

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 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 Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry 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 85 and 88 of the 6th district, Gwinnett County, Georgia, being lot 14, Calgary Downs Subdivision, Block A, as per plat recorded in Plat Book 39, page 204, Gwinnett County, Georgia records, which plat is incorporated herein by reference 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 as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Matrix Financial Services Corporation holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-162-2, 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 O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan in accordance with the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1191 KELVINGTON WAY, LILBURB, GA 30047** is/are: Marvil Shevkat or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

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

Funds used at sale shall be certified.
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 collect the debt. Bell Carrington Price & Gregg, LLC 539 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 Registration Systems, Inc. as 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 amount of One Hundred Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided therein, said Security Deed having been last sold, assigned and transferred to **U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 Structured Loan Trust**, there will be sold at public outcry for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 45, BLOCK G, UNIT FOUR OF THE MOORINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **4705 RIVERSOUND DR, SNELLVILLE, GA 30039**. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full 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 Dept. or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is **Henry L. Stewart** or tenant(s), and said property is more commonly known as **4705 RIVERSOUND DR, 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

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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; 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 **SHUAIB MAHMUD, KIMBERLY T. MAHMUD**, or tenant(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: Rushmore Loan Management Services, LLC Loss Mitigation Dept., 15480 Lane Canyon Rd., Irvine, CA 92618, Telephone Number: 988-504-7300. 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. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SCS TITLE TRUST as Attorney in Fact for SHUAIB MAHMUD, KIMBERLY T. MAHMUD 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: Ruben 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, 06/01/2022 950-69875 5/11,18,25,6/1,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Henry L. Stewart to Mortgage Electronic Registration Systems, Inc. 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 transferred to **Deutsche Bank National Trust Company, solely as Trustee for HarborView Mortgage Loan Trust**, there will be sold at public outcry for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2, OF THE 2ND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT 48, BLOCK A, OF MINERAL SPRINGS CROSSING, UNIT THREE, AS MORE PARTICULARLY 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 said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required 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: 888-818-6032. 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. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 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: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-13-04586-37 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-69883 5/11,18,25,6/1,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by **Henry L. Stewart to Mortgage Electronic Registration Systems, Inc. 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 transferred to **Deutsche Bank National Trust Company, solely as Trustee for HarborView Mortgage Loan Trust**, there will be sold at public outcry for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2, OF THE 2ND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT 48, BLOCK A, OF MINERAL SPRINGS CROSSING, UNIT THREE, AS MORE PARTICULARLY 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 said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required 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: 888-818-6032. 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. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 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: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-13-04586-37 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-69883 5/11,18,25,6/1,2022

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NOTICE OF FORECLOSURE SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed from **SHUAIB MAHMUD, KIMBERLY T. MAHMUD** 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, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed 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 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 DISTRICT 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK 9, 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 more commonly known as **3911 Quail Hollow Dr., 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

NOTICE OF FORECLOSURE SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed from **SHUAIB MAHMUD, KIMBERLY T. MAHMUD** 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, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed 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 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 DISTRICT 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK 9, 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 more commonly known as **3911 Quail Hollow Dr., 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

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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, in trust for registered holders 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 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 PLAT RECORDED IN PLAT BOOK 83, PAGE 92, GWINNETT COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED 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 Landing 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 purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **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: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-13-04586-37 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-69883 5/11,18,25,6/1,2022

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Under and by virtue of the Power of Sale contained in that certain Security Deed from **SHUAIB MAHMUD, KIMBERLY T. MAHMUD** to **Mortgage Electronic Registration Systems, Inc. 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 transferred to **Deutsche Bank National Trust Company, solely as Trustee for HarborView Mortgage Loan Trust**, there will be sold at public outcry for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 85 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 76, BLOCK A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 165, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as **1854 JENNA LYN CT, LAWRENCEVILLE, GA 30043**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **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: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-13-04586-37 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, 06/01/2022 950-69883 5/11,18,25,6/1,2022

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