FORECLOSURE ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 179 AND 180, OF THE 5TH DIS-AND 100, OF THE 31H DIZE

AND 100, OF THE 31H DIZE

COUNTY, GEORGIA, BEING
UNIT 59, BLOCK B OF
SPRINGLAKE COVE, A CONDOMINIUM, UNIT THREE,
PHASE B, AS PER PLAT
RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES
24-26, GWINNETT COUNTY,
GEORGIA RECORDS. SUBJECT TO THAT CERTAIN
DECLARATION OF CONDOMINIUM FOR SPRINGLAKE
COVE, A CONDOMINIUM,
FILED FOR RECORD JULY
25, 2000, AND RECORDED
AT DEED BOOK 20961,
PAGES 224-258, GWINNETT
COUNTY,
GEORGIA **GWINNETT** PAGES 224-258, GWINNE I COUNTY, GEORGIA RECORDS, WHICH DECLA-RATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDI-TIONS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 404 SPRINGBOTTOM CT, LAWRENCEVILLE, GA 30046. The indebtedness secured by said Security Deed has been and is hereby declared due because of dedeclared 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, including attorneys' fees (no-tice 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 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: all zoning ordinances; as sessments; liens; encumbrances: restrictions 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 MARIA E DRAKE, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. tion that the sale is not pro-hibited 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 authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
NewRez LLC, F/K/A New
Penn Financial, LLC, D/B/A Penn Financial, LLC, D/B/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. 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. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICE PUINI MURIGAGE SERVICE-ING as Attorney in Fact for MARIA E DRAKE THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Ayalon Ridge Place, Suite 100. Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02341-2 Ad Run Dates 10/05/2022, Dates 10/12/2022, 10/19/2022,

950-82342 10/5,12,19,26,2022 NOTICE OF SALE CONTAINED IN SECURITY DEED STATE OF GEO GEORGIA. Pursuant to a power of sale contained in a certain security deed executed by Risa I Giovengo and Sheron L. Honeycutt, hereinafter re-ferred to as Grantor, to Mortgage Electronic Regis-Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB recorded in Deed Book 48891, beginning at Dage 426, as modified at Deed Book 54921, Page 202, and as clarified by affidavit at Deed Book 54198, Page 300, FA108 Page 200, and Page 200, and Page 200, and Page 200, and Page 200, PA108 PA108 PAGE 200, PA108 PAGE 200, PA108 PAGE 200, PA108 PAGE 200, PA108 P and as clarified by affidavit at Deed Book 54198, Page 654 and as clarified by affi-davit at Deed Book 57461, Page 857, and as modified at Deed Book 58026, Page 444, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest hidder on the first highest bidder on the first Tuesday in November 2022 all property described in said described property: All that tract or parcel of land lying and being in Land Lot 43 of the 6th District of Gwinnett the 6th District of Gwinnett County, Georgia, being Lot 24, Block D, Summertown Subdivision Unit 1, as per plat recorded in Plat Book 2, Page 187, Gwinnett County Records, said plat being in-corporated herein by refer-ence thereto. Said legal de-scription being controlling

scription being controlling however, the Property is more commonly known as: 5293 Sandy Shoals Lane, Stone Mountain, GA 30087 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 be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate surgery and inspection curate survey and inspection of the property; any assessments, 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 entity with authority to negotiate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank,

through its division Midland

NOTICE OF

GEORGIA

not in its individual capacity

but solely as owner trustee for RCF 2 Acquisition Trust

## **FORECLOSURE**

**FORECLOSURE** 

by assignment recorded on July 15, 2022 in Book 60085 Page 00676 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 One Hundred Forty-Eight Thou-sand Five Hundred and

0/100 dollars (\$148,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the

highest bidder for cash be-

fore the courthouse door of

Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022, the

following described proper-ty: ALL THAT TRACT OR

Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Risa L. Giovengo and Sheron L. Honeycutt, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Cred-ticr As attempting fact for Assignee, and Secured order itor As attorney-in-fact for the aforesaid Grantor Camp-bell & Brannon, LLC Attor-neys at Law Glenridge High-lands II 5565 Glenridge Con-nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-30342 (7/0) 392-0041 206 6197F3 THIS LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-83502 10/5,12,19,26,2022

following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
305 OF THE 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK
A, UNIT TWO, HILLCREST
GLENN, AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 74, PAGE 82,
GWINNETT COUNTY
RECORDS SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERE-NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA IN BY REFERENCE THERE-TO. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, NETI COUNTY, GENEGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Peter Harris and Felicia Y Harris to Mortgage Electronic
Registration Systems, Inc.,
as grantee, as nominee for
Decision One Mortgage failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. Decision One Mortgage
Company, LLC, dated
September 15, 2005, and
recorded in Deed Book
44793, Page 0075, Gwinnett
County, Georgia Records, The debt remaining in de-fault, this sale will be made rault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded January 27, 2020 in Book 57206, Page 241 in the amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-One and 19/100 (\$155,671.19) Gwinnett County, Georgia Records, subsequently modification Agreement recorded May 2, tice 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: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alterna-Agreement recorded May 2, Agreement recorded May 2, 2016 in Book 54253, Page 561 in the amount of One Hundred Fifty-One Thousand Four Hundred Thirty-Four and 63/100 (\$151,434.63) Gwinnett County, Georgia Records, as last transferred LIBB Methagan to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including Records, as last transferred to LPP Mortgage, Inc. 1/k/a LPP Mortgage LTD by assignment recorded on March 27, 2009 in Book 49374 Page 362 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 One Hundred Seventy-One Thousand and 0/100 dollars (\$171,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courttaxes 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. 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 Pamela A. Hondzinski and Mark S. Hondzinski or tenant(s); and said property is more commonly known as 1305 Hill-crest Clan Cl. Suaga Hill for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022, the fol-November 1, 2022, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 48 OF
THE 5TH DISTRICT GWINNETT COUNTY, GEORGIA
BEING LOT 5 BLOCK A,
UNIT ONE, OAKLAND PARK
SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
51, PAGE 150, IN THE OFFICE OF THE CLERK OF THE
SUPERIOR COURT
GWINNETT COUNTY, GEORGIA WHICH RECORDED
PLAT IS INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION. The debt secured by said Security Deed crest Glenn CI, Sugar Hill, GA 30518. 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 lien not extinguished by foresleave. tion or other lien not extin-guished by foreclosure. U.S. Bank Trust National Associa-tion, not in its individual ca-pacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Pamela A. Hondzinski and Mark S. Hondzinski. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10484

cured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when 950-82340 10/5.12.19.26.2022 NOTICE OF SALE UNDER POWER 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 GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from LAVANDA JAMES to MORTGAGE ELECpaying the same and all expenses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-TRONIC REGISTRATION SYSTEMS GRANTEE, AS NOMINEE FOR WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, dated August 23, 2005, recorded August 29, 2005, in Deed Book 44178, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original OMINEE E lect 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: LPP Mortgage, Inc. f/k/a LPP Mortgage, Inc. f/k/a LPP Mortgage LTD they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to lect attorney's fees having been given to secure a Note of even date in the original principal amount of Ninety-Two Thousand and 00/100 dollars (\$92,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Rescuss possible alternatives to avoid foreclosure. Said cuss 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 which are a lieft, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, Owner Trustee for New Residential Mortgage Loan Trust 2018-3, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale encumbrances, zoning ordinances, restrictions, nances, 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 procession of nett County Courthouse, within the legal hours of sale on the first Tuesday in November, 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 61 OF THE 5TH DISTRICT, GWINNETT COUNTY; GEORGIA BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK A, CHARLESTON LAKE, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 90, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT BY REFERENCE IS INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION. THE IMPROVEMENTS THEREON BEING KNOWN AS 3230 POND RIDGE TRAIL, SNELLVILLE, GEORGIA - 30078. Said legal descriptions being controlling belief of the undersigned, the party in possession of the property is Peter Harris or tenant(s); and said property is more commonly known as 2372 Condor Drive, Lawrenceville, GA 30044. The sale will be constituted with the sale will be constitu ducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the confirmation and audit 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. LPP Mortgage, Inc. fl/va LPP Mortgage, Inc. fl/va LPP Mortgage, LTD as Attorney in Fact for Peter Harris and Felicia Y Harris. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 17-04264 950-83567 10/5,12,19,26,2022 FORECLOSURE SALE
UNDER POWER
GWINNETT COL

GIA - 30078. Said legal de-scription being controlling, however the property is more commonly known as 3230 POND RIDGE TRL, SNELLVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the COUNTY, terms of said Security Deed. The indebtedness remaining Under and by virtue of the in default, this sale will be made for the purpose of paying the same, all expens-Power of Sale contained in a Security Deed given by Pamela A. Hondzinski and es of the sale, including attorneys' fees (notice to collect same having been
given) and all other payments provided for under
the terms of the Security
Deed. Said property will be
sold on an "as-is" basis
without any representation,
warranty or recourse against
the above-named or the undersigned. The sale will also
be subject to the following
items which may affect the es of the sale, including at-Mark S. Hondzinski to Mortgage Electronic Regis-Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ohio Savings Bank, dated July 23, 2004, and recorded in Deed Book 39398, Page 0173, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded March 14, 2016 in Book 54152, Page 105 in the amount of One Hundred Thirty-One Thousand Seven items which may affect the amount of One Hundred Thirty-One Thousand Seven Hundred Six and 07/100 (\$131,706.07) Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded June 12, 2019 in Book 56657, Page 182 in the amount of One Hundred Twenty-Four Thousand Two Hundred Eightytitle: 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; encumsand Two Hundred Eighty-Five and 59/100 brances; restrictions: 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-Five and 59/100 (\$124,285.59) Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association,

session of the property is LAVANDA JAMES, ESTATE

FORECLOSURE

AND/ OR HEIRS OF LAW OF LAVANDA JAMES , or ten-ants(s). 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 holder of the Security the nolder 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:
NewRez LLC, F/K/A New
Penn Financial, LLC, D/B/A
Pellloid Martages, Sergia Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365phone Number: 800-365-7107. 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 markage instrument of the mortgage instrument. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 as Attorney in Fact for LAVANDA JAMES THE DELOW LAW EIDM in Fact for LAVANDA JAMES
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: Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-04804-1 Ad Run Dates 10/05/2022, 10/12/2022, 10/12/2022, 10/12/2022, 10/12/2022, 10/12/2022, 10/12/2022, 10/19/2022, 10/1 10/26/2022 10/5,12,19,26,2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Charles Philip Kent to SouthTrust Bank dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett County Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured has declared the en tire amount of said indebtedtire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore 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 PAR-

restrictions

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, AVALON MEADOWS SUBDI-VISION, UNIT ONE, AS SHOWN IN PLAT BOOK 67, PAGE 27, GWINNETT COUN-TY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND IS INCURPORATED HEREIN
BY THIS REFERENCE AND
MADE A PART OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 2863
AVALON MEADOWS COURT
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING IN GWINNETT
COUNTY CEORDIA SAID NUMBERING IN GWINNETT COUNTY, GEORGIA. Said property is known as 2863 Avalon Meadow Court, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said 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 any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liend, encumbrances, zoning ordi restrictions, nances, 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 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 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 secured creditor. property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. successor by merger to SouthTrust Bank as Attor-ney-in-Fact for Charles Philip Kent File no. 20-076537 ney-in-Fact for Charles Philip Kent File no. 20-076581. LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/JP https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-83569

950-83569 10/5,12,19,26,2022 Notice of Sale Under Power

Georgia, GWINNETT County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by RICHARD T. KIRK-PATRICK to Mortgage Electronic Registration Systems, Inc. as nominee for CAR-INC. AS NOMINEE FOR CAR-RINGTON MORTGAGE SER-VICES, LLC, dated February 3, 2017, and recorded in Deed Book 54967, Page 0654, GWINNETT County, Georgia records, and last as-signed to Carrington Mort-gage Services, LLC, convey-ing the after-described propertv to secure a Note of even date in the original principal amount of \$130,152.00, with amount of \$130,152.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courtfor cash before the court-house door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November, 2022, to wit: November 1, 2022, to have following to 2022, to wit: November 1, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 198 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK A, UNIT 1, TRIBBLE MILL COVE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 65, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HERRIN BY REFERENCE. The debt secure Debt has been and is hereby declared due behereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the

manner provided in the Note

and Deed to Secure Debt. The debt remaining in de-

**FORECLOSURE FORECLOSURE** 

fault, this sale will be made for the purpose of paying the same and all expenses of ments, liens, encumbrances, zoning ordinances, restriccovenants, and mattions, ters of record superior to the this sale, as provided in 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 Deed to Secure Debt and by law, including attorney fees (notice of intent to col lect attorney's fees having been given). Said property is commonly known as 2630 TRIBBLE COVE COURT LAWRENCEVILLE, GA 30045, together with all fix-tures and personal property will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Rahal D. Letter successor in attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): RICHARD T. KIRK-PATRICK or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and attached to and constituting phael D. Lester, successor in interest or tenant(s). Wilm-ington Savings Fund Society, FSB d/b/a Christiana Trust lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record sunot in its individual capacity not in its individual capacity but solely as trustee for Ban-tam Funding Trust 2018-1 as Attorney-in-Fact for Ralphael D. Lester File no. 20-076457 LOGS LEGAL GROUP LLP\* LUGS LEGAL GROUP LLP\*
Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Attanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ \*THE LAW FIRM 15ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-82369-9/28, 10/5 12 19 26 2022 perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1; 950-82369-10/5,12,19,26,2022 and (3) final confirmation NOTICE OF SALE and audit of the status of the UNDER POWER CONTAINED IN loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, SECURITY DEED STATE OF which allows for certain pro regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-

GEORGIA, STATE OF GEORGIA,
COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Jerry
Glenn Lindsey, hereinafter
referred to as Grantor, to
Chase Manhattan Mortgage
Connection recorded in Chase Manhattan Mortgage Corporation recorded in Deed Book 22309, beginning at page 114 and re-recorded at Deed Book 22434, Page 163 and as modified at Deed Book 47476, Page 605 and as modified at Deed Book 52304, Page 647, of the deed records of the Clerk of the Superior Court of the be provided until mar commination and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all ate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC At-tention: Loss Mitigation De-partment 1600 South Douthe Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, parliment 1600 South Down glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The forego-ing notwithstanding, nothing in O.G.A. Section 44-14-162.2 shall be construed to the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This calc is conducted on sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in November 2022, This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for RICHARD T. KIRKPATRICK Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 OCTOBER 5, 12, 19, 26, 2022 22-0162 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATbehalf of the secured crediall 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 141 of the 5th District of Gwinnett County Georgia, being shown and designated as Lot 7, Block E, Addition to Forest Hills Sub-division, Unit 2, as shown on a plat of subdivision record-AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. a plat of subdivision record-ed at Plat Book H, Page 174 & 175, Gwinnett County, Georgia records, which is in-corporated herein and made a part hereof. The property is also known as 345 Forest

10/5.12.19.26.2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Valley Road, Lawrenceville, Georgia 30045, according to the current numbering sys-tem in Gwinnett County. Said legal description being Because of a default under the terms of the Security Deed executed by Ralphael D. Lester to Mortgage Eleccontrolling, however, the Property is more commonly known as: 345 Forest Valley Road, Lawrenceville, GA 30046 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against tronic Registration Systems, Inc. ("MERS"), solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the dated February 20, 2019, and recorded in Deed Book 56458, Page 72, and pursuant to court order recorded in Deed Book 58559, Page 446, Gwinnett County Pageryde, and Sepuity Deed title: any outstanding ad valorem taxes (including taxes which are a lien but not yet Records, said Security Deed due and payable); any mat-ters which might be dis-closed by an accurate survey having been last sold, as-signed, transferred and conand inspection of the prop ings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1, securing a Note in the original amount of erty; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security curing a Note in the original principal amount of \$176,500.00, 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, November 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for eash, the property described Deed. 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 helder of the Sequitive. the holder of the Security Deed. MidFirst Bank. Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security MidFirst Deed Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property to the highest bloder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 349 of the 4th District of Gwinnett County, Georgia, being Part of Lot 56 and all of Lot 57, Block B Morrie Let Block B, Norris Lake Shores Subdivision, first section and being more particularly described as follows: Begin edge and belief, the party in possession of the property is believed to be Jerry Glenn Lindsey and Sandra D. Lindsey and Phillip Glenn Lindsey, Administrator of Estate of Jerry Glenn Lindsey, or tenant(s). MidFirst Bank, as Transferson Assignee, and described as follows: Begin at an iron pin set on north-easterly side of Hightower Trail at the common corner of Lots 56 and 70 of said subdivision; thence north 53 degrees 46 minutes 37 seconds west, 20.35 feet to an iron pin set; thence north 14 degrees 27 minutes 48 seconds east along the line dividing Lots 55 and 56, 175.65 feet to an iron pit set on the southwesterly side of terlant(s). Widerist Bank, as Transferee, Assignee, and Secured Creditor As attor-ney-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6864 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A on the southwesterly side of Lake Drive; thence along said Lake Drive south 78 degrees 58 minutes 08 seconds east, 89.90 feet to an DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY iron pin found at the corner common to Lots 57 and 58; thence south 14 degrees 52 minutes 54 seconds west, 107.62 feet to an iron pin at INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 950-83501 10/5,12,19,26,2022

the corner common to the Lots 57, 58, 70 and 71; NOTICE OF FORECLOSURE thence north 68 degrees 29 minutes 53 seconds west 70.06 feet to an iron pin found; thence south 14 de-grees 47 minutes 44 sec-SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by **Don** grees 47 millides 44 sec-onds west along Lot 70, 89.55 feet to an iron pin set and the point of beginning. Being known as all of Lot 57, Block B, Norris Lake Shores ald E. Mason and Ko-rtysheima L. Coleman to rtysheima L. Coleman to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for CrossCountry Mortgage, Inc., dated August 1, 2019, and recorded in Deed Book 56795, Page 00841, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage. Subdivision recorded in Plat Book F, Page 39, Gwinnett County, Georgia records and part of Lot 56, Block B, Nor-ris Lake Shores Subdivision, First Section. Being described in accordance with a scribed in accordance with a survey prepared for Michael L. Kister and Cindy Kister, dated July 21, 1987, by Gordon Story & Associates, and being shown as all of Lot 57 and part of Lot 56, Block B, Norris Lake Shores Subdivious First Section Parcel to CrossCounty Mortgage, LLC by assignment recorded on July 29, 2022 in Book 60113 Page 00521 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Capacity Reports conveying Georgia Records, conveying Norms Lake Silores Subdivision, First Section. Parcel Identification Numbers:
R4349 060 & R4349 061;
Said property is known as
8491 Lake Drive, Snellville, the after-described property to secure a Note in the original principal amount of Two Hundred Thirty-Eight Thousand and 0/100 dollars (\$238,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnethouse door of Gwinneth Country, Georgia, within the the after-described property GA 30039, together with all fixtures and personal prop-erty attached to and consti-tuting a part of said proper-ty, if any. Said property will

Touse door of dwilling to down the legal hours of sale on November 1, 2022, the following described property: All that tract or parcel of land lying and being in Land Lots 339 and 340 of the 4th lightight Swippett County.

District, Gwinnett County, Georgia and being Lot 182.

be sold subject to any out-

be stol subject to any out.

standing 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-

**FORECLOSURE** 

Block "A" Ellington Springs, Phase Two, as per plat recorded in Plat Book 105, Pages 154 and 155, Gwin-County, s, which Georgia Records, which recorded plat is incorporated herein Hecords, which recorded plat is incorporated herein by reference for a more complete description of said property. 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 Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attortice 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:
CrossCountry Mortgage, LLC
they can be contacted at
(866) 397-5370 for Loss
Mitigating Doest or New seri (866) 397-3370 for LOSS Mitigation Dept, or by writ-ing to 1 Corporate Drive, Suite 360, Lake Zurich, Illi-nois 60047, to discuss pos-sible 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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, retrictions enverages and 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 Donald E. Mason and Ko is Donald E. Mason and Kortysheima L. Coleman or tenant(s); and said property is more commonly known as 4207 Cedar Tree Run, Snellville, GA 30039. 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 and audit 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. CrossCountry Mortgage, LLC as Attorney in Fact for Donald E. Mason and Kortysheima L. Coleman. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-11539 file no.: 22-11539 950-83573 10/5,12,19,26,2022

STATE OF GEORGIA **COUNTY OF GWINNETT** NOTICE OF SALE UNDER POWER Deed executed by Timothy tems. Inc.. secured has declared the entire amount of said indebtedsale contained in attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessof the property, any assess-

ments, liens, encumbrances, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale ments, liens, encumbrances. 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 (2) to final commitmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Timothy D. McKimmy, Dahlia S. McKimmy and Dahlia S. McKimmy, successor in interest or tenant(s). Pocket treest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc. as Attorney-in-Fact for Timothy D. McKimmy And Dahila S. McFarlane File no. 19-073471 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. 950-82365terest or tenant(s). Rocket

10/5,12,19,26,2022

**FORECLOSURE** 

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Hardy Meadows, Jr. and Ramona Miller to Mortgage Electronic Registration Systems, Inc., as Nominee for Acinc., as Nominee for Accredited Home Lenders, Inc. dated August 31, 2006, and recorded in Deed Book 47011, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for ABEC 2006-HE7 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-**HE1**, securing a Note in the original principal amount of \$134,400.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said indeptedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, during the legal hours of sale, before the Courthouse door in said Courthouse door in said country, 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 69 of the 5th District, Gwinnell County, Georgia, being Lot County, Georgia, being Lot 37, Block A of Martin's Pointe Subdivision, as per plat recorded in Plat Book 46, Page 42, Gwinnett Coun-46, Page 42, Gwinnett County, Georgia records, said plat by this reference being incorporated herein and made a part hereof for a more complete description. Said complete description. Said property is known as 2972 Summit Peak Way, Snel-Iville, GA 30078, 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 right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale

Because of a default under the terms of the Security D. McKimmy and Dahlia S. McKimmy A/K/A Dahlia S. McFarlane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns dated September 1, 2016, and recorded in Deed Book 54590, Page 407, as last modified in Deed Book 183 Hodflied III Deed Book 59719, Page 75, Gwinnett County Records, said Secu-rity Deed having been last sold, assigned, transferred and conveyed to **Quicken** Loans, Inc. securing a Note in the original principal amount of \$183,353.00, the holder thereof pursuant to said Deed and Note thereby ness due and payable and, pursuant to the power of will on the first Tuesday, November 1, 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: TAX ID NUMBER(S): R7046 234 LAND STUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OP PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK D, UNIT TWO, ASHFORD AT RIVER COLONY, AS PER PLAT RECORDED AT PLAT BOOK SO, PAGE 64, GWINNETT COUNTY, GEORGIA RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PARTOF THIS DESCRIPTION. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INTORMATIONAL PURPOSES. COMMONLY KNOWN AS: 1084 BELLAIRE CT, LAWRENCEVILLE, GA will on the first Tuesday, November 1, 2022, during FORMATIONAL PURPOSES.
COMMONLY KNOWN AS:
1084 BELLAIRE CT
LAWRENCEVILLE, GA
30043-6222 Said property is
known as 1084 Bellaire
Court, Lawrenceville, GA
30043, together with all fixtures and personal property
attached to and constituting
a nart of said property, if

950-83568

UNDER

**POWER** 

GWINNETT

10/5,12,19,26,2022

NOTICE OF FORECLOSURE SALE

GEURGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Cass

E. Netherton and Laura C.

E. Netherton and Laura C. Netherton to South State Mortgage, Inc. dated June 25, 1999 and recorded on July 8, 1999 in Deed Book 18739, Page 241, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association, etc. in the intuitional consists.

not in its individual capacity but solely as trustee for the

RMAC Trust, Series 2016-

COUNTY,

RMAC Trust, Series 2016-CTT by Assignment of Secu-rity Deed recorded on Jan-uary 21, 2020 in Deed Book 28061, Page 368, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of One Hundred Thirty-Four Thousand And 00/100 Dollars (\$134,000.00), with interest thereon as set forth therein. (\$134,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022 the followed the sale of the courthouse door of the courthouse do lowing described property: All that tract or parcel of land lying and being in Land Lot 306, 6th District, Gwin-Lot 306, 6th District, Gwinnett County, Georgia, being Lot 29, Block E, Lockridge Forest, Unit V, Section II, as per plat recorded at Plat Book "P. Page 260, Gwinnett County records, said plat being referred to and made a part of this description. Tax ID #: R6306 140 The debt secured by said Security Deed has been and is hereby declared due besecurity beed 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 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 attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLS as servicer for U.S. Bank Na tional Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be 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,

**FORECLOSURE** 

the property are Cass E. Netherton and Laura C. Netherton or tenant(s); and Netnerton or tenant(s), and said property is more commonly known as 6659 Ridge Moore Drive, Doraville, GA 30360. The sale will be conducted subject (1) to confirmation that the sale is not a subject of the sale will be subject to the sale is not the sale in the sale in the sale in the sale is not the sale in 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. U.S. Bank National Association, not in its individu-al capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as Attorney in Fact for Cass E. Nethertor and Laura C. Netherton McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-00418 950-83565

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

10/5,12,19,26,2022

UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Sharon
Marie Partin to Wells Fargo
Bank, N.A. dated July 17,
2006, and recorded in Deed
Book 46811, Page 0155, as
last modified in Deed Book
55265, Page 442, Gwinnett
Country Records, securing a
Note in the original principal
amount of \$77,674.00, the
holder thereof pursuant to holder thereof pursuant to said Deed and Note thereby secured has declared the en tire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse door in fore 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 certain parcel of land situate in Land Lot 70, 7th District, County of Gwinnett and State of Georgia being known as Lot 20, Block C, of Fairview Station Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 20, Gwinnett County Records, ed in Plat Book 7, Page 20, Gwinnett County Records, which plat is incorporated herein by reference and made a part hereof. Said property is known as 862 Brighton Drive, Lawrenceville, GA 30043, 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 to any outstanding at val-orem 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 disto confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordiaudit of the status of the loan with the secured creditor. The property is or may be in the possession of Hardy Meadows, Jr and Ra-mona Miller, successor in interest or tenant(s). U.S. Bank National Association, 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 Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1 as Attorney-in-Fact for Hardy Meadows, Jr. 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 LLS. Fact for Hardy Meadows, Jr. and Ramona Miller File no. 22-079173 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 950-83568 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 Sharon Marie Partin, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Sharon Marie Partin 19.073/03. 10.053

> 2535/GH IIILUS://WWW.IOSS.-COM/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-82362 10/5,12,19,26,2022 NOTICE OF SALE LINDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in

File no. 19-073403 LOGS LEGAL GROUP LLP\* Attor-

neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.-

that certain Deed to Secure that certain Deed to Secure
Debt ("Security Deed") from
Stephen J. Prow a/k/a Steve
Prow and Maureen A. Prow
dated November 20, 2006,
recorded at Deed Book 47290, Pages 512-515 of the Gwinnett County Deed Records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Gwinnett County Georgia, during the legal hours of sale, on the first Tuesday in November, that being November 1, 2022, the following described property:
Tract One All that tract or

parcel of land lying and being in Land Lot 57 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows: Beginning at a point on the western 80 foot right of way of Old Peachtree Road 1,082.68 feet North 8 degrees 34 minutes West, as measured along the West, as measured along the western 80 foot right of way of Old Peachtree Road, from an iron pin set at the intersection formed by the western side of the 80 foot right of way of Old Peachtree Road with the Northwesterly 80 foot right of way of Old Fountain Road; extending thence North 9 degrees 24 minutes 00 seconds west, a distance of 200.00 feet to a point; extending thence South 81 degrees 26 minutes 04 seconds West, a distance of 552.16 feet to a point on the easterly side of property now or formerly owned by Evelyn Ewing; extending thence South 9 degrees 00 minutes 00 seconds East measured along the easterly side of said Ewthe easterly side of said Ewing property, a distance of 200.00 feet to a point; extending thence North 81 degrees 25 minutes 58 seconds East a distance of 553.55 feet to a point on the western 80 foot right of way of Old Peachtree Road and the point of beginning. Tract Two All that tract or parcel of land lying and being in of land lying and being in Land Lot 57 of the 7th Land District, Gwinnett County, Georgia, containing 2.5290 acres as shown on plat of survey for Joe A. Smith and Mary M. Smith prepared by Hannon, Meeks, & Bagwell, Surveyors & Engineers, Inc dated March 8, 1979, and more particularly described as follows: beginning at an R-Bar found on the Southwesterly right of way line of Old Peachtree Road (80 foot right of way) located 1282.68 feet Northwesterly as measured along said right of way line from its point of intersection with the Northwesterly right of way line of Old Fountain Road (80 foot