FORECLOSURE County, Georgia, and being Lot 50, Block D of Springlake Falls, as per plat recorded in Plat Book 102, Page 249 of Gwinnett Coun rage 249 of dwifflett country, Georgia Records, which plat is incorporated herein and made a part hereof by reference. The debt secured by said Security Deed has by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 same and an expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-rice of intent to collect attor-ney's fees having been giv-en). The entity having full en). 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 Kimberly R. Parker or tenant(s): and said property is more commonly known as 522 Marsh Lake Rd, Lawrenceville, GA 30045. The sale will be conducted subject to (1) confirmation. mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and a udit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Wells Fargo Bank, National Association, As Trustee for Securitized Asset Backed Receivables LLC Trust 2006-WM2 Mortgage Pass-Through Certificates, Series 2006-WM2 as Attorney in Fact for Kimberly R. Parker. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341

5/11,18,25,6/1,2022 NOTICE OF SALE UNDER POWER

404-789-2661 B&S file no.:

CONTAINED IN SECURITY DEED
STATE OF GEO
COUNTY OF Gwinnett GEORGIA. Pursuant to a power of sale contained in a certain securideed executed by Alta Patmon and Robert Billie, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems. Inc., as nominee for Movement Mortgage, LLC record-ed in Deed Book 53667, be-ginning at page 845, and modified at Deed Book 55672, Page 1, of the deed records of the Clerk of the superior Court of the afore-said 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 to the present holder of said security deed and note secured théreby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in June 2022, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 210 of the 5th District, Gwinnett County, Georgia, being Lot 104, Block A, Manchester Walk Subdivision, Phase 3, as recorded in Plat Book 125, Page 257, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Property Known as 976 Grenier Terrace under the present numbering system for Gwinnett County, Georgia. Map Reference No R5210 279 Said legal de-scription being controlling, however, the Property is more commonly known as: 976 Grenier Terrace, Lawrenceville, GA 30045 Said property will be sold on an "as-is" basis without any representation, warranty of 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 (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an ac-

curate 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) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and

audit of the status of the loan with the holder of the

Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-

ate, amend and modify the terms of the Note and Secu-MidFirst Bank

through its division Midland

Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst

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 Alta Pat-

tenant(s). MidFirst Bank, as

Transferee, Assignee, and Secured Creditor As attor-

ney-in-fact for the aforesaid

Grantor Campbell & Bran-

Glainfor Campbell & Brain-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-6273 THIS LAW FIRM MAY BE

HELD TO BE ACTING AS A

DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED

mon and Robert Billie

through its division

rity Deed.

WILL BE USED FOR THAT PURPOSE. 4/27,5/4,11,18,25,6/1

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from RICARDO K

FORECLOSURE QUINTERO, PATRICIA A QUINTERO, SUSAN C QUIN-TERO to MATRIX FINANCIAL SERVICES CORPORATION, dated April 5, 1996, record-ed April 10, 1996, in Deed Book 12549, Page 0143, 1996, in Dec , Page 0143 Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Six Thousand Nine Hundred and 00/100 dollars (\$96,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 29 OF THE IN LAND LYING AND BEING IN LAND LOT 29 OF THE 5TH DISTRICT, GWINNETT COUNTY,GEORGIA, BEING LOT 13, BLOCK A, PARKRIDGE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK A PAGE 180 GWINNETT 4,PAGE 180, GWINNETT COUNTY. COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND
MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 3017 PARK LANE, ACCORDING TO THE MOST RECENT SYSTEM OF NUMBERING HOUSES IN SAID COUNTY. Said legal description being control-ling, however the property is more commonly known as 3017 PARK LN, SNEL-LVILLE, GA 30078. The in-

debtedness secured by said Security Deed 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 excited fee under ments 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 dispersed by which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-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 pos-

session of the property is RICARDO K QUINTERO, PA-TRICIA A QUINTERO, PA-TRICIA A QUINTERO, SU-SAN C QUINTERO, or ten-ants(s). 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 loan with the holder of the Security Pand The artitly beginn full 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: 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-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. FEDERAL HOME LOAN MORTGAGE CORPO-RATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-DIE MAC SEASONED LOANS
STRUCTURED TRANSACTION TRUST, SERIES 20191 as Attorney in Fact for RICARDO K QUINTERO, PATRICIA A QUINTERO, SU-SAN C QUINTERO THE BE-LOW 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-22-01823-1 Ad Run Dates 05/11/2022, 05/18/2022, 05/25/2022, Dates 05/18/2022, 06/01/2022 950-68139

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 by MARCELA RAMOS to COASTAL LENDING CORPO-RATION, dated 06/04/2002, and Recorded on 08/09/2002, as Book No. 28325 and Page No. 0080, GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME EL. ER TO CHASE HOME FI-NANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (the Secured **Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$152,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal 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 214 OF THE 6TH DISTRICT OF GWINNETT COUNTY. OF GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY BEFERENCE AND MADE A

TION.
BEING IMPROVED PROPERTY KNOWN AS 5700 HOLLOW RIDGE LANE, AC-CONDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and the bashby technical with the secured by the secure of the se is hereby declared due be-cause of, among other pos-

REFERENCE AND MADE

PART OF THIS DESCRIP-

FORECLOSURE

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 pro-vided in the Deed to Secure vided in the Deed to Secure
Debt and by law, including
attorney's fees (notice of intent to collect attorney's fees
having been given). JPMORGAN CHASE BANK, N.A.
SUCCESSOR BY MERGER
TO CHASE HOME FINANCE,
LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN
MORTGAGE CORPORATION
holds the duly endorsed Note and is the current as-signee of the Security Dead to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on be-buff of any agreement in ASSOCIATION, acting on op-half of and, as necessary, in consultation with JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERG-ER TO CHASE MANHATTAN MOREGAGE CORPORATION MORTGAGE CORPORATION (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, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE. OLI LIMBUS OLI COLLINGUIS OLI COLLINGUIS OLI CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE. OLI LIMBUS OLI COLLINGUIS OLI COLINGUIS OLI COLINGU ASSOCIATION, 3415 VISION DRIVE, COLLUMBUS, OH 43219, 866 550 5705. 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 heat knowledge and belief of the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem

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 Deed to Secure Debt first set out to secure Debt Inst 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 probibit. that the sale is not prohibitthat the sale is not promibited under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State

of Georgia, the Deed Under Power and other foreclosure 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. JPMORGAN CHASE BANK, NA. SUCCESSOR BY MERGER TO CHASE HOME FINANCE. LLC SUCCESSOR BY MERG-ER TO CHASE MANHATTAN MORTGAGE CORPORATION MONTIGAGE CORPORATION
as Attorney in Fact for
MARCELA RAMOS. THIS
LAW FIRM IS ACTINIGAS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. FOR THAT PURPOSE. 000000009459942 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Bett Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-70034 5/11.18.25.6/1,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN Under and by virtue of the Power of Sale contained in a

Security Deed given by Security Deed given by Sharmeen Raymore and Stephen Raymore to Wash-ington Mutual Bank, N.A., dated August 23, 2006, and recorded in Deed Book 46993, Page 0227, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on November 22, 2021 in Book 59438 Page 731 in the Office of the Clerk of Superior Court of Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Seventy-Four Thou-sand Nine Hundred Forty and 0/100 dollars and 0/100 dollars (\$274,940.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 7, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 85, BLOCK A. THE PRESERVE AT HAYNES CREEK UNIT FIVE, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 177-178, GWINNETT COUNTY RECORDS, WHICH PLAT IS for cash before the court-RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law including attempts. 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 terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 9990 Richmond Avenue, Suite 400 South, Houston, Texas 77042 to discuss possible 400 South, Houston, Texas 77042, 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

curate survey and inspection

of the property, any assess-

ments, liens, encumbrances

zoning ordinances, restrictions, covenants, and matters of record superior to the

Security Deed first set out

above. To the best knowl-edge and belief of the under-

signed, the party in posses-

FORECLOSURE

sion of the property is Sharmeen Raymore or ten-ant(s); and said property is more commonly known 3543 Preserve Run Trl. Loganville, GA 30052. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lies not extinguished by lien not extinguished by foreclosure. U.S. Bank Trust National Association, not in its individual capacity but its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Sharmeen Raymore and Stephen Raymore. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03285 656.6985 950-69869 5/11,18,25,6/1,2022 STATE OF GEORGIA

FORECLOSURE

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Securi-Sale Contained in the Security
Deed executed by JEDEDIAH REILLY to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR NEW SOUTH
FEDERAL SAVINGS BANK in the original principal amount of \$59,498.00 dated September 9, 2009 and recorded in Deed Book 49703, Page 674, Gwinnett County for the service of the servic 49703 , Page 674, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 58992, Page 853, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 07, 2022, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 70
OF THE TTH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK
A, FAIRNIEW STATION SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED IN
PLAT BOOK 29, PAGE 229,
GWINNETT COUNTY, GEORGIA RECORDES, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. Said property being PART OF THIS DESCRIP-TION. Said property being known as: 691 BRIGHTON DR LAWRENCEVILLE. GA

30043 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JEDEDIAH REILLY or tenant (A). The dath coursed by: (s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters thority; (3) any matters which might be disclosed by an accurate survey and in-spection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S.

Bankruptcy Code; and (2) fi-nal confirmation 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, amend, and modify all terms amend, and modify all terms of the mortgage is as follows: NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattle Place, Suite 300 Greenville, SC 29601 866-825-2174 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual contribute on the pursuant to the service of the service 162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-infact for JEDEDIAH REILLY Robertson. Anschutz, Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-408223 -950-68140

5/11,18,25,6/1,2022 NOTICE OF SALE

UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-

curity Deed from Kathy curity Deed from Kathy R
Rodgers to National Mortgage Investment Co., Inc.,
dated May 02, 1995 and
recorded on May 18, 1995 in
Deed Book 11314, Page
313, 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 of even date, in the original principal amount of One Hundred Thousand Three Hundred and 00/100 dollars (\$100,300.00) with interest thereon as provided therein, as last transferred to Nation-star Mortgage LLC d/b/a Mr. Cooper, recorded in Deed Book 57341, Page 646, aforesaid records, will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as has or may at such place as has of 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, propagity. All not limited to the following described property: ALI THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK 'A', UNIT TWO, GLYNWATER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 153, GWINNETT COUNTY RECORDES WHICH COUNTY RECORDES WHICH RECORDED PLAT IS INCOR-RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 2275 Glynmoore Drive, Lawrenceville, GA 30043. The debt secured by

FORECLOSURE

30071 Telephone Number. (877) 813-0992 Case No. BAC-22-02086-1 Ad Run 05/11/2022, 05/25/2022,

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER Because of a default under the terms of the Security

Deed executed by Clarence Savage, Jr. to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Homestar Fi-

nominee for Homestar Fi-nancial Corp., its succes-sors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, Gwinnett County Records,

said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. se-

curing a Note in the original principal amount of \$185,576.00, the holder

thereof pursuant to said Deed and Note thereby secured has declared the entire

amount of said indebtedness

amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 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 be-

parcel of land lying and being in Land Lot 71 of the 6th

thority, any matters which 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-

tions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale

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 credi-

tor. The property is or may be in the possession of Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A.

Attorney-in-Fact Clarence Savage, Jr. File no. 19-075351 LOGS LEGAL

19-07/351 LOGS LEGAL
GROUP LLP* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 2202535/***CF_REFERENCE_I
NITIALS***
https://www.logs.com/ *THE

PURPOSE. 950-69868 6/8,15,22,29,2022

Notice of Sale

Under Power State of Georgia,

County of Gwinnett

06/01/2022 950-70441 5/11,18,25,6/1,2022

said Security Deed has been and is hereby declared due because of, among other possible events of default. non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authorior entity that has full authority to negotiate, amend and modify all terms of the loan is Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Dallas, TX 75019. Said property will be sold on an "as-is" basis without any representation. be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing auitems which may affect the demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ichts of suray and any other rights-of-way and any other rights-or-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are

ing in Land Lot 71 of the 6th District, Gwinnett County, Georgia, being Lot 37, Block A, Unit One; Killian Forest Subdivision, as per plat recorded in Plat Book 49, Kathy R Rodgers and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation that the sale is not Page 278; revised in Plat Book 52, Page 153, Gwinnett County, Georgia Records, which plats are incorporated prohibited under the U.S. Bankruptcy code and 2) final herein by reference for a confirmation and audit of the confirmation and audit of the status of the loan with the holder of the Security Deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attor-ney-in-Fact for Kathy R more complete description. Subject Property Address: 3846 Riverbank Drive, Lil-burn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank ney-in-ract for Katny R Rodgers Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/27/2022; 05/04/22; 05/11/22; 05/14/29: known as 3846 Riverbank Drive 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 05/11/22; 05/25/22; 06/01/22 05/18/22;

4/27,5/4,11,18,25,6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from JENNIFER L RUEBUSCH, ERIC S HOL-LIFIELD to HOMEBANN MORTGAGE CORPORATION, MORTGASE CORPORATION, dated March 30, 2001, recorded April 3, 2001, in Deed Book 22688, Page 0140 , 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 Twenty-Seven Thousand Nine Hundred and 00/100 dollars (S227,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, for therein, said Security
Deed having been last sold,
assigned and transferred to
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO MERRILL LYNCH CREDIT CORPORATION, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 2 OF THE 3RD DISTRICT (DUNCAN'S 1749 GMD) OF GWINNETT COUN-TY, GEORGIA, BEING LOT 24, BLOCK "X", HAMILTON MILL- A HOME TOWN SUB-DIVISION, PHASE 12B AND AS PER 86, PAGE 60, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DE-SCRIPTION Said legal description being controlling, however the property is more commonly known as 3374 MILL GROVE TERACE, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and in brothy ideal and by salu 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 will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-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); 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 matters of record superior to 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 JENNIFER L RUEBUSCH, ERIC S HOLLIFIELD, 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 ctrue of the loan 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

LYNCH CREDIT CORPORATION AS Attorney in Fact for JENNIFER L RUEBUSCH, ERIC S HOLLIFIELD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER

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

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 amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to having been given). Matrix Financial Services Corpora Financial Services Corpora-tion holds the duly endorsed 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 terms of the loan.
Pursuant to O.C.G.A. §44-14-162.2, 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 O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify. terms of the loar 162.2 Shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO MERRILL LYNCH CREDIT CORPORA-

required to amend or modify required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1191 KELVING-TON WAY, LILBURN, GA 30047 is/are: Marvil Shevkat or tenant/tenants. Said property will be sold subject to (a) any outstanding ad val-

(a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet

FORECLOSURE

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,

easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Ballikrupi-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for

13-1/2.1, 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preloan 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

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 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-ELECTRONIC REGISTRA-TION SYSTEMS INC AS NOMINEE FOR SOUTHTRUST MORTGAGE CORPOPATION, dated September 27, 2002, record-ed October 11, 2002, in Deed Book 29159, Page 0079 Gwinnett County, Georgia Records said Secued 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 Two Hundred Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided for therein, said Security Deed having been last solid assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely

vidual capacity, but solely 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 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 6TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 45, BLOCK G, UNIT FOUR OF THE MOORNINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 4705 RIVER-SOUND DR, SNELLVILLE, GA 30039. The indebtedness secured by said Security secured by said Security Deed has been and is hereby

declared due because of de

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED fault under the terms of said Security Deed. The indebt-edness remaining in default, WILL BE USED FOR THAT 5/25,6/1, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-Under and by virtue of the Power of Sale contained in a der the terms of the Security der 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-Security Deed given by Marvil Shevkat and Sharafatdir vil Shevkat and Sharátatdin Shevkatov to Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB (the Secured Creditor), dated August 13, 2018, and Recorded on August 30, 2018 as Book 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 dersigned. The sale will also 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; the original principal amount of \$217,500.00, with interest at the rate specified therein, as last assigned to Matrix Financial Services Corporaall zoning ordinances; as-sessments; liens; encumsessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and tion by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett

best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is SHUAIB MAHMUD, KIM-BERLY T. MAHMUD, or ten-County Courthouse within the legal hours of sale on the first Tuesday in June, 2022, the following described ants(s). The sale will be conducted subject (1) to confirproperty:
All that tract or parcel of mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit All that tract or parcer of land lying and being in land lot 85 and 88 of the 6th dis-trict, Gwinnett County, Geor-gia, being lot 14, Calgary Downs Subdivision, Block A, of the status of the loan with as per plat 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 made a part hereof. Tax ID: R6082 235 The debt secured by said

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 Laguna Canyon Rot, Irvine, CA 92618, Telephone Number: 888-504-7300. 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 ASSOCI-ATION, NOT IN ITS INDIVID-ATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTEE OF THE TRUMAN 2021 SC9 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 LISED EDE 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,

Dates 05/18/2022, 06/01/2022 950-69875 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 Laymon B Thomas to HomeBanc Mortgage Corporation dated February 23, 2004, and recorded in Deed Book 37270, Page 47, Gwinnett

County Records, said Secu-

rity Deed having been last

FORECLOSURE

Not In Its Individual Capaci-

ty But Solely As Owner Trustee For VRMTG Asset

Trust, securing a Note in the

original principal amount of \$157,950.00, the holder

thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness

sold, assigned, and conveyed to US Bank Trust National Association, FORECLOSURE

curity Deed from RASHID WAHEED to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS

GRANTEE, AS NOMINEE FOR NORTHPOINTE BANK., dat-ed 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 even date in the original principal amount of Two Hundred Fifty-Eight Thou-sand Nine Hundred Fifty-Eight and 00/100 dollars (\$258,958.00), with interest

thereon as provided for therein, said Security Deed

sold at public outcry to the highest bidder for cash at

the Gwinnett County Court-

house within the legal hours

of sale on the first Tuesday in June, 2022, all property described in said Security

Deed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 85
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORELA REING LOT 76 BLOCK

GIA. BEING LOT 76. BLOCK

A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 165, GWINNETT

RECORDS, WHICH PLAT IS

INCORPORATED HEREIN AND MADE A PART HEREOF

description being control-ling, however the property is more commonly known
1854 JENNA LYN

LAWRENCEVILLE, GA 30043. The indebtedness se-

cured by said Security Deed has been and is hereby de-

clared due because of de-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, in-cluding attorneys' fees (no-tice to collect same having

been given) and all othe

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

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 valorem taxes (including taxes which are a lien, whether or

not now due and pavable)

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; encum-

matters of record superior to

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 RASHID WAHEED, ESTATE AND/OR HEIRS AT LAW OF RASHID WAHEED, or ten-

COUNTY

having been last sold,

signed and transferred

M&T BANK, there will

due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, July 5, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outgry, to the sell at public outcry to the highest bidder for cash, the nighest bloder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 5TH LAND LOT '44 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK M. WINNSONG CHASE SUBDIVISION, UNIT FOUR, PER PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 216, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY WOWN AS 161 OAK VISTA KNOWN AS 161 OAK VISTA COURT, LAWRENCEVILLE, GEORGIA 30044 ACCORD-ING TO THE PRESENT SYS-ING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property is known as 161 Dak Vista Ct, Lawrenceville, GA 30044, 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 which are a (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an acringin be discribed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the ters 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 is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of successor in interest or tensuccessor in interest or ten-ant(s). US Bank Trust Na-tional Association, Not In Its Individual Capacity But Sole-ly As Owner Trustee For VRMTG Asset Trust as Attor-VRMIG Asset Trust as Attorney-in-Fact for Laymon B
Thomas File no. 22-078660
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/scd https://www.logs.com/ *THE LAW FIRM IS
ACTING AS A DEET COL-

STATE OF GEORGIA

is known as 3391 Quail Hol-

low Trail, Snellville, GA 30039, together with all fix-

tures and personal property attached to and constituting a part of said property if

attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection

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 above. The proceeds of said

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 audit of the status of the

audit of the status of the loan with the secured creditor. The property is or may be in the possession of Cynthia Troup, successor in integrated to the state of the secured to the state of the state o

thia Iroup, successor in in-terest or tenant(s). Nation-star 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

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950-67519 4/13,20,27,5/4,11,18,25,6/1,

2022

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

MASHID WAHEED, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the life ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of t of the status of the loan with 950-69876 5/25,6/1, the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms 6/8,15,22,29,2022 COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER of the loan (although not re aurred by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Because of a default under the terms of the Security Deed executed by Cynthia Troup to Mortgage Electron-Telephone Number: 1-800-724-1633. Nothing ir O.C.G.A. Section 44-14ic Registration Systems, Inc., as nominee for Bank of Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify 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 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 having been last sold, assigned, transferred and conveyed to Nationstar Mort-gage LLC, securing a Note in the original principal amount of \$93,769.00, the ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL MATION 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 05/41/2022 holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire 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 05/11/2022, 05/25/2022, Dates 05/18/2022, 06/01/2022 gal 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 LVING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGÍA, AND BEING LOT 15, BLOCK B, QUALL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 18, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED OF AND MADE A PART HEREOF BY REFERENCE. Said property is known as 3391 Quall Hol-950-68137 5/11,18,25,6/1,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Under and by virtue of the power of sale contained with that certain Security Deed dated December 22, 2016, from Ophelia P. Wilkes to

Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse LLC, recorded on January 6, 2017 in Deed Book 54853 at Page 274 Cylington Control Control Control Control Control Control Control 724 Gwinnett County, Geor gia records, having been last sold, assigned, transferred and conveyed to Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured 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, the undersigned will sell at public outcry during the le-gal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 2022 the following described real property Ing described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 18 DOCK A UNIT ING LOT 1, BLOCK A, UNIT ONE, WOODS OF PARKVIEW AS PER PLAT RECORDED AT PLAT BOOK 22, PAGE 209, GWINNETT COUNTY RECORDS, WHICH PLAT IS REFERRED TO HEREBY AS REFERENCE FOR MORE PARTICULAR DESCRIPTION AND DELIN-EATION OF THE LOT DI-MENSIONS THEREOF PAR-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 Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to

collect attorneys' fees has

conect autorneys lees may been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Ophelia P. Wilkes. The property, being page 1800.

commonly known as 5305