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Subdivision, Unit Two as per plat recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incorporated herein and made a part of the record thereof by reference. Tax ID #: R6271 175 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance Company, can be contacted at 888-504-7300 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Ahmad Elkhatib or tenant (s); and said property is more commonly known as **3070 Wyntree Drive, Norcross, GA 30071.** 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. Forethought Life Insurance Company as Attorney in Fact for Ahmad Elkhatib and F. Obeid aka Fadia H. Obeid McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00193
950-69867
5/11,18,25,6/1,2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by **Sharon B. Goodman and Stanley Evans to Countrywide Home Loans, Inc.** dated December 28, 2004, and recorded in Deed Book 41258, Page 2, as last modified in Deed Book 56133, Page 379, and pursuant to a Scriveners Affidavit recorded in Deed Book 47814, Page 501, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust,** securing a Note in the original principal amount of $113,200.00, 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, June 7, 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 29 of the 6th District of Gwinnett County, Georgia, being Lot 4, Block B, Unit Two, Annistown Valley, as per plat recorded in Plat Book 24, Page 185, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description. Said property is known as **4107 Stacy Lane, Snellville, GA 30039,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Sharon B. Goodman; Stanley Evans, successor in interest or tenant(s). US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney-in-Fact for Sharon B. Goodman and Stanley Evans File no. 19-074681 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-69882
5/11,18,25,6/1,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **FERNANDO JIMENEZ to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Countrywide Home Loans, Inc.,** dated May 15, 2001, recorded June 15, 2001, in Deed Book 23535, Page 12 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hundred Ninety-Two and 00/100 dollars ($93,492.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **BANK OF AMERICA, N.A.,** 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 June, 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 247 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, LAKE WINDSOR HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE 140A, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as **122 NORTH WOODLAND DRIVE, DORAVILLE, GA 30340.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FERNANDO JIMENEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-16-01311-23 Ad Run Dates 05/04/2022, 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022
950-69799
5/4,11,18,25,6/1,2022

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 **Henry W. Joell and Ilene W. Joell to Countrywide Home Loans, Inc.,** dated January 8, 2007, and recorded in Deed Book 47504, Page 0020, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank Trust National Association, as Trustee of the Cabana Series IV Trust** by assignment recorded in Deed Book 57345, Page 174 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of one hundred thirty-eight thousand and 00/100 ($138,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 141, BLOCK A, THE FALLS AT NORTH CLIFF, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 77, PAGE 80, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Henry W. Joell; Ilene W. Joell; The Estate of Henry W. Joell; The Estate of Ilene W. Joell or tenant(s); and said property is more commonly known as **1183 Spruce Creek Lane, Lawrenceville, GA 30045.** The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, as Trustee of the Cabana Series IV Trust as Attorney in Fact for Henry W. Joell and Ilene W. Joell. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833
950-70420
5/11,18,25,6/2,2022

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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 34747, beginning at page 157, 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 June 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 179 of the 5th District, of Gwinnett County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said legal description being controlling, however, the Property is more commonly known as: **482 Marsh Lake Road, Lawrenceville, GA 30045** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Ralph Kelley and The Representative of Estate of Ralph John Kelley Jr., or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6735 THIS 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.
950-69389
5/11,18,25,6/1,2022

Notice of Sale
Under Power
Georgia,
Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Mark A. Lauterman to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Bank, FSB,** dated September 26, 2007, and recorded in Deed Book 48307, Page 803, Gwinnett County, Georgia records, as last transferred to **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Series 2017-RPL1** by Assignment recorded in Deed Book 55430, Page 70, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $194,850.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, to wit: June 7, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 69 of the 7th District of Gwinnett County, Georgia, being Lot 43, Block B, Unit One, Hambridge North, as per plat recorded in Plat Book 50, Page 93, Gwinnett County, Georgia records, said plat being incorporated herein and made a part hereof by reference; being property known as No. 282 Inwood Trail, according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **282 Inwood Trail, Lawrenceville, GA 30043,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mark A. Lauterman or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Series 2017-RPL1 as attorney in fact for Mark A. Lauterman Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-073
950-70439
5/11,18,25,6/1,2022

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 **DAANIYAAL LEWIS, MONIQUE M CAMPBELL to PENTAGON FEDERAL CREDIT UNION** , dated 09/09/2019, and Recorded on 10/02/2019 as Book No. 56922 and Page No. 00599, GWINNETT County, Georgia records, as last assigned to **PENTAGON FEDERAL CREDIT UNION (the Secured Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $204,400.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK D, OF EDGEWATER SUBDIVISION , UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 297, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREIN INCORPORATED BY REFERENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENTAGON FEDERAL CREDIT UNION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENTAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in consultation with PENTAGON FEDERAL CREDIT UNION (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, PENTAGON FEDERAL CREDIT UNION may be contacted at: PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500, IRVING, TX 75038, 800 585 9055. 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 **344 MEADOWMEADE CV, LAWRENCEVILLE, GEORGIA 30043** is/are: DAANIYAAL LEWIS, MONIQUE M CAMPBELL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENTAGON FEDERAL CREDIT UNION as Attorney in Fact for DAANIYAAL LEWIS, MONIQUE M CAMPBELL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009493123 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-70035
5/11.18.25.6/1,2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by **Irene Mahony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc.** dated December 4, 2017, and recorded in Deed Book 55569, Page 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Rocket Mortgage, LLC, FKA Quicken Loans, LLC,** securing a Note in the original principal amount of $109,250.00, 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, June 7, 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: To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly right-of-way line of Brownlee Lane (60 foot right-of-way); run thence along the northwesterly right-of-way line of Brownlee Lane in a northeasterly direction, and following the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point marked by a one-inch open top pin found; run thence North 73 degrees 20 minutes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 seconds East a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of way line of Brownlee Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BEGINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as **3195 Brownlee Ln Sw, Lilburn, GA 30047,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Irene Mahony, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950-68141
5/11,18,25,6/1,2022

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

By virtue of the power of sale contained in that certain Security Deed from Virginia Sanford and **Steve Mallard to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc.,** recorded in Deed Book 58515, Page 300, Gwinnett County, Georgia records, as last assigned to Southeast Mortgage of Georgia, Inc., by assignment, said Security Deed having been given to secure a Note dated March 15, 2021, in the original principal sum of Five Hundred Thirty Seven Thousand Two Hundred and No/100 Dollars ($537,200.00), 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, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:

All that tract or parcel of land lying in and being in Land Lot 122 of the 5th District, and being Lot 93, Block A of Unit One, The Heritage at Grayson, as recorded in Plat Book 103, Pages 222-224, Gwinnett County, Georgia Records, said plat being incorporated herein and made a part hereof.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, false, misleading or inaccurate information or statements in the loan application submitted by Steve Mallard in connection with the Security Deed. The Security Deed remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **2582 Heritage Lake Cove, Grayson, Georgia 30017,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge of the undersigned, the parties in possession of the subject property are Virginia Sanford and Steve Mallard or tenant (s).

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Southeast Mortgage of Georgia, Inc., 3575 Koger Boulevard, Suite 400, Duluth, GA 30096, Telephone 770-279-0222. 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 subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

Southeast Mortgage of Georgia, Inc., as agent and Attorney in Fact for Virginia Sanford and Steve Mallard

3575 Koger Boulevard, Suite 400
Duluth, GA 30096
950-69382
5/11,18,25,6/1,2022

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ARMANDO COREAS MARTINEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC. DBA REAL ESTATE MORTGAGE NETWORK,** dated April 8, 2015, recorded April 27, 2015, in Deed Book 53516, Page 0785 , 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 Fifty-Three Thousand One Hundred Seventy-Four and 00/100 dollars ($153,174.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **NewRez LLC d/b/a Shellpoint Mortgage Servicing,** 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 June, 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 BEIGN IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK B, PARK PLACE FOREST NORTH SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 196, 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 **810 FOREST PARK LANE, SUWANEE, GA 30024.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ARMANDO COREAS MARTINEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place, Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for ARMANDO COREAS MARTINEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-01765-1 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022
950-69885
5/11,18,25,6/1,2022

Notice of Sale
Under Power
Georgia,
Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Venese McKenzie to Chase Bank USA, N.A.,** dated September 8, 2006, and recorded in Deed Book 47055, Page 107, Gwinnett County, Georgia records, as last transferred to Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the **J.P. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Certificates, Series 2007-CH2** by Assignment recorded in Deed Book 53587, Page 694, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $140,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, to wit: June 7, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 158 of the 5th District, Gwinnett County, Georgia, being Lot 45, Block A of Watson's Grove Subdivision, as per plat thereof recorded in Plat Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Subject to all easements and restrictions of record. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **3364 Watson Meadow Lane, Loganville, GA 30052,** together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Venese McKenzie or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Certificates, Series 2007-CH2 as attorney in fact for Venese McKenzie Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-074
950-70396
5/11,18,25,6/1,2022

STATE OF GEORGIA COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Under and by virtue of the power of sale contained with that certain Security Deed dated February 1, 2008, from **Pravin C. Mehta to JPMorgan Chase Bank, N.A.,** recorded on February 8, 2008 in Deed Book 48624 at Page 153 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Caliber Home Loans, Inc**.by Assignment and said Security Deed having been given to secure a note dated February 1, 2008, in the amount of $160,000.00 said note being modified by Loan Modification agreement and recorded on October 15, 2012 in OR Book 51716 OR Page 604 in the real property records of Gwinnett County, Georgia, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 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 61 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY KNOWN AS 1850 EASTFORD TRACE, STONE MOUNTAIN, GEORGIA 30087 The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Pravin C. Mehta. The property, being commonly known as **1850 Eastford Trc, Stone Mountain, GA, 30087** in Gwinnett County, will be sold as the property of Pravin C. Mehta, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 . The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for Pravin C. Mehta 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Cory P. Sims 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. - 22-003323 A-4747186 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022
950-70393
5/11,18,25,6/1,2022

NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Nermin Nakic to Mortgage Electronic Registration Systems, Inc., as Grantee, as nominee for Brand Mortgage Group, LLC,** dated June 14, 2016, and recorded in Deed Book 54367, Page 0463, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded March 12, 2019 in Book 56459, Page 199 in the amount of One Hundred Sixty-One Thousand Nine Hundred Seventy-Four and 85/100 ($161,974.85) Gwinnett County, Georgia Records, as last transferred to **Truist Bank, successor by merger to SunTrust Bank** by assignment recorded on May 24, 2018 in Book 55903 Page 323 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Two Thousand Ninety-Three and 0/100 dollars ($152,093.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 137 of the 5th District, Gwinnett County, Georgia, being Lot 77, Block A, Unit One, Willow Trace Subdivision, as per plat recorded in Plat Book 72, Pages 50-51, Gwinnett County records, said plat is incorporated here and made a part hereof by reference. Subject to any right of way deeds or other easements of record. Parcel ID Number: R5137 071 Property Address: 418 Ash Trace Lane, Grayson, GA 30017 according to the present system of numbering property in Gwinnett County, Georgia The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney"s fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23222, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Nermin Nakic or tenant(s); and said property is more commonly known as **418 Ash Trace Ln, Grayson, GA 30017.** 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. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Nermin Nakic. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-04622
950-68142
5/11,18,25,6/1,2022

NOTICE OF SALE
GEORGIA,
GWINNETT COUNTY.

By virtue of a power of sale contained in that certain Security Deed from **NHA TRUC DIEP to RENASANT BANK** dated November 23, 2020, recorded in Deed Book 58132, Page 416, et seq., Gwinnett County Deed Records, and re-recorded in Deed Book 59921, Page 494, et seq., Gwinnett County Deed Records said Security Deed having originally been given to secure that certain Multistate Fixed Rate Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND and 00/100 DOLLARS ($220,000.00) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by **NHA TRUC DIEP to RENASANT BANK,** there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Lawrenceville, Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022, the following described property:

All that tract or parcel of land lying and being In Land Lot 135 of the 6th District, Gwinnett County, Georgia, being Lot 1, Block C, Young Estates Subdivision, as per plat recorded in Plat Book J, Page 257, Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference.

Subject to all easements, rights of way and restrictive covenants of record.

THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY IS **241 TERRY LANE NW, LILBURN, GWINNETT COUNTY, GEORGIA,** TO THE BEST OF THE KNOWLEDGE AND BELIEF OF RENASANT BANK.

The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of NHA TRUC DIEP to maintain payments upon said indebtedness owing to the RENASANT BANK, in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

The above-described real property will be sold as the property of NHA TRUC DIEP and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, Security Deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is NHA TRUC DIEP and/or a tenant or tenants.

Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of the Note, Security Deed, and related documents, is:

Renasant Bank
104 Heritage Lane
Leesburg, GA 31763
Telephone: (229) 878-2008
ATTN: Joey Shiver

Please note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of such loan.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RENASANT BANK, as Attorney-in-Fact for NHA TRUC DIEP

MOORE, CLARKE, DuVALL & RODGERS, P.C.

By:__________________
D. BRADLEY FOLSOM
Attorneys for RENASANT BANK
Post Office Box 4540
Valdosta, Georgia 31604-4540
(229) 245-7823
950-70255
5/11,18,25,6/1,2022