAPTER 85-1613 OP THE GEORGIA CODE ANNOTATED). SAID PROPERTY IS KNOWN AS 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 succucken Loans, Inc. its Successors and assigns dated June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and consulted to Mulken Lang Inc. 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 cold account of the constituting a part of cold account of the constituting as part of cold account of the constituting as part of cold account of the constituting as part of cold account of the constitution of the constitu veyed 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, pursuant to the power of sale contained in said Deed, will on the first Tuesday. April 5 veved to Quicken Loans Inc. said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or 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 hidder for each the highest bidder for cash, the 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 in the State of GA ALL THAT TRACT OR PARCEL OF 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 A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 149, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE HEREIN AND MADE A 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 con-INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA 30620-4654 Said property is as Irustee for Structured As-set Securities Corporation Mortgage Pass-Through Cer-tificates Series 2005-RF3 as Attorney-in-Fact for Karen A Colten File no. 22-078180 LOGS LEGAL GROUP LLP\* LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 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. 950-61754

known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fixtures and personal property attached to and constituting attached to and constituting a part of said property, if any. 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 au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if beed, and the balance, 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 Thomas A. Culver; Ellen M. Raird, successor, in interest. Baird, successor in interest or tenant(s). Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans Inc. as Attorney-in-Fact 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 30346 (770) 220-2535/CH https://www.logs.com/ \*THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY IN-Baird, successor in interest

DEBT COLLECTOR. ANY INFORMATION 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 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 sucFORECLOSURE

cessors 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 Security Deed having been given to secure a Note of even date in the ordinal principal 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 664 Somerset Drive according to the present system date, in the original principal amount of One Hundred Eighty-Three Thousand Eight Hundred Seventy and 00/100 dollars (\$183,870.00) with interest (\$163,670.00) with limiters 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 autor, to 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 THAT TRACT OR PAR-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 PLACE SUBDI-VISION, UNIT 2, ACCORD-ING TO PLAT RECORDED AT PLAT BOOK T GWINNET COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

REFERENCE.
Said property may more commonly be known as 3745 Aristocrat Court, Lo-

3745 Aristocrat Court, Loganville, GA 30052.

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 purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect atgiven) The individual or entity that

has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding
c/o Home Retention De-

11001 Lakeline Blvd. Ste.

325
Austin, TX 78717
Said property will be sold on an "as-is" basis without or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the 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 audemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhts-of-way, and any other rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-

session of the property are Debra Y. Fabian and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation 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 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 to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR EQUIFIRST CORPORATION (Asted

ENCE. Said property is known as 2800 Brookton Ln, Dacula, GA 300 9-1566, to-

pactura, GA 30019-1506, to-gether 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 val-orem 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 dis-

closed by an accurate survey

and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security 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.

be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not

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 possession of The Representative of the Estate of lame P. Fourts and Union 2.

for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), dated November 14, 2007, recorded November 19, 2007, in Deed Book 48434,

2007, In Deed Book 48434, Page 0865, Gwinnett Coun-ty, 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 Thou-

sand and 00/100 dollars

NEE FÖR EQUIFIRST CORP-PORATION , 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 SECU-BUTTES CORPORATION. STRUCTURED ASSET SECU-RITIES 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. 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 Tollowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 320 AND 326 OF THE 4TH DISTRICT, GWINNETT GENERAL BEING 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, SALD PLAT BETAKEN NEOROSCIPPATTALER. ING INCORPORATED HERE IN BY REFERENCE THERE

possession of the Estate of James D Fouts and Lynore R Fouts, successor in interest or tenant(s). Wells Fargo Bank, N.A as Attorney-inact 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/srd https://www.logs.com/\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-61760 TO. The debt secured by said Deed to Secure Debt said beed to secure benthas been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when 950-61760 due and in the manner pro-vided in the Note and Deed 3/9,16,23,30,2022 to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY and all expenses of this sale and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET By virtue of a Power of Sale contained in that certain Security Deed from SANDRA D FRIDAY to Mortgage Elec-tronic Registration Systems Inc. as Grantee, as nominee

SECURITIES CORPORA-TION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 holds the

duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. WELLS FARGO BANK, N.A., acting on behalf of and,

as necessary, in consultation with US BANK NATIONAL ASSOCIATION, AS TRUSTEE

FORECLOSURE

FORECLOSURE

FOR STRUCTURED ASSET SECURITIES CORPORA-TION, 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 0.C.G.A. § 44 14 16.2. WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Pleas note that, pursuant 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 nours 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 THAT 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 SALE PAR SECURED AND MAS SECURED AND SALE PAR SECURED AND SALE PAR SECURED AND THE SALE PAR SALE 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 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: AN-THONY R FIELDS A/K/A AN-THONY R FIELDS OF THONY 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, 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 said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining ordinances, easements, rein default, this sale will be 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. 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 cardial procedures recording without any representation. certain procedures regarding warranty or recourse against the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valdocuments may not be pro-vided until final confirmation orem 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 diseased by vided until milar committation 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 MORT. 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 an accurate survey or by an TURED 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

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT TEMPTING TO COLLECTOR AT DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009408014 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 session of the property is SANDRA D FRIDAY, or ten-SANDRA U FRIDAY, of tell ants(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 attention a of the status of the loan with the holder of the Security Deed. The entity having full 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. 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 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 Far-go Bank NA, securing a Note in the original principal require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE. 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: Rurequire a secured creditor to in the original principal amount of \$112,442.00, the 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, will on the first Tuesday, April 5, 2022, during the legal hours of sale, before the Courthouse door in said BE USED FOR IHAI PURP POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CKN-16-02283-18 Ad Run County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL in said beed, fo-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, Dates 03/16/2022, 03/09/2022, 03/23/2022, 950-63385 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. PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Susan Groce and Michael san 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 last transferred to U.S. Bank Trust National Association, as Trustee of the **Bungalow Series IV Trust** by assign-ment recorded in Deed Boos \$8596, Page 418 in the Of-fice 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

nal 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 cold at public there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property: ALL THAL TRACT OR PARCEL OF LAND LYING AND BEING IN 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 ESAME AS A PART HEREIN ESAME AS A PART HEREING KNOWN AS 509 STRICKLAND COURT, LAWRENCEVILLE, GEORGIA. The debt secured by GIA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, possible events of uclauding 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 nurse of paying the 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 heap div.

tice 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), 325 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-

outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters

FORECLOSURE

(\$225,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to an accurate survey and in-spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the 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 con-ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with of the status of the loan with the holder of the security deed. U.S. Bank Trust Na-tional Association, as Trustee of the Bungalow Se-ries 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@quinlegal. 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

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-By virtue of a Power of sac contained in that certain Se-curity Deed from JORGEN S. HAGMAN to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS, INC., dat-ed 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 Thou-sand Nine Hundred and 00/100 dollars 00/100 dollars (\$126,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed 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 Security Deed including John 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, CON-CORD PLACE SUBDIVISION, UNIT III, AS PER PLAT
RECORDED IN PLAT BOOK
33, PAGE 2, GWINNETT
COUNTY, GEORGIA
RECORDS, SAID PLAT BEING INCORPORATED HEREING AND AND RECEPTION IN AND MADE REFERENCE HERETO. Said legal description being controlling, however the property is more commonly known as 1082

PROVIDENCE WAY, I AWRENCEVILLE. 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 indebt-edness 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 cale will also dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; 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. 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 Ouicken 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 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for JORGEN S. HAG-MAN 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: Ridge Place, 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, 950-63850 3/9,16,23,30,2022

2022

not limited to the following described property: All tract or parcel of land lying and being in land Lot 2 of the 3rd 1749 District (Duncan's 1749 GMD) of Gwinnett County 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 sub-ject to the Security Deed recorded as Book 22688. recorded as Book 22688, Page 140 in the Office of the Clerk of Superior Court of Gwinnett County on April 1, 2003. Said property 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 remain-ing 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? will be sold on an 748-1s7 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 or-dinances; b) matters which would be disclosed by an would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem any outstanting at valorier 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 thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhits of several and account the several s 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 pos-session of the property are Eric S. Hollifield ar/va Eric S. Hollifield and Jennifer L. Ruebusch and or tenant(s). The sale will be conducted with the sale will be confirmation. subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt ed under the U.S. Bankrupt-cy code and 2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Citibank, N.A. as Attorney-in-Fact for Eric S. Hollifield Fact for Eric S. Hollifield a/k/a Eric S. Hollifield 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,

**FORECLOSURE** 

for cash before the court-house door of Gwinnett County, Georgia, or at such

place as has or may be law

place as lias of may be law-fully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but

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 ("Borower") to and in Jave of rower") to and in favor of Lafayette Lending, LLC dat-ed August 31, 2018 and recorded on September 13. 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 Mortage Assignment of Bents certain Assignment of Mortagage, 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. Seq., or the swinnert country, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security signment 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 Inbeing given to secure an In terest Only Balloon Note ("Note") made by Borrowei in favor of Lender, dated August 31, 2018, in the original principal amount of SEVEN-TY THOUSAND AND 00/100 DOLLARS (\$70,000.00), to gether 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 bidde outery to the highest bloder for cash before the court-house 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, Couring the Courty Couring the courty of the street of the street courty. 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 Sandalwand Townhomes Sandalwood Townhomes Unit II, a Condominium, dat-

NOTICE OF SALE **UNDER POWER** STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Secontained in that certain's curity Deed from Eric S. Hollifield al/ka Eric S. Hollifield an/ka Eric S. Hollifield and Jennifer L. Ruebusch to Citibank, N.A., dated January 24, 2007 and cecorded 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 curity Deed from Fric S.

ed February 25, 1981, recorded in Condominium Plat Book 1, Page 56, Gwin-nett County Records, together with all right, title and in-terest of Grantor in the terest 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 by amendments thereto filed for record on the aforesaid records (said Declaration in-cluding "Declaration of Con-dominium for Sandalwood Townhom"s, Unit II, a Condominium") The interest herein conveyed includes, without limiting the generality of the foregoing, the undi-vided 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