## FORECLOSURE

No. 56104 and Page No. 572, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$217,500.00, with interest at the rate specified therein, as last assigned to Matrix Financial Services Corporation by assignment that is or to be recorded in the Gwin-nett 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, 2022, the following described

brances:

the following described property:
All that tract or parcel of land lying and being in land lot 85 and 88 of the 6th district, Gwinnett County, Georgia, being lot 14, Calgary Downs Subdivision, Block A, so per alst recorded in Plat as per plat recorded in Plat Book 39, page 204, Gwinnett County, Georgia records, which plat is incorporated herein by reference and

nerein by retreence and made a part hereof.

Tax ID: R6082 235

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 Rushmore Loan Management Services, LLC , Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in 0.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. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST as Attorney in Fact for SHUALB MAHMUD, KIMBERLY T. MAHMUD THE BERLY T. MAHMUD THE Rushmore Loan Manageure 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 in-tent to collect attorney's fees having been given). Matrix Financial Services Corpora-tion holds the duly endorsed Note and is the current as-BERLY T. MAHMUD THE BE LOW LAW FIRM MAY BE HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED Note and is the current as-signee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB WILL BE USED FOR THAT 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. RLM-19-04868-2 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/202

14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098.

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 narty/narties in posses-

950-69875

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

NOTICE OF FORECLOSURE SALE

UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of the
Power of Sale contained in a

Security Deed given by Hen-ry L Stewart to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for BancFinancial,

a division of National Bank

of Commerce, dated November 4, 2004, and recorded in Deed Book 40732, Page 0140, Gwinnett County, Georgia Records, as last

to

transferred to Deutsche
Bank National Trust Company, solely as Trustee for
HarborView Mortgage Loan
Trust Mortgage Loan PassThrough Certificates, Series
2005-6 by assignment
recorded on August 13,
2012 in Book 51567 Page
527 in the Office of the Clerk
of Superior Court of Gwin-

of Superior Court of Gwin-

Deutsche

transferred

the party/parties in possession of the subject property known as 1191 KELVING-TON WAY, LILBURN, GA 30047 is/are: Marvil Shevkat or tenant/tenants. Said prop erty 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 prop-erty, and (c) all matters of record superior to the Secu-rity 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-

er of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Linder. 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.
Funds used at sale shall be in certified funds and payable to "Bell Carrington Price & Gregg, LLC".
Matrix Financial Services Corporation as Attorney in Fact for Marvil Shevkat and Sharafatdin Shevkatov.

Any information obtained on this matter may be used by the debt collector to col-lect the debt. Bell Carrington lect the dept. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-41936 950-70418 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 SHUAIB
MAHMUD, KIMBERLY T.
MAHMUD to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC AS same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-NOMINEE FOR SOUTHTRUST MORTGAGE CORPORATION, dated September 27, 2002, recorded October 11, 2002, in Deed Book 29159, Page 0079, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal NOMINEE ney's fees having been given). The entity harving true authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Deat or by writing to to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, acciound and trend to experience the security the security that the security the security that the se gation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternaassigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely tives to avoid foreclosure Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be as trustee of the Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoing hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Henry L. Stewart or tenant(s); and selders the selders of the property is the described property: ALĹ THAT TRACT OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 27 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
BEING LOT 45, BLOCK G,
UNIT FOUR OF THE MOORMICE SURDIVISION & PER said property is more com-monly known as 726 Liberty Fields Dr, Auburn, GA 30011. The sale will be con-INGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT ducted subject to (1) confir-mation that the sale is not BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INprohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed CORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly and (3) any right of redemp-tion or other lien not extintion or other lien not extinguished by foreclosure. Deutsche Bank National Trust Company, solely as Trustee for HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2005-6 as Attorney in Fact for Henry L Stewart. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789known as 4705 RIVER-SOUND DR, SNELLVILLE, GA 30039. The indebtedness secured by said Security Deed has been and is hereby declared due because of de declared due becades of use fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inlanta, GA 30341 404-789-2661 B&S file no.: 22-04481 cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security 950-69880 5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER Deed. Said property will be sold on an "as-is" basis GEORGIA, GWINNETT COUNTY

without any representation, warranty or recourse against the above-named or the understand. The sole will also

dersigned. The sale will also

be subject to the following

items which may affect the title: any outstanding ad val-

**FORECLOSURE FORECLOSURE** 

ber 23, 2006, in Deed Book 47165, Page 0050, 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 Eleven Thousand and 00/100 dollars (\$211,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee, orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority: matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions 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 SHUAIB MAHMUD, KIMBERLY T. MAHMUD, or tenants(s). The sale will be confined under devided to the confined to t Trust Company, as Trustee, in trust for registered Hold-ers of Long Beach Mortgage Loan Trust 2006-11 Asset-Backed Certificates, Series
2006-11, there will be sold
at public outcry to the highest bidder for cash at the
Gwinnett County Courthouse, within the legal hours
of sele on the first Tuesday ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security. nouse, within the fegal 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 CERTAIN PARCEL OF LAND SITUATED IN LAND LOT 172 OF THE 5TH DISTRICT, COUNTY OF GWINNETT AND STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 9, BLOCK A OF ADAMS LANDING SUBDIVISION, UNIT ONE, AS PER the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: ADAMS LANDING SUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 92, GWIN-NETT COUNTY RECORDS, SAID PLAT BY THIS REFER-ENCE BEING INCORPORAT-ED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 632 Adams Land-ing Court, Lawrenceville, ing Court, Lawrenceville, GA 30045. 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

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 Dead Sald property will be Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the understanding the said of the dersigned. 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); 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;

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 CORNITA THOMPSON, JASON THOMPSON, OTHOMPSON, or tenants (s). The sale will be conduct-SON THOMPSON, 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: quired by law to do so) is:
Select Portfolio Servicing,
Inc., Loss Mitigation Dept.,
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119,
Telephone Number: 888818-6032. Nothing in

of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifteen Thousand Four Hundred Fifty and 0/100 dollars (\$215,450.00), 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 fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the follow-818-6032. Nothing in 0.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. DEUTSCHE Nothing in ection 44-14ing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 2, OF THE 2ND
DISTRICT, GWINNETT
COUNTY, GEORGIA, AND
BEING KNOWN AS LOT 48, INSTRUMENT. DEUTSCHE
BANK NATIONAL TRUST
COMPANY, AS TRUSTEE, IN
TRUST FOR REGISTERED
HOLDERS OF LONG BEACH
MORTGAGE LOAN TRUST
2006-11 ASSET-BACKED
DEPTILIFATES, SFIIES 2006-11 AS CERTIFICATES.

BEING KNOWN AS LOT 48
BLOCK A, OF MINERAL
SPRINGS CROSSING, UNIT
THREE, AS MORE PARTICLARLY DESCRIBED ON
PLAT OF SURVEY RECORDED AT PLAT BOOK 93, PAGE
276, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFERENCE. The debt secured by 2006-11 ASSET-BACKED
CERTIFICATES, SERIES
2006-11 AS Attorney in Fact
for CORNITA THOMPSON,
JASON THOMPSON 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.
SPS-13-04586-307 Ad Run
Dates
05/25/2022,
05/25/2022, A PART HEREUF BY REFER-ENCE. 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 indebted-ness as and when due and in the memory revided in 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

The entity having ority to negoti

05/18/2022. 05/25/2022.

06/01/2022 950-69883 5/11,18,25,6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER

Because of a default under the terms of the Security Deed executed by Cynthia Troup to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and assigns dated May 29, 2009, and recorded in Deed Book 49511, Page 121, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$93,769.00, 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 lewill off the Irist 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 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK B, QUAIL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 39, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERENCE. Said property is known as 3391 Quail Hollow Trail, Snellville, GA low Trail, Snellville, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an aclow Trail, Snellville, GA

might be disclosed by an ac-

might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-

ters of record superior to the

Security Deed first set out

By virtue of a Power of Sale contained in that certain Se-curity Deed from CORNITA THOMPSON, JASON THOMPSON to Washington

Mutual Bank, dated Septem-

ber 25, 2006, recorded Octo

**FORECLOSURE** 

sale will be applied to the payment of said indebted-ness and all expenses of ness 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 crediadult of 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,

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from RASHID CUTITY DEED TO MANHED WAHEED TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NORTHPOINTE BANK., dated September 21, 2017, and the state of the sta 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 (\$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 of sale on the first fuesday 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 CET OF THE 7TH DISTRICT OF OF THE 71H DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 76, BLOCK A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAI BOUR
60, PAGE 165, GWINNETT
COUNTY GEORGIA
RECORDS, WHICH PLAI IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. Said legal BY REFERENCE. Said legal description being control-ling, 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 services are said security Deed.

edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (nocluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against 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-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; sessments: liens: encum-

brances; 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 ten-RASHID WAHEED , or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not mature 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 neodiate. authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: M

& T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, 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 FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, AMY 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,

Dates 05/18/2022, 06/01/2022 950-68137 05/11/2022, 05/25/2022,

5/11,18,25,6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER PUWE:
Under and by virtue of the power of sale contained with that certain Security Deed dated December 22, 2016, from Ophelia P. Wilkes to 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 conveved to Wilmington and conveyed to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securi ties 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 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 follow**FORECLOSURE** 

the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 6TH GWINNETT COUNTY. GEORGIA AND BE-ING LOT 1, BLOCK A, UNIT ONE, WOODS OF PARKVIEW AS PER PLAT RECORDED AT PLAT BOOK RECORDED AT PLAT BOOK
22, PAGE 209, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS REFERRED TO
HEREBY AS REFERRED
FOR MORE PARTICULAR
DESCRIPTION AND DELINE
EATION OF THE LOT DIMENSIONS THEREOF PARTICULAR
FOR MORE PARTICULAR
OF THE LOT DIMENSIONS THEREOF PARTICULAR
FOR MORE PARTICULAR
FOR CEL 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 de-fault, 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 Se-curity 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

det signed s' niowledge, in possession of the property is Ophelia P. Wilkes. The property, being commonly known as 5305 Bowers Brook Drive SW, Lilburn, GA, 30047 in Gwingett Courte, will be sed accepted. nett County, will be sold as the property of Ophelia P. Wilkes, subject to any out-standing 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 lies engumbarses. ments, liens, encumbrances, restrictions covenants 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 individual of 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 Estion, about cestilik, 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 negoties. 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 for Miligheton Sevinger Deed. Albertein Law Attorney for Wilmington Savings Fund Society, FSB, not indi-vidually but solely as trustee for Finance of America Structured Securities Acqui-sition Trust 2018-HB1 as At-torney is Fost for Orbeids P. torney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Wilke's 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.

05/18/2022, 05/25, 06/01/2022 950-69754 5/4,11,18,25,6/1,2022 05/25/2022

NOTICE OF SALE UNDER POWER

GWINNETT GEORGIA, COUNTY By virtue of a Power of Sale By virtue of a Power of Sale contained in that certain Se-curity Deed from CHARLES WOLFE to WELLS FARGO BANK, N.A., dated August 19, 2011, recorded August 30, 2011 in Deed Rook 50843, Page 836, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Five Thousand One Hundred Sixty-One and 00/100

00/100 dollars (\$155,161.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to wilmington Savings Fund Society, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, there will he sold at public 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 July, 2022, all property described in said Security Deed including but not limited to the following described horse but with the court of the sale o

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 76 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 24, OF ADDI-TION TO MOUNTAIN FOR-EST SUBDIVISION, SEC-TION TWO, AS PER PLAT RECORDED IN PLAT BOOK Y PAGE 154-A GWINDETT X, PAGE 154-A, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

Deed.

Parcel ID: R6090 112 FURTHER LESS AND EX-CEPT that property, if any, Said property will be sold on an as-is basis without any representation, warranty released of record; or recourse against the above-named or the under-The signed. 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; sessments; liens; en sessments; liens; encum-brances; restrictions; covenants, and any other

To the best of the knowledge and belief of the undersigned, the owner and party

**FORECLOSURE** 

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation 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 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 0.C.G.A. Section 44-14-162 2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

as Attorney in Fact for

CHARLES WOLFE

TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

30071 Telephone Number: (877)

02398-1

950-70824 5/18,6/8,15,22,29,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA 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 tional 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-Anual Adjustable Semi-Annual

amount

described property:

Said legal description being controlling, however the property is more commonly known as 1632 ELDONLAS CT, STONE MOUNTAIN, GA

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 re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including penses of the sale, including attorneys fees (notice to col-lect same having been given) and all other pay-ments provided for under the terms of the Security

matters of record superior to said Security Deed.

in possession of the proper-ty is CHARLES WOLFE, or ing described real property (hereinafter referred to as

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLEC-

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

813-0992 Case No. CMS-22-

Ad Run Dates 05/18/2022 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022

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 Com-munity Development, Inc. ("Grantor"), to and in favor

Velocity Commercial oital, LLC, ("Original Adjustable 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 uttory by Lender as after.

outcry by Lender as attor-ney-in-fact of Grantor to the highest bidder for cash be-tween 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 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: described as follows: Commencing At a Point On The Southerly Right-Of-Way Of Killian Hill Road (100 Feet Right-Of-Way) With The In-tersection Of The Land Lots ine Common To Land Lots 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

Arc Being Subtended by 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 Month 73 Decrees 25'00' 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 Os. The Souther's Pick to a Point

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. nett County Records.

The above-described tract of land being the same that was conveyed to Grater Works Childcare and Com-munity Development, Inc. by munity Development, Inc. by Limited Warranty Deed dat-ed March 31, 2017 and recorded in Deed Book 55045, Page 432, Gwinnett County, Georgia records. Property Address: 917 Kil-lian Hill Road, SW, Lilburn, GA 30047 (Gwinnett County) Parcel ID: 86090 112

indebtedness 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 whatsoeve 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 attor-neys' fees (notice of inten-

PROPERTY

KNOWN

**FORECLOSURE** 

tion 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 and to the 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 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, Lil-

hurn, 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. ment 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

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2989 SWEETBRI-AR 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 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 taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-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 erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 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 parable and pursuable and ordinances, easements, restrictions, covenants, etc. The sale will be conducted cureo has decirate the entire cureo has decirate the state 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 RECORDED IN PLAT BOOK M, PAGE 82, AND REVISED IN PLAT BOOK M, PAGE 82, AND REVISED IN PLAT BOOK OM, PAGE 83, AND REVISED IN PLAT BOOK OF THE SCRIBE THE SAME The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy 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 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 and addit of the status of the pre-loan as provided in the pre-ceding paragraph. WILM-INGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR 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 A STANDARD THAT SCRIBE THE SAME PREMISES CONVEYED IN A PREMISES CONVEYED IN A DEED RECORDED O7/19/1989, 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 will be sold subject WILL BE USED FOR THAT PURPOSE.
00000008023236 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. said property, if any. Said property will be sold subject property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of 5/11.18.25.6/1,2022 NOTICE OF SALE

taxing authority UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-By virtue of a Power of Sale contained in that certain Security Deed from Clover A. Wright to Mortgage Electronic Registration Systems, nances, 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 tronic 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 and all expenses of said sale and the expenses of said Sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be con-ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The the 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 LE-GAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, 00/100 dollars (\$135,867.00) with interest (\$153,607.00) Will littlete 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 Surpriser Court of Swippetting Co records, will be sold at pub-lic outry to the highest bid-der for cash before the courthouse door of Gwinnett Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 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 IN-FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950-68138 5/11,18,25,6/1,2022

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 Gwinneth County. Georgia, being Lot Notice of Sale Under Power. State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a 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 Deed to Secure Debt given by V RENEE WRIGHT to by V RENEE WRIGHT to FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NA-TIONAL CITY BANK OF INDI-ANA , dated 06/22/2004, and Recorded on 07/12/2004 as Book No. 39016 and Page No. 84, GWINNETT County, erty is improved property known as 3695 Starboard Georgia records, as last assigned to WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLE-LY AS TRUSTEE FOR MFRA Lane, according to the present system of number-ing property in Gwinnett County, Georgia. Said property may more commonly be 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 crite securified the principal amount of \$150,000.00, with interest at the crite securified therein. known as 3695 Starboard Lane, Snellville, GA 30039.
The debt secured by said
Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the \$150,000.00, will illiterest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal this sale will be induce 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 precitize amend and modific Courthouse winnin the eggs hours of sale on the first Tuesday in June, 2022, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 negotiate, amend and modify all terms of the loan is New Rez LLC dba Shellpoint Mortgage Servicing, 55 Beat-tie Place, Suite 100 MS 561, 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 Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against

**FORECLOSURE** 

**FORECLOSURE** 

of the loan. Pursuant to O.C.G.A. § 44 14 162.2, FAY SERVICING LLC may be contacted at: FAY SERVIC-ING LLC, 425 S. FINANCIAL PLACE, SUITE 2000, CHICA-GO, IL 60605, 800 495 7166

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 title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute liens upon said property whether or not now due 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 and payable; d) special assessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements debt remains in default, this sale will be made for the 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, 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 attorthe 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 conducted subject to 2) confirmation that the conducted subject to 3) confirmation that the conducted subject to 4) conducted subje tice of intent to collect attor-ney's fees having been giv-en). WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CA-PACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST mation that the sale is not prohibited under the U.S. mation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. New Rez LLC dba Shellpoint Matters & Servicias as After. 2016 1 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on New Rez LLC dba Sñellpoint 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; 05/25/22; 06/01/22 950-67981 5/11,18,25,6/1,2022 SENVITING LLC, ACUING UNDER SHEET AND ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MEET A TRUSTEE FOR MEET A TRUSTEE FOR A SERVING 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 Disposant

NOTICE OF SALE UNDER POWER GEORGIA, Gwinnett COUNTY

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 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 best knowledge and belief of 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-At-lantic Financial Services, Inc., dated 03/22/2006 and filed 03/30/2006, recorded in Deed Book 46320, Page Gwinnett County 0543, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of Thir-ty 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 Gwinnet 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 28, Block E of WOLF CÄEEK, 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 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 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), or sewage bills that constitute a lien against the prop-erty whether due and erty 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, restriccovenants and mattions. tions, coverlants, and mat-ters of record superior to the Security Deed first set out above including but not lim-ited to that certain Security Deed given by Basil Wynter to Mortgage Electronic Reg-istration Systems, Inc. as istration Systems, Inc. as nominee for Mid-Atlantic Fi-nancial Services, Inc., dated 03/22/2006 and filed 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 au thority 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 confirmation that the sale is 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

> Andrew D. Gleason Attor Allulew D. Gleason Alton-ney for PREI, LLC Lefkoff, Rubin, Gleason, Russo & Williams, P.C. 5555 Glen-ridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404)869-6909 (fax) 950-70411

cluding, but not limited to O.C.G.A. Section 9-13-172.1,

which allows for certain prowhich allows for certain pro-cedures regarding the rescission of judicial and non- judicial sales in the state of Georgia. Please note that the Deed Under Power

and other foreclosure docu-

ments 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 compli-

ance with contractual and le-gal obligations pursuant to the terms of the loan docu-ments and State and Federal

law, including but not limited to any and all rights of rescission. PREI, LLC, as At-torney in Fact for Basil Wyn-

be subject to the following 5/11,18,25,6/1,2022

the above-named or the un-

dersigned. The sale will also