	•							
FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE	FORECLOSURE
The sale will be conducted subject (1) to confirmation	NOTICE OF Foreclosure sale	lanta, GA 30346 (770) 220- 2535/GR https://www.logs	terms of the Note. The debt remaining is in default and	100, Peachtree Corners, GA 30071 Telephone Number:	in said Security Deed includ- ing but not limited to the fol-	terms of the Note and Secu- rity Deed. MidFirst Bank,	not in its individual capacity but solely as owner trustee	the owner and party in pos- session of the property is
that the sale is not prohibit- ed under the U.S. Bankrupt-	UNDER POWER GWINNETT COUNTY,	com/ *THE LAW FIRM IS ACTING AS A DEBT COL-	this sale will be made for the purposes of paving the Se-	(877) 813-0992 Case No. BAC-22-04089-1 Ad Run	lowing described property: ALL THAT TRACT OR PAR-	through its division Midland Mortgage's address is 999	for RCF 2 Acquisition Trust by assignment recorded on	LAVANDA JAMES, ESTATE AND/ OR HEIRS OF LAW OF
cy Code and (2) to final con-	GEORGIA	LECTOR ANY INFORMA-	curity Deed, accrued inter-	Dates 10/05/2022,	CEL OF LAND LYING AND BEING IN LAND LOTS 179	N.W. Grand Blvd., Oklahoma	July 15, 2022 in Book 60085	LAVANDA JAMES , or ten-
firmation and audit of the status of the loan with the	Under and by virtue of the Power of Sale contained in a	TION OBTAINED WILL BE USED FOR THAT PURPOSE.	est, and all expenses of the sale, including attorneys	10/12/2022, 10/19/2022, 10/26/2022	AND 180, OF THE 5TH DIS-	City, OK 73118. MidFirst Bank, through its division	Page 00676 in the Office of the Clerk of Superior Court	ants(s). The sale will be con- ducted subject (1) to confir-
holder of the security deed. Towd Point Mortgage Trust	Security Deed given by <b>Tamar Abney and Mareece</b>	950-82364- 9/28, 10/5,12,19,26,2022	fees. Notice of intention to collect attorneys' fees has	950-82355 10/5,12,19,26,2022	TRICT OF GWINNETT COUNTY, GEORGIA, BEING	Midland Mortgage may be contacted by telephone at 1-	of Gwinnett County, Georgia Records, conveying the af-	mation that the sale is not prohibited under the U.S.
2017-FRE2, U.S. Bank Na- tional Association, as Inden-	D. Abney to Mortgage Elec- tronic Registration Systems,	NOTICE OF SALE UNDER	been given as provided by law. To the best of the un-	NOTICE OF SALE	UNIT 59, BLOCK B OF SPRINGLAKE COVE, A CON-	800-552-3000 To the best of the undersigned's knowl-	ter-described property to se- cure a Note in the original	Bankruptcy Code and (2) to final confirmation and audit
ture Trustee as Attorney in Fact for	Inc., as grantee, as nomi- nee for Mimutual Mortgage,	POWER GEORGIA, GWIN- Nett County	dersigned's knowledge, the person(s) in possession of	UNDER POWER GEORGIA,	DOMINIUM, UNIT THREE, PHASE B, AS PER PLAT	edge and belief, the party in possession of the property	principal amount of One Hundred Forty-Eight Thou-	of the status of the loan with the holder of the Security
Shakoor Mintu McCalla Raymer Leibert	dated February 28, 2019, and recorded in Deed Book	By virtue of a Power of Sale contained in that certain Se-	the property is/are Brant B. Barber and Kimotha R. Bar-	GWINNETT COUNTY By virtue of a Power of Sale	RECORDED IN CONDOMINI- UM PLAT BOOK 3, PAGES	is believed to be Risa L. Giovengo and Sheron L.	sand Five Hundred and 0/100 dollars (\$148.500.00).	Deed. The entity having full authority to negotiate.
Pierce, LLC 1544 Old Alabama Road	56457, Page 00080, Gwin- nett County, Georgia	curity Deed from <b>B2 PROP-</b> ERTY SOLUTIONS, LLC to	ber. The property, being commonly known as <b>3993</b>	contained in that certain Se- curity Deed from <b>AULDITH</b>	24-26, GWINNETT COUNTY, GEORGIA RECORDS. SUB-	Honeycutt, or tenant(s). Mid- First Bank, as Transferee,	with interest thereon as set forth therein, there will be	amend or modify all terms of the loan (although not re-
Roswell, GA 30076 www.foreclosurehotline.net	Records, as last transferred to Michigan Mutual, Inc. by	CIVIC FINANCIAL SER- VICES, LLC, dated June 9,	Gin Mdw Dr, Norcross, GA, 30092 in Gwinnett County,	M CREARY and JOHN A MCLEAN to MORTGAGE	JECT TO THAT CERTAIN DECLARATION OF CONDO-	Assignee, and Secured Cred- itor As attorney-in-fact for	sold at public outcry to the highest bidder for cash be-	quired by law to do so) is: NewRez LLC, F/K/A New
EXHIBIT A All that tract or parcel of	assignment recorded on Au- gust 30, 2022 in Book 60171	2021, recorded June 11, 2021, in Deed Book 58833,	will be sold as the property of Brant B. Barber and Ki-	ELECTRONIC REGISTRA- Tion systems inc. As	MINIUM FOR SPRINGLAKE COVE, A CONDOMINIUM,	the aforesaid Grantor Camp- bell & Brannon, LLC Attor-	fore the courthouse door of Gwinnett County, Georgia,	Penn Financial, LLC, D/B/A Shellpoint Mortgage Servic-
land situate, lying and being in Land Lot 267 of the 5th	Page 00150 in the Office of the Clerk of Superior Court	Page 00338, Gwinnett Coun- ty, Georgia Becords, said	motha R. Barber, subject to any outstanding ad valorem	GRANTEE, AS NOMINEE FOR M&T BANK, dated January	FILED FOR RECORD JULY 25, 2000, AND RECORDED	neys at Law Glenridge High- lands II 5565 Glenridge Con-	within the legal hours of sale on November 1, 2022, the	ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300,
District of Gwinnett County, Georgia, being Lot 25, Block	of Gwinnett County, Georgia	Security Deed having been given to secure a Note of	taxes (including taxes which are a lien and not yet due	25, 2013, recorded February 20, 2013, in Deed Book	AT DEED BOOK 20961, PAGES 224-258, GWINNETT	nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-	following described proper- ty: ALL THAT TRACT OR	Greenville, SC 29601, Tele- phone Number: 800-365-
A, Wolf Creek, Unit 5, as per plat recorded in Plat Book	Records, conveying the af- ter-described property to se-	even date in the original principal amount of One	and payable), any matters affecting title to the property	52027, Page 72, Gwinnett County, Georgia Records,	COUNTY, GEORGIA RECORDS, WHICH DECLA-	6197F3 THIS LAW FIRM MAY BE HELD TO BE ACT-	PARCEL OF LAND LYING AND BEING IN LAND LOT	7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be
110, Page 181-182, Gwin-	cure a Note in the original principal amount of Four	Hundred Seventy Thousand Four Hundred and 00/100	which would be disclosed by	said Security Deed having been given to secure a Note	RATION MAY BE AMENDED FROM TIME TO TIME AND	ING AS A DEBT COLLEC- TOR, UNDER FEDERAL	305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-	construed to require a se- cured creditor to negotiate,
nett County, Georgia records, which plat is incor-	Hundred Seventy Thousand Two Hundred Fifty and	dollars (\$170,400.00), with interest thereon as provided	accurate survey and inspec- tion thereof, and all assess-	of even date in the original principal amount of One	WHICH TERMS AND CONDI- TIONS ARE INCORPORATED	LAW. IF SO, ANY INFORMA- TION OBTAINED WILL BE	GIA, BEING LOT 73, BLOCK A, UNIT TWO, HILLCREST	amend, or modify the terms
porated herein and made a part hereof by reference.	0/100 dollars (\$470,250.00), with interest thereon as set	for therein, said Security Deed having been last sold,	ments, liens, encumbrances, restrictions, covenants, and	Hundred Fifty-Four Thou- sand Four Hundred and	HEREIN AND MADE A PART	USED FOR THAT PURPOSE.	GLENN, AS PER PLAT	of the mortgage instrument. CITIBANK, N.A., NOT IN ITS
MR/mac 11/1/22 Our file no. 5669919 – FT1	forth therein, there will be sold at public outcry to the	assigned and transferred to Civic Real Estate Holdings	matters of record to the Se- curity Deed. Pursuant to	00/100 dollars (\$154,400.00), with interest	HEREOF BY REFERENCE. Said legal description being	950-83502 10/5,12,19,26,2022	THEREÓF RECORDED IN PLAT BOOK 74, PAGE 82,	INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
950-82192 10/5 12 19 26 2022	highest bidder for cash be- fore the courthouse door of	III, LLC, there will be sold at	O.C.G.A.Section 44-14- 162.2, the name, address	thereon as provided for	controlling, however the property is more commonly	NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-	GWINNETT COUNTY RECORDS SAID PLAT BE-	TRUSTEE FOR NEW RESI- DENTIAL MORTGAGE LOAN
	Gwinnett County, Georgia, within the legal hours of sale	public outcry to the highest bidder for cash at the Gwin-	and telephone number of the individual or entity who shall	therein, said Security Deed having been last sold, as-	known as 404 SPRINGBOT- TOM CT, LAWRENCEVILLE,	NETT COUNTY, GEORGIA Under and by virtue of the	ING INCORPORATED HERE- IN BY REFERENCE THERE-	TRUST 2018-3 as Attorney in Fact for LAVANDA JAMES
	on November 1, 2022, the following described proper-	nett County Courthouse, within the legal hours of sale	have the full authority to ne- gotiate, amend or modify all	signed and transferred to Nationstar Mortgage LLC,	<b>GA 30046.</b> The indebtedness secured by said Security	Power of Sale contained in a Security Deed given by <b>Pe</b> -	TO The debt secured by said Security Deed has been	THE BELOW LAW FIRM MAY BE HELD TO BE ACT-
NOTICE OF SALE UNDER POWER	ty: All that tract or parcel of land lying and being in Land	on the first Tuesday in November, 2022, all proper-	terms of the above de- scribed mortgage is as fol-	there will be sold at public outcry to the highest bidder	Deed has been and is hereby declared due because of de-	ter Harris and Felicia Y Har-	and is hereby declared due because of, among other	ING AS A DEBT COLLEC- TOR, UNDER FEDERAL
GEORGIA, GWINNETT County	Lot 88, 5th District: Gwinnett County, Georgia being Lot	ty described in said Security Deed including but not limit-	lows: Specialized Loan Ser- vicing, LLC at 8742 Lucent	for cash at the Gwinnett County Courthouse, within	fault under the terms of said Security Deed. The indebt-	ris to Mortgage Electronic Registration Systems, Inc.,	possible events of default, failure to pay the indebted-	LAW. IF SO, ANY INFOR- MATION OBTAINED WILL
Under and by virtue of the Power of Sale contained in a	50, Block Ď, Northforke Plantation, Unit Five as per	ed to the following described property: ALL THAT TRACT	Blvd Suite 300 Highlands Ranch, CO 80129 720-241-	the legal hours of sale on the first Tuesday in November,	edness remaining in default, this sale will be made for the	as grantee, as nominee for Decision One Mortgage	ness as and when due and in the manner provided in	BE USED FOR THAT PUR- POSE Attorney Contact: Ru-
Security Deed given by Cor- nell L_Lewis , Jr_ to Mort-	plat recorded in Plat Book 66, page 11, Gwinnett Coun-	OR PARCEL OF LAND LYING AND BEING IN LAND LOT	7251. The foregoing notwith- standing, nothing in O.C.G.A.	2022, all property described in said Security Deed includ-	purpose of paying the same, all expenses of the sale, in-	<b>Company, LLC,</b> dated September 15, 2005, and	the Note and Security Deed. The debt remaining in de-	bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,
gage Electronic Registration Systems, Inc., as grantee, as	ty, Georgia records, which recorded plat is incorporated	322 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-	Section 44-14-162.2 shall require the secured creditor	ing but not limited to the fol- lowing described property:	cluding attorneys' fees (no- tice to collect same having	recorded in Deed Book 44793, Page 0075, Gwinnett	fault, this sale will be made for the purpose of paying the	Peachtree Corners, GA 30071 Telephone Number:
nominee for Broker Solu- tions Inc. dba New American	herein by reference and made a part of this descrip-	GIA, BEING BUILDING 23, UNIT C, WOODEHAVEN AT	to negotiate, amend or modi- fy the terms of the mortgage	THE FOLLOWING DESCRIED PROPERTY: ALL THAT	been given) and all other payments provided for un-	County, Georgia Records, subsequently modified by a	same and all expenses of this sale, as provided in Se-	(877) 813-0992 Case No. SHP-22-04804-1 Ad Run
Funding, its successors and assigns, dated May 24,	tion. The debt secured by said Security Deed has been	CHATTAHOOCHEE CROSS- ING SUBDIVISION, PHASE	instrument. The sale will be conducted subject (1) to	TRACT OR PARCEL OF LAND LYING AND BEING IN	der the terms of the Security Deed. Said property will be	Loan Modification Agree- ment recorded January 27,	curity Deed and by law, in- cluding attorney's fees (no-	Dates 10/05/2022, 10/12/2022, 10/19/2022,
2018, recorded in Deed Book 55947, Page 706,	and is hereby declared due because of, among other	III, AS PER PLAT RECORD- ED IN PLAT BOOK 36, PAGE	confirmation that the sale is not prohibited under U.S.	LAND LOT 32 OF THE 6TH DISTRICT, GWINNETT	sold on an "as-is" basis without any representation,	2020 in Book 57206, Page 241 in the amount of One	tice of intent to collect attor- ney's fees having been giv-	10/26/2022 950-82352
Gwinnett County, Georgia Records and as modified by	possible events of default, failure to pay the indebted-	8, GWINNETT COUNTY, GEORGIA RECORDS.	Bankruptcy code and (2) to final confirmation and audit	COUNTY, GEORGIA, AND BEING LOT 9, SPRINGDALE	warranty or recourse against the above-named or the un-	Hundred Fifty-Five Thousand Six Hundred Seventy-One	en). The entity having full authority to negotiate,	10/5,12,19,26,2022
that certain Loan Modifica- tion Agreement recorded in	ness as and when due and in the manner provided in	WHICH RECORDED PLAT IS INCORPORATED HEREIN BY	of the status of the loan with the holder of the Security	FKA SPRINGDALE ESTATES, AS PER PLAT RECORDED	dersigned. The sale will also be subject to the following	and 19/100 (\$155,671.19) Gwinnett County, Georgia	amend or modify all terms of the loan (although not re-	STATE OF GEORGIA COUN- Ty of gwinnett notice
Deed Book 58629, Page 403, Gwinnett County, Georgia	the Note and Security Deed. The debt remaining in de-	THIS REFERENCE AND MADE A PART OF THIS DE-	Deed. Albertelli Law Attorney for Deutsche Bank National	IN PLAT BOOK 87, AGES 256, GWINNETT COUNTY,	items which may affect the title: any outstanding ad val-	Records, subsequently mod- ified by a Loan Modification	quired by law to do so) is: Selene Finance they can be	OF SALE UNDER POWER Because of a default under
Records, as last transferred to Broker Solutions Inc. dba	fault, this sale will be made for the purpose of paying the	SCRIPTION. Said legal de- scription being controlling,	Trust Company, as Trustee for FFMLT Trust 2005- FF8,	GEORGIA RECORDS, WHICH RECORDED PLAT IS	orem taxes (including taxes which are a lien, whether or	Agreement recorded May 2, 2016 in Book 54253, Page	contacted at (877) 735-3637 for Loss Mitigation Dept, or	the terms of the Security Deed executed by <b>Charles</b>
New American Funding by assignment recorded in	same and all expenses of this sale, as provided in Se-	however the property is more commonly known as	Mortgage Pass-Through Cer- tificates, Series 2005-FF8 as	INCORPORATED HEREIN BY REFERENCE FOR A MORE	not now due and payable); the right of redemption of	561 in the amount of One Hundred Fifty-One Thousand	by writing to 3501 Olympus Boulevard, 5 th Floor, Suite	Philip Kent to SouthTrust Bank dated June 26, 2004,
Deed Book 60179, Page 504, Gwinnett County, Georgia	curity Deed and by law, in- cluding attorney's fees (no-	3515 NUTMEG DR, DU- LUTH, GA 30096. The in-	Attorney in Fact for Brant B. Barber and Kimotha R. Bar-	COMPLETE DESCRIPTION OF SAID PROPERTY. SUB-	any taxing authority; matters which would be disclosed by	Four Hundred Thirty-Four and 63/100 (\$151,434.63)	500, Coppell, Texas 75019, to discuss possible alterna-	and recorded in Deed Book 39676, Page 183, Gwinnett
Records, conveying the af- ter-described property to se-	tice of intent to collect attor- ney's fees having been giv-	debtedness secured by said Security Deed has been and	ber 100 Galleria Parkway, Suite 960 Atlanta, GA 30339	JECT TO ALL ZONING ORDI- NANCES, EASEMENTS AND	an accurate survey or by an inspection of the property;	Gwinnett County, Georgia Records, as last transferred	tives to avoid foreclosure. Said property will be sold	County Records, securing a Note in the original principal
cure a Note in the original principal amount of NINETY-	en). The entity having full authority to negotiate,	is hereby declared due be- cause of default under the	Phone: (770) 373-4242 By: Rohan Rupani For the Firm	RESTRICTIONS OF RECORD AFFECTING SAID BAR-	all zoning ordinances; as- sessments: liens: encum-	to LPP Mortgage, Inc. f/k/a LPP Mortgage LTD by as-	subject to any outstanding ad valorem taxes (including	amount of \$80,000.00, the holder thereof pursuant to
THREE THOUSAND SEVEN HUNDRED AND 0/100 DOL-	amend or modify all terms of the loan (although not re-	terms of said Security Deed. The indebtedness remaining	THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-	GAINED PREMISES. BEING THE SAME PREMISES CON-	brances; restrictions; covenants, and any other	signment recorded on March 27, 2009 in Book 49374	taxes which are a lien, but not yet due and payable),	said Deed and Note thereby secured has declared the en-
LARS (\$93,700.00), with in- terest thereon as set forth	quired by law to do so) is: Michigan Mutual, Inc. they	in default, this sale will be made for the purpose of	TEMPTING TO COLLECT A DEBT. ANY INFORMATION	VEYED UNTO AULDITH M CREARY AND JOHN A.	matters of record superior to said Security Deed. To the	Page 362 in the Office of the Clerk of Superior Court of	any matters which might be disclosed by an accurate	tire amount of said indebted- ness due and payable and,
therein, there will be sold at public outcry to the highest	can be contacted at (866) 397-5370 for Loss Mitigation	paying the same, all expens- es of the sale, including at-	OBTAINED WILL BE USED FOR THAT PURPOSE - 22-	MCLEAN, AS JOINT TEN- ANTS WITH RIGHT OF SUR-	best of the knowledge and belief of the undersigned,	Gwinnett County, Georgia Records, conveying the af-	survey and inspection of the property, any assessments,	pursuant to the power of sale contained in said Deed,
bidder for cash before the courthouse door of Gwinnett	Dept, or by writing to 1 Cor- porate Drive, Suite 360, Lake	torneys fees (notice to col- lect same having been	008794 A-4760545 10/05/2022, 10/12/2022,	VIVORSHIP AND NOT AS TENANTS IN COMMON, BY VIRTUE OF DEED FROM	the owner and party in pos- session of the property is	ter-described property to se- cure a Note in the original	liens, encumbrances, zoning ordinances, restrictions,	will on the first Tuesday, November 1, 2022, during
County, Georgia, or at such place as may be lawfully	Zurich, Illinois 60047, to dis- cuss possible alternatives to	given) and all other pay- ments provided for under	10/19/2022, 10/26/2022 950-83248	VIRTUE OF DEED FROM BUKOLA V. AYENI AND	MARIA E DRAKE, or tenants (s). The sale will be conduct-	principal amount of One Hundred Seventy-One Thou-	covenants, and matters of record superior to the Secu-	the legal hours of sale, be- fore the Courthouse door in
designated as an alternative, within the legal hours of sale	avoid foreclosure. Said property will be sold subject	the terms of the Security Deed. Said property will be	10/5,12,19,26,2022	ABIODUN R. A YENI DATED JANUARY 2, 2007,	ed subject (1) to confirma- tion that the sale is not pro-	sand and 0/100 dollars (\$171,000.00), with interest	rity Deed first set out above. To the best knowledge and	said County, sell at public outcry to the highest bidder
on the first Tuesday in November, 2022, the follow-	to any outstanding ad val- orem taxes (including taxes	sold on an "as-is" basis without any representation,	NOTICE OF SALE	RECORDED JANUARY 8,	hibited under the U.S. Bankruptcy Code and (2) to	thereon as set forth therein, there will be sold at public	belief of the undersigned, the party in possession of	for cash, the property de- scribed in said Deed, to-wit:
ing described property: SEE EXHIBIT A ATTACHED	which are a lien, but not vet	warranty or recourse against the above-named or the un-	UNDER POWER GEORGIA,	59, GWINNETT COUNTY, GA. Said legal description	final confirmation and audit of the status of the loan with	outcry to the highest bidder for cash before the court-	the property is Pamela A. Hondzinski and Mark S.	ALL THAT TRACT OR PAR- CEL OF LAND LYING AND
HERETO AND MADE A	due and payable), any mat- ters which might be dis-	dersigned. The sale will also be subject to the following	GWINNETT COUNTY By virtue of a Power of Sale	being controlling, however the property is more com-	the holder of the Security Deed. The entity having full	house door of Gwinnett County, Georgia, within the	Hondzinski or tenant(s); and said property is more com-	BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-
The debt secured by said Security Deed has been and	closed by an accurate survey and inspection of the prop-	items which may affect the title: any outstanding ad val-	contained in that certain Se- curity Deed from <b>SUNITA</b>	monly known as 3243 SPRING MESA COURT,	authority to negotiate, amend or modify all terms	legal hours of sale on November 1, 2022, the fol-	monly known as 1305 Hill- crest Glenn Cl, Sugar Hill,	NETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A,
is hereby declared due be- cause of, among other pos-	erty, any assessments, liens, encumbrances, zoning ordi-	orem taxes (including taxes which are a lien, whether or	BHANDARI to BANK OF AMERICA, NA, dated De-	SNELLVILLE, GA 30039. The indebtedness secured by	of the loan (although not re-	lowing described property: ALL THAT TRACT OR PAR-	GA 30518. The sale will be	AVALON MEADOWS SUBDI- VISION, UNIT ONE, AS
sible events of default, fail- ure to pay the indebtedness	nances, restrictions, covenants, and matters of	not now due and payable); the right of redemption of	cember 30, 2006, recorded January 31, 2007, in Deed	said Security Deed has been and is hereby declared due	quired by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A	CEL OF LAND LYING AND BEING IN LAND LOT 48 OF	conducted subject to (1) confirmation that the sale is not prohibited under the U.S.	SHOWN IN PLAT BOOK 67, PAGE 27, GWINNETT COUN-
as and when due and in the manner provided in the Note	record superior to the Secu- rity Deed first set out above	any taxing authority; matters which would be disclosed by	Book 47526, Page 189, Gwinnett County, Georgia	because of default under the terms of said Security Deed.	Shellpoint Mortgage Servic-	THE 5TH DISTRICT GWIN- NETT COUNTY, GEORGIA	Bankruptcy Code (2) final	TY RECORDS, WHICH PLAT IS INCORPORATED HEREIN
and Security Deed. The debt	To the best knowledge and belief of the undersigned,	an accurate survey or by an inspection of the property;	Records, said Security Deed having been given to secure	The indebtedness remaining in default, this sale will be	ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300,	BEING LOT 5 BLOCK A, UNIT ONE, OAKLAND PARK	confirmation and audit of the status of the loan with the	BY THIS REFERENCE AND MADE A PART OF THIS DE-
remaining in default, this sale will be made for the purpose of paying the same	the party in possession of the property is Mareece D.	all zoning ordinances; as- sessments; liens; encum-	a Note of even date in the original principal amount of	made for the purpose of paying the same, all expens-	Greenville, SC 29601, Tele- phone Number: 800-365- 7107 Nothing in O.C.C.A	SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK	holder of the security deed and (3) any right of redemp- tion or other lien not extin-	SCRIPTION; SAID PROPER- TY BEING KNOWN AS 2863
purpose of paying the same and all expenses of this sale, as provided in the Security	Abney and Tamar Abney or tenant(s); and said property	brances; restrictions; covenants, and any other	One Hundred Thousand and 00/100 dollars	es of the sale, including at- torneys' fees (notice to col-	7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be	51, PAGE 150, IN THE OF- FICE OF THE CLERK OF THE	guished by foreclosure. U.S.	AVALON MEADOWS COURT ACCORDING TO THE
as provided in the Security Deed and by law, including	is more commonly known as <b>1346 Annapolis Way</b> ,	matters of record superior to	(\$100,000.00), with interest thereon as provided for	lect same having been	construed to require a se- cured creditor to negotiate,	SUPERIOR COURT OF GWINNETT COUNTY, GEOR-	Bank Trust National Associa- tion, not in its individual ca-	PRESENT SYSTEM OF NUMBERING IN GWINNETT
attorney's fees (notice pur- suant to O.C.G.A. § 13-1-11	Grayson, GA 30017. The sale will be conducted sub-	said Security Deed. To the best of the knowledge and belief of the undersigned,	therein, said Security Deed having been last sold, as-	given) and all other pay- ments provided for under the terms of the Security	amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELL-	GIA WHICH RECORDED PLAT IS INCORPORATED	pacity but solely as owner trustee for RCF 2 Acquisition	COUNTY, GEORGIA. Said property is known as <b>2863</b>
having been given). Said property will be sold	ject to (1) confirmation that the sale is not prohibited un-	the owner and party in pos-	signed and transferred to BANK OF AMERICA, N.A.,	Deed. Said property will be	POINT MORTGAGE SERVIC-	HEREIN BY REFERENCE AND MADE A PART OF THIS	Trust as Attorney in Fact for Pamela A. Hondzinski and	Avalon Meadow Court, Lawrenceville, GA 30044,
subject to any outstanding ad valorem taxes (including	der the U.S. Bankruptcy Code (2) final confirmation	session of the property is B2 PROPERTY SOLUTIONS, LLC, or tenants(s). The sale	there will be sold at public outcry to the highest bidder	sold on an "as-is" basis without any representation,	ING as Attorney in Fact for MARIA E DRAKE THE BE-	DESCRIPTION. The debt se-	Mark S. Hondzinski. Brock & Scott, PLLC 4360 Chamblee	together with all fixtures and
taxes which are a lien, but not yet due and payable), the	and audit of the status of the loan with the holder of the	will be conducted subject (1)	for cash at the Gwinnett County Courthouse, within	warranty or recourse against the above-named or the un-	LOW LAW FIRM MAY BE HELD TO BE ACTING AS A	cured by said Security Deed has been and is hereby de-	Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-	personal property attached to and constituting a part of said property if any Said
right of redemption of any taxing authority, any matters which might be disclosed by	security deed and (3) any right of redemption or other	to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and	the legal hours of sale on the first Tuesday in November,	dersigned. The sale will also be subject to the following items which may affect the	DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY	clared due because of, among other possible events of default, failure to pay the	2661 B&S file no : 22-10484 950-82340	said property, if any. Said property will be sold subject
which might be disclosed by an accurate survey and in- spection of the property any	lien not extinguished by foreclosure. Michigan Mutu-	(2) to final confirmation and audit of the status of the	2022, all property described in said Security Deed includ-	title: any outstanding ad val-	INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE Attorney Contact:	indebtedness as and when due and in the manner pro-	10/5,12,19,26,2022 NOTICE OF SALE	to any outstanding ad val- orem taxes (including taxes which are a lien, whether or

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

not now due and pavable):

havir ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate supray and inand 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. Michigan Mutu-al, Inc. as Attorney in Fact for Tamar Abney and Ma-reece D. Abney. Brock & Scott, PLLC 4360 Chamblee an accurate survey and in-spection of the property, any assessments, liens, encumany matters of record in-cluding, but not limited to,

Deed first set out above Ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Broker Solutions Inc. dba New American Funding is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

those superior to the Securi-

therity that has full ad-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304 893-5304.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy\_the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cornell L Lewis, Jr. or a tenant or ten-ants and said property is more commonly known as more commonly known as 4032 Stillwater Drive, Du-luth, Georgia 30096. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-ov Code and (2) to find one

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Broker Solutions Inc. dba New American Funding as Attornay in Fact for New American Funding as Attorney in Fact for Cornell L Lewis, Jr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBITA CEPTAIN CONDO-EXHIBIT A THAT CERTAIN CONDO-MINIUM IN LAND LOT 202 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY DE-SCRIBED AS EQUI DWS: SCRIBED AS FOLLOWS

PAR IIGULARLY DE-SCRIBED AS FOLLOWS: CONDOMINIUM UNIT NO. 4032, BUILDING 8 OF STILLWATER PLANTATION CONDOMINIUM II, A CON-DOMINIUM ON THAT CER-TAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 2, BEGINNING AT PAGE 59, GWINNETT COUNTY, GEOR-GIA RECORDS, TOGETHER WITH ITS APPURTENANT PERCENTAGE OF UNDIVID-DINTEREST IN THE COM-MON ELEMENTS OF SAID STILLWATER PLANTATION CONDOMINIUM I, A CON-DOMINIUM, AS PROVIDED IN THAT CERTAIN DECLA-RATION FOR STILLWATER PLANTATION CONDOMINI-UM II, A CONDOMINI-4146, BEGINNING AT PLA 11. GWINNETT COUNTY GEORGIA RECORDS; OR HEREAFTER AMENDED AS THEREIN PROVIDED. SUB-JECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD Commonly Known As: 4032 Stillwater Drive. Du-luth, GA 30096 Parcel ID: R6202A154 MR/ca 11/1/22 Our file no. 5865020 -FT17 950-83100 10/5 12 19 26 2022

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-12068 950-82350 10/5,12,19,26,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Scott B Allwein to Mortgage Elec-tronic Registration Systems, Inc., as Nominee for Van-derbilt Mortgage and Fi-nance, Inc. dba Silverton Martrace, dbtad Luber Mortgage dated July 2, 2020, and recorded in Deed Book 57678, Page 239, Gwinnett County Records, said Security Deed having been last sold, assigned,

Vibo. Nothing in U.C.G.A. Section 44-14-162.2 shall be construed to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. CIVIC REAL ESTATE HOLD-INGS III, LLC as Attorney in Fact for B2 PROPERTY SO-LUTIONS, LLC THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION 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. FAY-22-02735-3 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022, 10/12/2022, 10/19/2022, transferred and conveyed to Nationstar Mortgage, LLC, securing a Note in the origi-nal principal amount of \$230,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, Novem-er 1 2022, during the legal 10/26/2022 950-83574 10/5,12,19,26,2022 on the first luesday, Novem-ber 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for

us. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Dead. The antitu

Security Deed The entity

having full authority to nego-tiate, amend or modify all terms of the loan (although

not required by law to do so)

Nitigation Dept., 425 S. Fi-nancial Place Suite 2000, Chicago, IL 60605, Tele-phone Number: 800-495-7166. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construid to require a con-

Loss

Fav Servicing.

NOTICE OF SALE UNDER POWER STATE OF GEORGIA NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated June 24, 2005, from Brant B. Barber and Ki-motha R. Barber and Ki-motha R. Barber and Ki-motha R. Barber and Ki-motha R. Barber to First Franklin a Division of Nat. City Bank of In, recorded on August 12, 2005 in Deed Book 43973 at Page 0239 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Compa-ny, as Trustee for FFMLT Trust 2005-FF8, Mortgage Pass- Through Certificates, Series 2005-FF8 by Assign-ment and said Security Deed having been given to Secure 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 99 of the 7th District, Gwinnett County, Georgia, being Lot 64, Block Å, Huntington Park Lloit Drea ac en clat 64, Block A, Huntington Park, Unit Three, as per plat recorded in Plat Book 75, Page 268, Gwinnett County, Georgia Records, said plat being incorporated herein and made reference hereto APN: R7099-231 Said prop-erty is known as **2657 Mi-dler Court, Buford, GA 30519**, together with all fix-tures and personal property tures and personal property having been given to secure a note dated June 24, 2005, in the amount of \$274,320.00, and said Note being in default, the under-signed will sell at public outattached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien, whether or not now due cry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on Novem-ber 1, 2022 the following de-scribed real property (bree and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an acber 1, 2022 the following de-scribed real property (here-inafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA BEING LOT 4, BLOCK F, SPALDING CORNERS SUB-DIVISION LINIT III & SEPE DIVISION LINIT III & SEPE curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set net above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of said sale as provided in said beed and the balance if SPALDING CORNERS SUB-DIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 153, GWIN-NETT COUNTY, GEORGIA RECORDS WHICH said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and widt of the ctatue of the RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE ING KNOWN AS 3993 GLEN ING KNOWN AS 3993 GLEM MEADOW DRIVE. ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. 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 deaudit of the status of the loan with the secured credi-tor. The property is or may be in the possession of Scott B Allwein, successor in interest or tenant(s). Nation-star Mortgage LLC as Attor-ney-in-Fact for Scott B All-wein File no. 22-079225 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atother possible events of de fault, failure to make the payments as required by the

OF GEORGIA, TO WIT: THAT TRACT OR PARCEL OF LAND LVING AND BEING IN LAND LOT(S) 68 OF DIS-TRICT 6, GWINNETT COUN-TY, GEORGIA, BEING LOT (S) 37, BLOCK A, ASH-WOOD GROVE SUBDIVI-SION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 82 PAGE 271 GWINNETT RECORDED IN PLAT BOOM 82, PAGE 271, GWINNETT COUNTY, GEORGIA RECORDS. Said legal de-scription being controlling, however the property is more commonly known as 3038 REDWOOD GROVE PARK, SNELLVILLE, GA 30078. The indebtedness se-cured by said Security Deed has been and is hereby declared 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 all expenses of the sale, in-cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-day the targe 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-dercigned. The sole 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 pat new due and newple): which are a her, whether of not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; inspection of the property; all zoning ordinances; 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 SUNITA BHANDARI, S. LYLE ZUCK, ELIZABETH C ZUCK, or tenants(s). The sale will or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired 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 Cor-porate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to of the status of the loan with 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMER-ICA, N.A. as Attorney in Fact for SUNITA BHANDARI 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 AvaIon Ridge Place, Suite

first Tuesday in November, 2022, all property described in said Security Deed includ-ing but not limited to the fol-

lowing described property: THE FOLLOWING DE-SCRIBED REAL ESTATE SIT-UATED IN THE COUNTY OF

GWINNETT, IN THE STATE OF GEORGIA TO WIT: THAT

inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to seid. Security, Daed, To, the said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is AULDITH M CREARY, JOHN A MCLEAN, ESTATE AND/ OR HEIRS OF LAW OF AULDITH CREARY, 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. prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate amend of mount all terms of the loan (although not re-quired by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Cop-pell, TX 75019, Telephone Number: 833-685-8589/888-480-2432. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to U.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. NATIONSTAR MORTGAGE LLC as Attorney in Fact for AULDITH M CREARY, JOHN A MCLEAN THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. NATR-22-02469-2 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022, 10/26/2022 950-82346 10/5,12,19,26,2022 NOTICE OF SALE NOTICE OF SALE NUTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from MARIA E DRAKE to MORTGAGE ELEC-DRONE DECENTRATION TRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOMEWARD RESIDENTIAL, INC., dated December 4, 2018, recorded December 4, 2018, in Deed Book 56322, Page 00612, Gwin-nett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fourteen Thousand One Hundred and 00/100 dollars (\$114,100.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to NewRez LLC d/b/a Shellthere will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Turenthere first Tuesday in November 2022. all property described

Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02341-2 Ad Run Date: 10/0/2022 the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an Dates 10/05/2022 10/12/2022, 10/26/2022 10/19/2022, 950-82342 10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-ty deed executed by Risa L. Giovengo and Sheron L. Honeycutt, hereinafter re-ferred to as Grantor, to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Countrywide Bank, FSB recorded in Deed Bank, PSB 1 beginning at Bank, FSB recorded in Deed Book 48891, beginning at Deed Book 54921, Page 202, 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 courtv, and by virtue of and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity 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 bidder 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 43 of the 6th District of Gwinnet 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 barein by refercorporated herein by reference thereto. Said legal deconce thereto. Said legal de-scription being controlling, however, the Property is sorre 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 out-standing ad valorem taxes (including taxes which are a lien but not yet due and lien but not yet due and payable); any matters which might be disclosed by an ac fugit 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 (2) to find communication 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 negotiate, amend and modify the

HED TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact:

clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Securi-

UNDER POWER

GEORGIA, GWINNETT COUNTY

in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in Security Deed and vided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). The entity hav-ing full authority to negoti-to amount or modify all ate, amend or modify all terms of the loan (although terms of the loan (atthough not required by law to do so) is: 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 Cor-porate Drive, Suite 360, Lake Zurich, Illinois 60047, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject 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 dis-closed by an accurate survey and increating of the area closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Peter Harris or tenant(s); and said property is more commonly known as 2372 Condor **Drive**, Lawrenceville, GA **30044**. The sale will be con-ducted subject to (1) confir-mation that the sale is not mation that the safe 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 redemp-tion or other lien not extin-wiched hy foreclocus LPB uished by foreclosure. LPP Mortgage, Inc. f/k/a LPP Mortgage LTD as Attorney in Fact for Peter Harris and Fe-licia Y Harris. Brock & Scott, PLLC 4360 Chamblee Dun-Vector 4360 Chambles Duri-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 17-04264 950-83567 10/5,12,19,26,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COL COUNTY, **GEORGIA** Under and by virtue of the Power of Sale contained in a Security Deed given by Pamela A. Hondzinski and Pamela A. Hondzinski and Mark S. Hondzinski and Mark S. Hondzinski and Martgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Ohio Savings Bank, dated July 23, 2004, and recorded in Deed Bock 39398, Page 0173, Gwinnett County, Georgia Records, subse-quently 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 Hundred Six and 07/100 (\$131,706.07) Gwinnett County, Georgia Records, Hundred Six and 07/100 (\$131,706.07) Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agree-ment recorded June 12, 2019 in Book 56657, Page 182 in the amount of One Hundred Twenty-Four Thou-sand Two Hundred Eighty-Five and 59/100 (\$124,285.59) Gwinnett County, Georgia Records, as County, Georgia Records, as last transferred to U.S. Bank Trust National Association,

any taxing authority, any matters which might be dis-closed by an accurate survey and insection of the By virtue of a Power of Sale contained in that certain Security Deed from LAVANDA and inspection of the prop TRONIC Systems REGISTRATION SYSTEMS INC. AS Grantee, as nominee for Wilmington Finance, a DIVISION OF AIG FEDERAL SAVINGS BANK , dated Au-SAVINGS BANK , dated Au-gust 23, 2005, recorded Au-gust 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 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 assigned and transferred to Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Res-idential Mortgage Loan Trust 2018-3, there will be sold at public outcry to the highest bidder for cash at the Gwin-cett. Courty. Courth Jones public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in November, 2022, all proper-ty described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE STH DISTRICT, GWINNETT COUNTY; GEOR-GIA BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK A, CHARLESTON LAKE, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 90, GWIN-NETT COUNTY, GEORGIA REFCRENCE IS INCORPO-RATED INTO AND MADE A PART OF THIS DESCRIP-TION. THE IMPROVEMENTS THEREON BEING KNOWN TION. THE IMPROVEMENTS THEREON BEING KNOWN AS 3230 POND RIDGE TRAIL, SNELLVILLE, GEOR-GIA - 30078. Said legal de-scription being controlling, however the property is more commonly known as 2220 POUD PUPCE TRI 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 terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paving the same all expense. made for the purpose of paying the same, all expens-es of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-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 un-dersigned. The sale will also be subject to the following 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 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 seid. County Dada Ta, the said Security Deed. To the best of the knowledge and belief of the undersigned,

erty, any assessments, liens eruy, any assessments, nens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment 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 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 final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo or tenant(s Bank, N.A. 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 Kont Eile app. 20 076527 Kent File no. 20-076537 LOGS LEGAL GROUP LLP\* 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 Dood to Secure Debt given

said property, if any. 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

Deed to Secure Debt given by **RICHARD T. KIRK**by RICHARD T. KIRK-PATRICK to Mortgage Elec-tronic Registration Systems, Inc. as nominee for CAR-RINGTON MORTGAGE SER-NIDED LO detted Colorada VICES, LLC, dated February 3, 2017, and recorded in Deed Book 54967, Page 0654, GWINNETT County, Deed Book 54967, Page 0654, GWINNETT County, Georgia records, and last assigned to Carrington Mortgage Services, LLC, convey-ing the after-described prop-erty to secure a Note of even date in the original principal 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 Court-house door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November 1, 2022, to wit: November 1, 2022, the following de-scribed property: ALL THAT TRACE - OF PAPECH OF scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN 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 SUB-DIVISION, PER F THEREOF RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 65, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt se-cured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness IN ure to pay the indebtedness as and when due and in the