FORECLOSURE

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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 Cynthia Troup, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Cynthia Troup File no. 17-063477 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.

950-67519
4/13,20,27,5/4,11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **RASHID WAHEED to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NORTHPOINTE BANK.,** dated September 21, 2017, recorded September 25, 2017, in Deed Book 55418, Page 0072 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty-Eight Thousand Nine Hundred Fifty-Eight and 00/100 dollars ($258,958.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **M&T BANK,** 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 85 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 76, BLOCK A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 165, 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 **1854 JENNA LYN CT, LAWRENCEVILLE, GA 30043.** 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 RASHID WAHEED, ESTATE AND/OR HEIRS AT LAW OF RASHID WAHEED , 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: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. 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. M&T BANK as Attorney in Fact for RASHID WAHEED 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. MTB-22-01692-1 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022

950-68137
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 **Kenneth Washington and Stephanie E. Washington to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Quicken Loans Inc.,** dated January 12, 2006, and recorded in Deed Book 46073, Page 335, Gwinnett County, Georgia records, as last transferred to **U.S. Bank National Association,** not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 by Assignment recorded in Deed Book 59219, Page 119, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $728,000.00, 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 312, 7th District Gwinnett County, Georgia, being Lot 541, Unit V, Phase II, Edinburgh, as per plat recorded in Plat Book 93, Page 156, Gwinnett County records, which plat is hereby referred to and made a part of this description by reference. Commonly known as: 3388 Binghurst Road, Suwanee, GA 30024 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 **3388 Binghurst Road, Suwanee, GA 30024,** 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): Kenneth Washington and Stephanie E. Washington 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 U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 as attorney in fact for Kenneth Washington and Stephanie E. Washington 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. FC21-119

950-70398
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 December 22, 2016, from **Ophelia P. Wilkes to Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse LLC,** recorded on January 6, 2017 in Deed Book 54853 at Page 724 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1** by Assignment and said Security Deed having been given to secure a note dated December 22, 2016, in the amount of $405,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on 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 121 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK A, UNIT ONE, WOODS OF PARKVIEW AS PER PLAT RECORDED AT PLAT BOOK 22, PAGE 209, GWINNETT COUNTY RECORDS, WHICH PLAT IS REFERRED TO HEREBY AS REFERENCE FOR MORE PARTICULAR DESCRIPTION AND DELINEATION OF THE LOT DIMENSIONS THEREOF PARCEL ID R6121 169 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 Ophelia P. Wilkes. The property, being commonly known as **5305 Bowers Brook Drive SW, Lilburn, GA, 30047** in Gwinnett County, will be sold as the property of Ophelia P. Wilkes, 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: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699 . 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 Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 as Attorney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-003382 A-4747002 05/04/2022, 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022

950-69754
5/4,11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from Greater **Works Childcare and Community Development, Inc. ("Grantor"), to and in favor of Velocity Commercial Capital, LLC. ("Original Lender"),** dated April 30, 2018 and recorded June 14, 2018 in Deed Book 55946, Page 620, Gwinnett County, Georgia records, as assigned to **U.S. Bank, National Association as Trustee for Velocity Commercial Capital Loan Trust 2018-2 ("Lender")** by virtue of that Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents, effective January 15, 2019 recorded January 18, 2019 at Deed Book 56371, Page 642, aforesaid Georgia records (the "Security Deed"), securing that certain Semi-Annual Adjustable Term Note, dated April 30, 2018 in the original principal amount of $700,000.00 (the "Note"); pursuant to which the indebtedness thereunder was reduced to Judgment in the full amount of $921,253.91 by Judgment Order granted September 21, 2020, Gwinnett County State Court, which Judgment lien was recorded at Lien Book 5663, Page 154, Gwinnett County, Georgia records, upon which interest continues to accrue until paid in full (the "Judgment"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Gwinnett County or some such other area as may have been designated by law for such sales to be cried, Georgia, on the first Tuesday in June, 2022, the following described property (the "Property") to wit:

All that tract or parcel of land lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing At a Point On The Southerly Right-Of-Way Of Killian Hill Road (100 Feet Right-Of-Way) With The Intersection Of The Land Lot Line Common To Land Lots 90 And 91, Also Being The Westerly Land Lot Line Of Land Lot 90; Thence Easterly Along Said Right-Of-Way 319.00 Feet To An Iron Pin Found; Thence South 03 Degrees 57'00" East, a Distance Of 10.12 Feet To a Point, Said Point Being The True Point Of Beginning Of The Tract Of Land Herein Described; Thence Continuing Along The Curvature Of Said Right-Of-Way An Arc Distance Of 127.57 Feet, Said Arc Being Subtended By a Chord Having a Bearing Of South 88 Degrees 47' 36" East And Distance Of 127.37 Feet To An Iron Pin Found; Thence South 00 Degrees 14' 57" West, 421.54 Feet To An Iron Pin Found; Thence North 73 Decrees 25'00" West, 102.50 Feet To An Iron Pin Found; Thence North 03 Degrees 57'00" West, 395.90 Feet To a Point On The Southerly Right-Of-Way Of Killian Hill Road, Said Point Being The True Point Of Beginning Of The Tract Of Land Described And Containing 1.09 Acres.

Less and Except Property Described In Right Of Way Deed In Favor Of Gwinnett County, Dated February 11, 1998, Recorded In Deed Book 4851, Page 285, Gwinnett County Records.

The above-described tract of land being the same that was conveyed to Grater Works Childcare and Community Development, Inc. by Limited Warranty Deed dated March 31, 2017 and recorded in Deed Book 55045, Page 432, Gwinnett County, Georgia records.

Property Address : 917 Killian Hill Road, SW, Lilburn, GA 30047 (Gwinnett County)

Parcel ID: R6090 112

FURTHER LESS AND EXCEPT that property, if any, released of record;

The indebtedness evidenced by the Note and Judgment is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Property will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed and Georgia law.

The Property will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Property shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Property.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Velocity Commercial Capital, LLC, as agent for Lender, Ivan Lopez, 30699 Russel Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Property is Grantor, Greater Works Childcare and Community Development, Inc. or a tenant or tenants and said property is more commonly known as **917 Killian Hill Road, SW, Lilburn, GA 30047.**

U.S. Bank, N.A. as Trustee for Velocity Commercial Capital Loan Trust 2018-2
as Attorney-in-Fact for
Greater Works Childcare and Community Development, Inc.
Lisa A. Frank
McCalla Raymer Leibert, Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6503
Lisa.Frank@mccalla.com
950-70412
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 **Bobbie L. Worthington aka Bobbie Lee Worthington to Regions Bank** dated January 30, 2008, and recorded in Deed Book 48663, Page 77, Gwinnett County Records, securing a Note in the original principal amount of $50,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 0190 OF DISTRICT 6, GWINNETT COUNTY, GEORGIA, BEING LOT(S) 9, BLOCK C, TRACY VALLEY SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK M, PAGE 82, AND REVISED IN PLAT BOOK O, PAGE 335 IN GWINNETT COUNTY, GEORGIA RECORDS. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 07/19/1989, IN BOOK 5578, PAGE 277. Said property is known as **1348 Zachary Way, Norcross, GA 30093,** 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 Bobbie Lee Worthington, a/k/a Bobbie L. Worthington, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Bobbie L. Worthington aka Bobbie Lee Worthington File no. 22-078478 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.

950-68138
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 **V RENEE WRIGHT to FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA** , dated 06/22/2004, and Recorded on 07/12/2004 as Book No. 39016 and Page No. 84, GWINNETT County, Georgia records, as last assigned to **WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 2 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK A, SWEETBRIAR CROSSING, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 221, GWINNETT COUNTY RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY KNOWN AS 2989 SWEETBRIAR WALK, 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. 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). WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 (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, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICAGO, IL 60605, 800 495 7166. 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 **2989 SWEETBRIAR WALK, SNELLVILLE, GEORGIA 30039** is/are: V RENEE WRIGHT 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. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016 1 as Attorney in Fact for V RENEE WRIGHT. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000008023236 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

950-70031
5/11.18.25.6/1,2022

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 **Clover A. Wright to Mortgage Electronic Registration Systems, Inc., as nominee for Home Star Mortgage Services, LLC, its successors and assigns,** dated November 14, 2003 and recorded on December 2, 2003 in Deed Book 36189, Page 202, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Five Thousand Eight Hundred Sixty-Seven and 00/100 dollars ($135,867.00) with interest thereon as provided therein, as last transferred to New Rez LLC dba Shellpoint Mortgage Servicing, by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in 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 19 of the 6th District of Gwinnett County, Georgia, being Lot 19, Block B, Unit Two, Bridgeport North Subdivision, as per plat recorded in Plat Book 44, Page 54, Gwinnett County Records. Reference to said plat is hereby made for a complete description of the property herein described. Said property is improved property known as 3695 Starboard Lane, according to the present system of numbering property in Gwinnett County, Georgia. Said property may more commonly be known as **3695 Starboard Lane, Snellville, GA 30039.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New Rez LLC dba Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Clover A. Wright and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. New Rez LLC dba Shellpoint Mortgage Servicing as Attorney-in-Fact for Clover A. Wright Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/11/22; 05/18/22; 05/25/22; 06/01/22

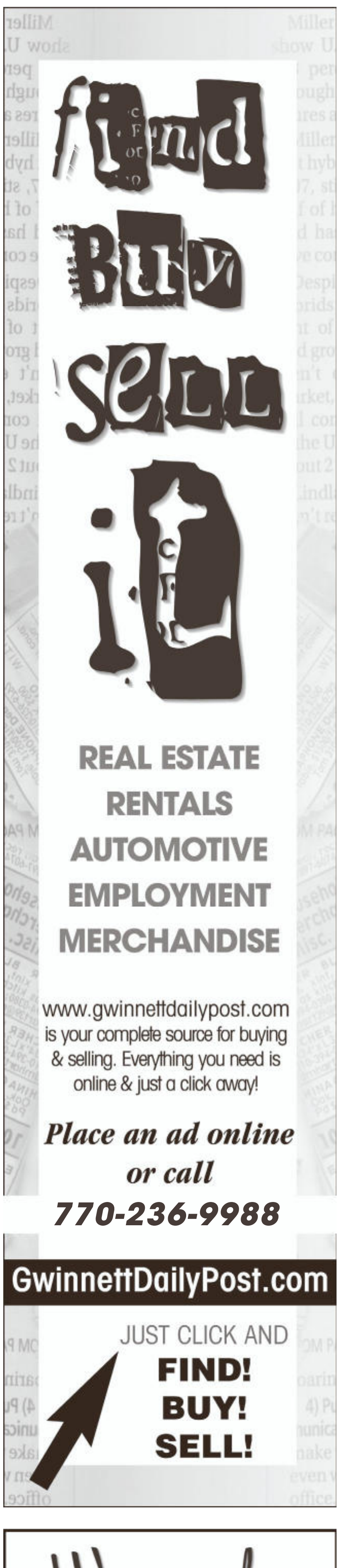
950-67981
5/11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, Gwinnett COUNTY

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Basil Wynter to Mortgage Electronic Registration Systems, Inc. as nominee for Mid-Atlantic Financial Services, Inc.,** dated 03/22/2006 and filed 03/30/2006, recorded in Deed Book 46320, Page 0543, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Thirty Nine Thousand Three Hundred Eighty Dollars and No Cents ($39,380.00), last assigned to **PREI, LLC** 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 Tuesday, June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 267 of the 5TH District of GWINNETT County, Georgia, being Lot 28, Block E of WOLF CREEK, Unit 4-C as per plat recorded in Plat Book 110, Page 108-109, 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). 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 unpaid water or sewage bills that constitute a lien against the property whether due and payable or not due and payable and which may not be of record, any 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 including but not limited to that certain Security Deed given by Basil Wynter to Mortgage Electronic Registration Systems, Inc. as nominee for Mid-Atlantic Financial Services, Inc., dated 03/22/2006 and filed 03/30/2006, recorded in Deed Book 46320, Page 0520, Gwinnett County, Georgia Records, conveying the above-described property to secure a Note in the original principal amount of $157,520.00, later assigned. To the best knowledge and belief of the undersigned, the party in possession of the property is Basil Wynter or a tenant or tenants and said property is more commonly known as **933 Red Wolf Court, Dacula GA 30019.** In compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt. PREI, LLC Robert Paulus 920 Cassatt Road Ste 210 Berwyn PA 19312 610-724-6581 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. to any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited 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. Please note that 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 and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission. PREI, LLC, as Attorney in Fact for Basil Wynter

By:________________
Andrew D. Gleason Attorney for PREI, LLC Lefkoff, Rubin, Gleason, Russo & Williams, P.C. 5555 Glenridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404)869-6909 (fax)

950-70411
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 Security Deed given by **MIKAL YAMINI and KEALAOKALANI YAMINI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB (the Secured Creditor),** dated 2/22/2008, and Recorded on 2/28/2008, as Book 48666, Page 0052, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $90,335.00, with interest at the rate specified therein, as last assigned to **U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in June, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA; AND BEING LOT 4, BLOCK A, UNIT 1, SUMMERWOODE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR MORE DETAILED DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ holds the duly endorsed Note and is the current assignee of the Security Deed to the property. AHP Servicing, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. Section44-14-162.2, AHP Servicing, LLC may be contacted at: 866-247-8326 or by writing to 440 S Lasalle St, Suite 1110 , Chicago, IL 60605. Please note that, pursuant to O.C.G.A. Section44-14-162.2, 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 **4107 SUMMER WOOD DR., SNELLVILLE, GEORGIA** 30039 is/are: MIKAL YAMINI and KEALAOKALANI YAMINI or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section9-13-172.1, 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. U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+ as Attorney in Fact for MIKAL YAMINI and KEALAOKALANI YAMINI. WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. AMERICA'S TRUSTEE SERVICES, LLC 106 N. DENTON TAP RD., SUITE 210 ? BOX 235, COPPELL, TX 75019 Telephone (877) 287-6524. TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES and POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.-COM. A-4747193 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022

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