FORECLOSURE

Home Mortgage may be contacted by telephone at 404-679-0574. To the best 404-079-074: 10 file beds
of the undersigned's knowledge and belief, the party in
possession of the property
Bolden and Betty Ann Bolden,
Administrator of Estate
of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid grantor for the atoresaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6675F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

5/11,18.25.6/1.2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE Under and by virtue of the power of sale contained with that certain Security Deed dated December 14, 2006, from Daniel A. Bowers to Mortgage Electronic Regis-tration Systems, Inc., as nominee for SunTrust Mortgage, Inc., recorded on December 19, 2006 in Deed Book 47381 at Page 0259 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstan Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note

dated, in the amount of \$116,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the dear of the sale before the door of the courthouse of Gwinnett 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 185 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 28, BLOCK B, IVY CREST SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK RECORDÉD IN PLAT BOOK RECORDED IN PLAI BOOK 32, PAGE 259, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE THERETO. LESS AND EX-CEPT THAT PROPERTY CONVEYED AT DEED BOOK 13315, PAGE 99, GWINNETT COUNTY, GEORGIA RECORDS. The debt secured by the Security Deed and evby 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, failslole events of default, fall-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Daniel A. Bowers. The property erty, being commonly known as 3551 lvy Crest Way, Buford, GA, 30519 in Gwinnett County, will be sold as the property of Daniel A. Bowers, subject to

any outstanding ad valorem any outstanding ad varieting 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 inspec tion thereof, and all assessments, liens, encumbrances restrictions, covenants, and matters of record to the Se curity Deed. Pursuant to 0.C.G.A.Section 44-14 44-14-162.2, the name, address 162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-gotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067, (888) 480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require 44-14-162.2 shall require the secured creditor to nego-tiate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the sale not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney Deed. Albertelli Law Attorney for Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for Daniel A. Bowers 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 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 ADEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-000550 A-4746407

950-70392 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER IN SECURITY DEED STATE OF GEORGIA

000550 A-4746407 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022

COUNTY OF GWINNETT
Under and by virtue of the
Power of Sale contained in the Security Deed from **Allen S Bryant III and Sherricka** Waters to Renasant Bank dated November 5, 2018 and recorded in Deed Book 56251, Page 293, in the of-fices of the Clerk of the Superior Court of Gwinnett County, Georgia (as same may have been modified from time to time, collective-ly the "Security Deed"); the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Character Courty Courts of Gwinnett County, Georgia, during the legal hours of sale, on the first Tuesday in sale, on the first Tuesday in June, 2022, the following described real property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 5TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING UNIT 133, BUILDING M, OAKLAND DOWNS, PHASE I, AS PAR (SIC) THAT RECORDED PLAT RECORDED PLAT RECORDED A PLAT BOOK 115, PAGES 299-300 AND TIS, PAGES 299-300 AND PLAT BOOK 116, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HAM [SIC] BY REFERENCE THEBEIN THEREIN.

PROPERTY BEING MORE COMMONLY KNOWN AS: 319 OAKLAND HILLS WAY, LAWRENCEVILLE, GEORGIA The debt secured by the

Security Deed is evidenced by a Fixed/Adjustable Rate Note, dated November 5, 2018, executed by Allen S Bryant III and Sherricka Waters to Renasant Bank, in the

FORECLOSURE

creditor to negotiate, amend, or modify the terms of the mortgage instrument. COM-MUNITY LOAN SERVICING, \$187,000.00 (as same may have been further modified, renewed or amended, the "Note"), plus interest from date on the unpaid balance until paid, and other indebt-A DELAWARE LIMITED LLC, A DELAWARE LIMITED LIABILITY COMPANY as At-torney in Fact for AULDITH M CREARY, JOHN A MCLEAN THE BELOW LAW FIRM MAY BE HELD TO BE edness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evi-denced by the Note and se-ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-22-02469-1 Ad Run

05/18/2022.

POWER GEOF NETT COUNTY

06/01/2022 950-69870 5/11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

est bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2022. All that tract or parcel

2022. All that tract or parcel of land lying and being in Land Lot 70 of the 6th District, Gwinnett County, Georgia, being Lot 25, Block B, Rivermist Subdivision, Unit Eight, according to plat of survey recorded in Plat Book 18, Page 145, Gwinnett County, Georgia records, which plat and the record thereof are incorporated

thereof are incorporated herein by reference thereto.

The debt secured by the Se-

curity Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to comply with the terms of the Note. The debt re-

maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, includ-

subject to any outstanding ad valorem taxes and/or as-

5/11,18,25,6/1,2022

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

Tax parcel # R6305C-005

Security Agreement from SATWANT SEWAK and EL-

best bidder for cash before

.. That certain Condominium

records, together with its an-

for Habersham Pointe Con-

FORECLOSURE

05/11/2022

05/25/2022,

denced by the Note and se-cured by the Security Deed and the failure to comply with the terms and condi-tions of the Note and Securi-ty Deed. By reason of this default, the Security Deed has been declared foreclos-able according to lit terms. able according to its terms.
The above-described real
property will be sold to the
highest and best bidder for cash as the property of Allen S Bryant III and Sherricka Waters, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Se-curity Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restrictions or

matters of record.

To the best of the undersigned's knowledge and be-lief, the real property is presently owned by Allen S Bryant III and Sherricka Wa-

To the best of the undersigned's knowledge and be-lief, the party in possession of the real property is Allen S Bryant III and Sherricka Waters, and tenants holding under them. Renasant Bank, as Attor-nev-in-Fact for Allen S ney-in-Fact for Allen S Bryant III and Sherricka Wa-

ters. M. Todd Westfall, Esquire WESTFALL, LLC 4994 Lower Roswell Rd,

Marietta, Georgia 30068 (678) 384-7005 950-70405 5/11,18,25,6/1,2022

NOTICE OF SALE GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from AULDITH M CREARY, JOHN A MCLEAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR M&T BANK, dated January 20, 2013, in Deed Book 52027, Page 72, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One

ing attorneys' fees. To the best knowledge and belief of Grantee, the above de-scribed property is in the possession of the Estate of Kevin Croke, and will be sold ad valorent lakes and/or as-sessments, and superior liens, if any. Georgia's Own Credit Union As Attorney in Fact for Kevin Croke By: William L. Phalen, III, SHERMAN & PHALEN, LLC principal amount of One Hundred Fifty-Four Thou-sand Four Hundred and sand Four Hundred and 00/100 dollars (\$154,400.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Lindlith Company, there will SHERIMAN & PHALEN, LLC 1165 Northchase Parkway SE, Suite 450 Marietta, Georgia 30067 (770) 579-0109 This Law Firm is acting as a debt collector attemptability Company, there will be sold at public outcry to 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 property described in said Security Deed including but not limited to the following described property: THE FOLLOWING DESCRIED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 9, SPRINGDALE FKA SPRINGDALE ESTATES. AS PER PLAT RECORDED IN GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE FOR A MORE COM-ERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SUBJECT TO ALL ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID BARGAINED PREMISES, BEING GAINED PREMISES, COMPLETED TO SAID THE CAME DEFENDED COMPLETED FOR THE CAME DEFENDED FOR THE CAME DEF

GAINED PREMISES, BEING THE SAME PREMISES CON-VEYED UNTO AULDITH M CREARY AND JOHN A. MCLEAN, AS JOINT TEN-ANTS WITH RIGHT OF SUR-ANIS WITH RIGHT OF SUR-VIVORSHIP AND NOT AS TENANTS IN COMMON, BY VIRTUE OF DEED FROM BUKOLA V. AYENI AND ABIODUN R. A YENI DATED JANUARY 2, 2007, RECORDED JANUARY 8, 2007 IN BOOK 47451, PAGE 59, GWINNETT COUNTY, GA. Said legal description

being controlling, however the property is more com-monly known as 3243 SPRING MESA COURT, SNELVILLE, GA 30039. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the 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 indebtedness remaining warranty or recourse against the above-named or the un-

dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-Said recorded built survey and plans, together with said recorded Declaration, includorem 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 ing any and all recorded amendments thereto, are incorporated by reference as a part of the description conveyed hereby,
Said property being more an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other commonly known as 3855 Holcomb Bridge Road, Nor-cross, Gwinnett County, Georgia, 30092. ELHAM EGHANI transferred her interest in the matters of record superior to above-described property to AMIR JOGHANI AMIR JOGHANI
ASADZADEH by deed dated
September 22, 2021 and
recorded in Deed Book
59213, Page 0053 in the offices of the Clerk of the Su-

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 AULDITH M CREARY, JOHN A MCLEAN, ESTATE AND/OR HEIRS OF LAW OF AULDITH CREARY or tendents(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. perior Court of Gwinnett County.
The debt secured by the Security Deed is evidenced by a Promissory Note, dated by a Promissory Note, dated April 1, 2021 executed by SATWANT SEWAK and EL-HAM EGHANI to 3855 HOOLCOB BRIDGE ROAD LLC as assigned to BESHTI-WAN MOHAMMED ALL by Assignment dated April 6, 2022, in the original principal amount of \$200,000.00 (as same may have been prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Community Loan Servicing, (as same may have been modified, amended or re-Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured newed, the "Note"), plus in-terest from date on the unterest from date on the un-paid balance until paid, and other indebtedness. The Note matured March 31, 2022, and indebtedness evidenced by the Note and

strued to require a secured

FORECLOSURE

reason of this default, and the Security Deed has been declared foreclosable according to its terms.
The above-described real Ine above-described real property will be sold to the highest and best bidder for cash as the property of SAT-WANT SEWAK and AMIR JOGHANI ASADZADEH and JUGHANI ASADZADEH and the proceeds applied to the payment of said indebtedness, attorney's fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed.

To the best of the undergiand's heavyludge and be-

To the best of the under-signed's knowledge and be-lief, the real property is presently owned by SAT-WANT SEWK and AMIR JOGHANI ASADZADEH. To the best of the under-

To the best of the undersigned?s knowledge and beilef, the party in possession of the real property is SAT-WANT SEWK, and AMIR JOGHANI ASADZADEH, and tenants holding under them. Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are lien, whether or not yet due and payable); (2) the By virtue of the Power of Sale contained in the Security Deed ("Security Deed") from Kevin Croke ("Grantor") to Georgia's Own Credit Union due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-Own Credit Union ("Grantee"), dated May 29, 2019, recorded May 30, 2019 in Deed Book 56625, Page 387, Gwinnett County, closed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-Georgia Records, said Security Deed being given to secure a Note of even date in the original principal amount of Two Hundred Sixty Four Thousand, Fight Hundred ters of record superior to the Security Deed first set out above. Said sale will be the original principal amount of Two Hundred Sixty Four Thousand Eight Hundred and 00/100 Dollars (\$264,800.00), with interest from date at the rate as provided therein on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code; and (2) final confirma-

Looe; and (2) final confirma-tion and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Jere Wood, 1173 Canton Street, Roswell, Ga. 30075, 770-587-5870. Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual vidual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. JERE WOOD, ATTORNEY FOR WOOD, AITORNEY FOR BESHTIWAN MOHAMMED ALI, IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED MAY BE USED FOR THAT

BESHTIWAN MOHAMMED as successor in interest 3855 HOLCOB BRIDGE ROAD LLC, as Attorney-in-Fact for SATWANT SEWAK, ELHAM EGHANI and AMIR JOGHANI ASADZADEH .

950-68597 5/11,18,25,6/1,2022

NOTICE OF FORECLOSURE SALE

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

ing to collect a debt. Any in-formation obtained will be used for that purpose. 950-70390 Security Deed given by Ah-mad Elkhatib and F. Obeid aka Fadia H. Obeid to Mort gage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding Inc. dated July 26 Under and by virtue of the Power of Sale contained in the Deed to Secure Debt and HAM EGHANI to 3855 HOL-COB BRIDGE ROAD LLC dated April 1, 2021 and recorded in Deed Book 58576 page 00714, as assigned to BESHTIWAN MOHAMMED
ALI by Assignment dated
April 6, 2022, and recorded
in Deed Book 59849, Pago
00368 in the offices of the
Clerk of the Superior Court
of Gwinnett County, Georgia
(the "Security Deed"); the
undersigned will sell at public outroy, to the highest and lic outcry to the highest and the after-described property to secure a Note in the orio the door of the Courthouse of Gwinnett County, Georgia, during the legal hours of sale, on the first Tuesday in June, 2022, the following described real property, to Unit in Land Lot 305 of the 6th Land District, Gwinnett County, Georgia and being identified and depicted as Condominium Unit II B (shown as Building ?B?) on as Built Survey of Office Condominiums at Haber-2022 the following de Condominiums at Haber-sham Point prepared by Mc-Nally, Patrick & Cole, Inc. dated May 10, 1983, and recorded in Condominium Plat Book 1, at page 89, Gwinnett County, Georgia Records, and on the applica-let thereta proposed by Per-Records, and on the applica-ble thereto, prepared by Pre-ston A. Bristow, Jr., Georgia Registered Engineer No. 11314, and filed in the Con-dominium Cabinet, aforesaid purtenant percentage of un-divided interest in the com-mon elements of said Haber-sham Pointe Condominiums as provided in that certain Declaration of Condominium dominium dated July 8th, 1983, and recorded in Deed Book 2589, Page 690, Gwinnett County, Georgia Records, as now or herein amended at therein provid-Rushmore Loan Manage-ment Services, LLC, as ser-

COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER Because of a default under the terms of the Security

FORECLOSURE

5/11,18,25,6/1,2022 STATE OF GEORGIA

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 Afiidavit 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 Deed executed by Sharon B. ual 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 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, 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 taxoutstanding at water in the ses (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 inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to

fór GreenPoint Mortgage
Funding, Inc. dated July 26,
2002 and recorded on August 7, 2002 in Deed Book
28292, Page 0150, Gwinnett
County, Georgia Records,
modified by Loan Modification recorded on August 13,
2019 in Deed Book 56805,
Page 00734, Gwinnett County, Georgia Records, and
corrected by Affidavit
recorded on April 18, 2022 corrected by Affidavit recorded on April 18, 2022 Georgia Records, and later assigned to Forethought Life assigned to Treinfording and Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book 57426, Page 00510, Gwinnett County, Georgia Records, conveying the after described reports. to secure a Note in the origi-nal principal amount of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2003, the following the 7, 2022 the following described property: All that tract or parcel of land lying and being in Land Lot 271 of the 6th District, Gwinst Georgia, being of the 6th District, Gwin-nett County, Georgia, being Lot 24, Block B, Wyntree Subdivision, Unit Two as per plat recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incor-porated herein and made a part of the record thereof by reference. Tax ID #: R6271 175 The debt secured by 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 in the manner provided in the Note and Security Deed. 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 Managericer 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 people of the control of 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 with bright to displaced by and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, lients, 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 parties in possession of the property 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

audit of the status of

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 Tay-

lor Gray, LLC 3550 Engi-

the Security

Deed has not been paid by

FORECLOSURE

neering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00193 sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior the said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session 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 other of the new with 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 of the loan (although not rethe terms of the mortgage instrument. BANK OF AMERinstrument. BANK OF AMÉŘ-ICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place. Suite 100. bin Lublin, LLC, 31-73 (1872)
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,
05/18/2022, Dates 05/11/2022,

> 5/4,11,18,25,6/1,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

05/25/2022, 06/01/2022

GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the

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 Securi-

in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in Security Deed and

by law, including attorney's fees (notice of intent to col-

fees (notice of intent to col-lect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitiga-tion Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject

property will be sold subject

property will be soft subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters 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 Secu-rity Deed first set out above.

rity 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 llene W. Joel tenant(s); and said property is more commonly known as 1183 Spruce Creek Lane, Lawrenceville. GA 30045.

Lawrenceville, GA 30045. The sale will be conducted

sale will be conducted that the sale is not prohibited under the U.S. Bankrupt-cy 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 Clear-water, FL 33764 Phone: (727) 474-9603 eser-

The debt remaining

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, Under and by virtue of the 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 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 thou-sand 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 THATTRACT 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 BECORDED IN PLAT BOOK 77, PAGE 80, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF for cash before the court 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 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. INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. The debt
secured by said Security
Deed has been and is hereby

USED FOR THAT PURPOSE. 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 Elec-tronic 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

first Iuesday 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 GWIN-METT COUNTY CEOPLIA NETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, LAKE WINDSOR HEIGHTS SUBDIVISION, AS SHOWN 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
DEEEPENING AND MADE A REFERENCE AND MADE A
PART OF THIS DESCRIPTION. BEING IMPROVED
PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE,

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, DORAULLE, GA 30340. The indebtedness secured by said Seedness secured by said Security Deed has been and is curity been has been and is hereby declared due be-cause 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 Societies. 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 un-dersigned. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

FORECLOSURE

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, scription 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 an as-is basis without are 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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and àudit of the status of the loan with the holder of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland Mortgage?s address is 999 Mortgage?s address is 999 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 Kel-ley and The Representative of Estate of Ralph John Kelley Jr., or tenant(s). MidFirst Bank, as Transferee, As-Bank, as Iransteree, 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) 320 0044 32 5735 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 OBTÁINED 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 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 Wilminnlast 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, Martense Pocked Mothers Mortgage-Backed Notes, Series 2017-RPL1 by As-signment recorded in Deed Book 55430, Page 70, Gwin-Georgia nett County, Georgia records, conveying the afterdescribed 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, or dwinner County, deorgia, 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 Evinner County. District of Gwinnett County. 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 incornorated 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 Gwin-nett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ture to pay the indebtedness ure 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 de-fault, this sale will be made rault, 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 consti-tuting a part of said proper-ty. 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 ten-ants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, 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 pro-

which allows for certain pro-

which allows for certain pro-cedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure

documents may not be pro-

vided 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

(727) 474-9603 eser-vice@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 SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

Gwinnett Pursuant to a power of sale contained in a certain securi-ty deed executed by **Ralph** Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-tems, Inc. as nominee for Pine State Mortgage Corporation recorded in Deed Book 34747, beginning at page 157, of the deed 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 (which attorney-in-fact is the orem taxes (including taxes present holder of said secuwhich are a lien, whether or rity deed and note secured not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by 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 an accurate survey or by an inspection of the property; all zoning ordinances; as-

FORECLOSURE Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy 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. in. This sale is conducted on 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
UNFORMATION ORTAINED 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 Deed to Secure Debt given
by DAANIYAAL LEWIS,
MONIQUE M CAMPBELL to
PENTAGON FEDERAL CREDTI UNION
dated
09/09/2019, and Recorded
on 10/02/2019 as Book No. Georgia Page No. 00599, GWINNETT County, Georgia records, as last assigned to PENTAGON FEDERAL CRED-TT UNION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$204,400.00, with interest at \$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

the highest bioder 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 DO, OF EDGEWATER SUBDIVISION UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 297, GWINNETT COUNTY, GEORGIA, BEING LOT SIX, AS PER PLAT RECORDED IN PLAT IS HEREIN INCORPORATED BY REFERENCE AND MADE A PART HEREOF. The debt secured by said Deed to Secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, fail-

sible 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 tent to collect attorney's fees having been given). PEN-TAGON FEDERAL CREDIT UNION holds the duly en-dorsed Note and is the cur-rent assignee of the Security Deed to the property. PEN-TAGON FEDERAL CREDIT UNION, acting on behalf of and, as necessary, in con-sultation 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 CRED-IT UNION may be contacted at: PENTAGON FEDERAL CREDIT UNION, 6191 N. STATE HWY 161, STE 500,

RVING, TX 75038, 800 585 9055. Please note that, pursuant to 0.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 posses-sion of the subject property known as 344 MEAD-OWMEADE CV, LAWRENCEVILLE, GEORGIA TION ORTAINED WILL USED FOR THAT PURPOSE. 950-68141 5/11,18,25,6/1,2022

30043 is/are: DAANIYAAL LEWIS. MONIQUE M CAMP-BELL or tenant/tenants. Said property will be sold subject to (a) anv outstanding ad valorem taxes (including taxes which are à 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, assemblar, reordinances easements restrictions, covenants, etc.
The sale will be conducted

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 recarding 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 pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. PEN-TAGON FEDERAL CREDIT IAGON FEDERAL CREDITUDION AS Attorney in Fact for DAANIYAAL LEWIS, MONIQUE M CAMPBELL. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009493123 BARRETT DAFFIN FRAPPIFR TURNER DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341 5398. Tele-

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 Ma-hony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicker Loans Inc. dated December Loans Inc. dated becember 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

FORECLOSURE

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 BEGIN-NING, commence at the intersection of the northeaster ly right-of-way line of Martin Nash Road and the north-westerly right-of-way line of Brownlee Lane (60 foot Browniee Lane (b) Tool 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 point marked by an iron pir found, said point being the TRUE POINT OF BEGIN-NING; 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 sec-onds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 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 open top pin found; run thence South 31 degrees 10 minutes 36 seconds Fast 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 flence along said distance of 228.86 feet to a 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 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, field date of November 14. 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Regis-tered Land Surveyor No. 2533. Said property is 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 dis-closed by an accurate survey and inspection of the property, 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 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 prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the lean with 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 COL-LECTOR. ANY INFORMA-

> 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 Salinot alto seve wandru
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 County, Georgia records, as stated in said Note on the unpaid balance until paid, there will be sold by the un-dersigned 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 de-scribed 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 the basehot delead the basehot delead the basehot delead to be secured by said Security Deed has been and the basehot delead the basehot delead to be secured.

is hereby declared due because of, among other pos-sible events of default, false, misleading or inaccurate in-formation or statements in the loan application submit-ted by Steve Mallard in connection with the Security Deed. The Security Deed re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, includ-

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).

(s). The individual or entity that has full authority to negoti-ate, amend, and modify all