FORECLOSURE

more commonly known as: 3561 Oakwilde Drive, Snel-Iville, GA 30039 Said property will be sold on an "asis? basis without any representation, warranty or re-course 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 payable); any matters which might be disclosed by an acmight 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 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 continued the content of the sales. audit of the status of the loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority negotiate, amend modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State E., Atlanta, GA 30023. O.L... Home Mortgage may be contacted by telephone at contacted by telephone at 404-679-0574. To the best of the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Robert is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate of Robert Lee Bolden, or ten-ant(s). Georgia Housing and Finance Authority, as Trans-feree, Assignee, and Secured Creditor As attorney-in-fact for the Argensid Creator. Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6675F3 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE INSED FOR THAT PUIRD SE ate, amend or modify all terms of the loan (although not required by law to do USED FOR THAT PURPOSE 950-80810 9/7,14,21,28,2022 Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid

NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-Tavarez Bonilla to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, dat-ed June 16, 2021 and recorded on June 18, 2021 in Deed Book 58861, Page 618, in the Office of the brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jonathan M. Brantley and Michelle R. Brantley or tensificial and said property is Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Eighty-Six Thou-sand Two Hundred Ten and 00/100 dollars (\$386,210.00) with interest thereon as provided therein, as last transferred to **Broker** Solutions, Inc. D/B/A New American Funding, recorded in Deed Book 60126, Page 461, aforesaid records, will 46), aloresato records, when be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal bours of sale within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed including but not limit-

Deed including but not influence do to the following described property: All that tract or parcel of land lying and being located in Land Lot 318, 5th District, Gwinnett County, Georgia and being Lot 66, Block B, of The Preserve at Harbins Bidden Phase 2, as block b, of the Preserve a harbins Ridge, Phase 2, as per plat recorded in Plat Book 148, Pages 91-96, as revised in Plat Book 150, Pages 182-187, Gwinnett County, Georgia Records, which plats are incorporated herein by reference. Said property may more commonly be known as 3389 Ridge Manor Way, Dacula, GA 30019. The debt secured herein because the said contribution of the s by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale including attorthis sale, including attor-ney's fees (notice of intent to collect attorney's fees havin

Registration Systems, Inc., as nominee for Home America Mortgage, Inc., dated September 28, 2006, filled for record October 6, 2006, recorded at Deed Book 47100, Page 117, Gwinnett County, Georgia Records, in the original principal amount of \$37,650.00; as assigned to 21st Mortgage Corporation. by Assignment dated been given).Case #: 22-006987-1 tion, by Assignment dated October 29, 2012, filed for record December 10, 2012, recorded at Deed Book 51852, Page 683, aforesaid The individual or entity that has full authority to negoti-ate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Fundingc/o Home records, to secure the obli-gations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or re-vised from time to time, with Retention Department11001 Lakeline Blvd. Ste. 325Austin, TX 78717.Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboveinterest 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 at GWINNETT COUNTY, Georgia, within the named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning legal hours of sale on the legal nours of sale of mile first Tuesday in October, 2022, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 122 of the 6th District of Gwinnett ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING at a point on the east Right-of-Way of Lockring Drive (60 foot Right-of-Way), said point being 592.45 feet North of the intersection of the Right-of-Way of Arcado Road, as measured along property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute lianguage. constitute liens upon said property; g) all restrictive easements Road, as measured along the East Right-of-Way of rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and Lockring Road; thence run-ning Northerly along said Right-of-Way along an arc 87.82 feet to a point (said belief of the undersigned, 87.82 feet to a point (said arc having a radius of 285.22 feet and a chord bearing and distance of North 01 degree 38 minutes 51 seconds East, 87.48 feet); thence leaving said Right-of-Way and running North 62 degrees 44 minutes 00 seconds East, 228.60 feet to a point; thence running North the owners and party in possession of the property are Janna M. Tavarez Bonilla and or tenant(s). The sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit point; thence running North 62 degrees 44 minutes 00 seconds East, 69.70 feet to a of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Fundingas Attorney-in-Fact forJanna M. Tavarez BonillaContact Dedatt Law Crays point; thence running South 39 degrees 29 minutes 00 seconds East, 200.42 feet to seconds East, 200.42 feet to a point; thence running South 57 degrees 48 min-utes 44 seconds West, a dis-tance of 237.87 feet to point; thence running North 85 degrees 51 minutes 33 seconds West, 82.61 feet to tact:Padgett Law Group: 6267 Old Water Oak Road Suite 203, Tallahassee, FL 32312; (850) 422-2520Ad Run Dates: 09/07/22; 09/14/22: 09/21/22; 09/28/22Case #: 22-006987a point; thence running North 55 degrees 49 min-utes 45 seconds West, 75.22 1#e #: 22-006987-1 950-80786 9/7.14.21.28.2022 feet to a point; thence run-ning North 79 degrees 31 minutes 52 seconds West, 50.00 feet to the POINT OF BEGINNING. As more partic-ularly shown on Plat of Sur-yeav prepared by Solar Land

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a Deed given Jonathán M. Brantley and Michelle R. Brantley to Dana Capital Group, dated October 25, 2006, and recorded in Deed Book 47263, Page 699, Gwinnett County, Georgia Records, as last transferred to **Deutsche**

vey prepared by Solar Land

Surveying Company for Nevir J. Garcia and Mariella De Garcia, dated December 20, 1995. Said legal descrip-tion is controlling however,

the property is commonly the property is Commonly thown as 186 Lockring Georgia

FORECLOSURE

Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 by **30047.** Map and Parcel # R6122-005C. The indebtedness secured by said Security Deed has been and is rust, Series 2007-SEAT by assignment recorded on November 30, 2009 in Book 49822 Page 663 in the Office of the Clerk of Superior Court of Gwinnett County, hereby declared due be-cause of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Fifteen Thousand and Al/100 deliles of the indebtedness as and when due. The indebtedness as amended the made for the purpose of paying the same, all expenses of the sale, including attorneys? fees and sand and 0/100 dollars (\$315,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtother payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which house door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property: All that certain parcel of land situated in Land Lots 194 and 211 of the 7th District County of may affect the title to said property: all zoning ordi-nances; matters which would be disclosed by an accurate survey or by in-spection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all of the 7th District, County of Gwinnett, State of Georgia, being known and designated as Lot 87, Block A, Unit 2, of Martins Farm, as shown and designated on a plat thereof recorded at Plat Book 72, Page 161, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Subject property is commonly known as: 419 Golden Meadows Cir., Suwanee GA 30024-2269 Tax ID: R7194104 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining designated on a plat thereof outstanding bills for public utilities which constitute utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Donald M. Bristol, and /or tenant (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 21ST Mortgage Corporation, and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21ST MORTGAGE CORPORATION, as Attorney-in-Fact for Donald M. Bristol. Contact: Jason Godwin Godwin Law Group ty 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 propenses of this sale, as pro-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-M. Bristol. Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwinlawgroup.-

FORECLOSURE

950-81001 9/7,14,21,28,2022

required by law to do
is: PHH Mortgage Cor

poration they can be con-tacted at 1-800-750-2518 for

foreclosure. Said property will be sold subject to any

outstanding ad valorem tax-es (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, encum-brances, zoning ordinances,

and audit of the status of the

loan with the holder of the

woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13331

This is an attempt to collect

a debt and any information obtained will be used for

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

950-80579 9/7,14,21,28,2022

NOTICE OF FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Irene Security Deed given by Irela Sharon Esquivel to Citifi-nancial Services, Inc dated January 4, 2008 and record-ed on January 4, 2008 in Deed Book 48547, Page 618, Gwinnett County, Georgia Records, and later assigned. Records, and later assigned to United Asset Management, LLC by Assignment of Security Deed recorded on September 10, 2021 in Deed Book 59168, Page 103, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Twenty Thousand Three Hundred Fifty-Seven And 00/100 Dol-Michelle R. Brantley or ten-ant(s); and said property is more commonly known as 419 Golden Meadows Cir, Suwanee, GA 30024. The sale will be conducted sub-ject to (1) confirmation that he sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the Fifty-Seven And 00/100 Dollars (\$20,357.00), 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 October 4, 2022 the following described property: All the following described property: All the following described property: loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 as Attorney in Fact for Jonathan M. Brantley and Michelle M. Brantley. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlowing described property, to-wit: all that tract or parcel of land lying an being Land Lot 44 of the 5th District, Gwinnett County, Georgia, being Lot 9, Block A of Deer Oaks Subdivision, Unit One, Oaks Subdivision, Unit One, as per plat recorded in Plat Book 37, Page 191, Gwinnett County, Georgia records, which plat is by reference incorporated herein and made a part here. (Land Lot 44 / 5th District) Being the same fee simple property as was conveyed by Warranty Deed from Cynthia M. Reagin to Irene Sharon Lanier, dated 01/29/2001 and recorded 01/29/2001 and recorded 03/01/2001, in Book 2236, Page 0199 and further being the same fee simple property conveyed by Quit Claim deed from Irene Sharon Under and by virtue of Power of Sale contained in Security Deed (Secondary Lien) from Donald M. Bristol to Mortgage Electronic Registration Systems, Inc., Lanier to Irene Sharon Esquivel, dated 09/25/2003 quiver, dated 09/20/2003 recorded on 10/14/2003 in Book 35372, Page 0162 in Gwinnett County records, State of GA. Tax ID #: R5044 189 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). United Asset Manage-

> record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Irene Sharon Esquivel or tenant Sharon Esquivel or tenant (s); and said property is more commonly known as 630 Deer Oaks Drive, Lawrenceville, GA 30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final convoyed to the control of the con cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. United Asset Management, LLC as Attorney in Fact for Irene Sharon Esquivel Irene Sharon Esquivel McMichael Taylor Gray, LLC SEO Engineering Drive, 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

en). United Asset Manage-

ment, LLC can be contacted

ment, LLC can be contacted at 1-800-931-2424 or by writing to P.O. Box 27370, Anaheim Hills, CA 92809, 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 dis-

closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of

00368 950-80668 9/7,14,21,28,2022 9//,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from REMEDIO J MENDEZ FELIZ and JUAN RIVERA to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, dated June 10, 2019, recorded June 19, 10, 2019, recorded June 19, 2019, in Deed Book 56673, Page 79, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even

date in the original principal amount of One Hundred

FORECLOSURE

Seventy-Two Thousand Nine Hundred Seventy-Five and 00/100 dollars (\$172,975.00), with interest (\$172,975.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY-FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the County Cournouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed including but not limited to the foling but not limited to the roi-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 15, BLOCK "OF ABINGTON PARK SUBDIVI-ABING TON TANA SUBBUTION SION, UNIT III, ACCORDING TO PLAT OF RECORD AT PLAT BOOK V", PAGE 85 OF GWINNETT COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF A CUL-DE-SAC THAT FORMS THE SOUTHEASTERN TERMINUS OF ADELIA COURT 279.6 FET SOUTHERLY, SOUTHERLY SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE MORTHEASTERLY, SION, UNIT III, ACCORDING IHE NORTHEASTERLY EASTERLY, SOUTHER LY, SOUTHER LY, LY, SOUTHER LY, LY, SOUTHER LY, SOUTHE THE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY SIDE OF THE RIGHT OF WAY OF ADELLA COUTY AND ITS CUL-DE-SAC, FROM A POINT WHERE THE NORTH-EASTERLY SIDE OF ADELLA COURT INTERSECTS THE SOUTHEASTERLY SIDE OF ELIZABETH LAND; RUNNING THENCE NORTH-ELIZABEIH LAND; KUNNING THENCE NORTHWESTERLY, NORTHERLY
AND NORTHEASTERLY
ALONG THE SOUTHWESTERLY, WESTERLY AND
NORTHWESTERLY SIDE OF
SAID CUL-DE-SAC 94.4
EEET TO A POINT ON THE NORTHWESTERLY SIDE OF SAID CUL-DE-SAC 94.4 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF ADELLA COURT; RUNNING THENCE SOUTHWESTERLY 200.1 FEET TO A POINT ON THE SOUTHWEST LINE OF LAND LOT 37; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF LAND LOT 37 A DISTANCE OF 273 FEET TO A POINT; RUNNING THENCE NORTHEASTERLY 269.7 NORTHEASTERLY 269.7 FEET TO THE SOUTHWEST-ERLY SIDE OF SAID CUL-DE-SAC AND THE POINT OF BEGINNING. Said legal description being controlling, however the property is more commonly known as 2879 ADELLA CT, SNEL-LVILLE, 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 in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys? fees (notice to collect same having been given) and all other payments provided for under the torne of the Society. the terms of the Security Deed. Said property will be sold on an ?as-is? basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the said security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is REMEDIO J MENDEZ FELIZ, JUAN RIVERA, 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 con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan moonly all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806,

200A, Ananelm, CA 92806, Telephone Number: 800-561-4567. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY,FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I as Attorney in Fact for REMEDIO J MENDEZ FELIZ, JUAN RIVERA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01999-2 Ad Run Dates 08/17/2022, 09/07/2022, 0//07/2022, 0//07/2022, 0//07/2022, 0//07/2022, 0//07/2022, 0//07/2022, 0//07/2022, 0/ negotiate amend or modify Dates 09/07/2022, 09/14/2022. 09/21/2022, 09/28/2022

8/17,9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from HEATHER FERGUSON to CHOICE CAPI-FERGUSON to CHOICE CAPITAL FUNDING INC, dated August 29, 2000, recorded September 1, 2000, in Deed Book 21207, Page 204, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Four Thousand Nine Hundred and 00/100 dollars (\$94,900.00), with interest (\$94,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to U.S. Bank Trust National U.S. ballk ITUSK Matinuity Association, not in its indi-vidual capacity but solely as Owner Trustee for VRMTG Asset Trust, there will be sold at public outcry to the highest bidder for cash at ingliest bloder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in October, 2022, all proper-ty described in said Security ty 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
176 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORLA BEING LOT 12 BLOCK

GIA BEING LOT 13 BLOCK

FORECLOSURE

B, PHASE II OF ARCH WAY FOREST, AS PER PLAT RECORDED IN PLAT BOOK

CORDED IN PLAT BOOK 56

PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS. Said legal de-

287: AS RERE

scription being controlling, however the property is more commonly known as 811 HERITAGE VALLEY ROAD, NORCROSS, GA 30093. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for un der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; 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 HEATHER FERGUSON, ES-HEATHER FERGUSÓN, ESTATE AND/OR HEIRS-AT-LAW OF HEATHER R. FER-GUSON, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify negotiate, amend or modify all terms of the loan (alall terms of the loan (al-though not required by law to do so) is: Selene Finance, Loss Mitigation Dept., 3501 Olympus Boulevard 5th Floor, Suite 500, Dallas, TX 75019, Telephone Number: 1-877-768-3759. Nothing in 0.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK INSTRUMENT. U.S. BANK
TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST as Attorney in Fact for HEATHER FERGUSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED ney's fees having been given). Said property is commonly known as **3575 FOX-**WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite WORTH TRAIL BUFORD, GA 30519, together with all fix-tures and personal property Avaion Ridge Place, Sulte 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SEF-20-01538-5 Ad Run Dates 09/07/2022,

950-80581 9/7,14,21,28,2022 NOTICE OF FORECLOSURE SALE UNDER POWER

09/21/2022,

trictions,

Dates 09/14/2022,

GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Alan Security Deed given by American C. Green to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for GMAC Mortgage Corporation DBA Ditech.-com, dated September 3, and recorded in Deed Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as In-denture Trustee for GMACM HOME EQUITY LOAN TRUST 2004-HE5 by assignment recorded on December 3, 2019 in Book 57075 Page 847 in the Office of the Clerk 847 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 Twenty-Five Thousand and 0/100 dollars (\$25,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest 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 October 4, 2022, the following described property: ALL THAT PARCEL OF LAND IN CITY OF SNELLVILLE, GWINNETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 22981, PAGE 1, ID AFROM AND DESIGNATED AS LOT 17, BLOCK B, BRANNAN'S MILL, LAND LOT 37, DISTRICT 6, FILED IN PLAT BOOK 81, PAGE 190. BY FEE SIMPLE DEED FROM MONTANA HOMES, INC. AS SET FORTH IN DEED BOOK 22981, PAGE 1, DATED 04/26/2001 AND RECORDED 05/01/2001, GWINNETT COUNTY RECORDS, STATE COUNTY RECORDS, STATE
OF GEORGIA. The debt secured by said Security Deed
has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Securi ty Deed. The debt remaining THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 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) 950-77596 not required by law to do so) not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (in-

ing ad valorem taxes (in-

cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection

of the property, any assess-

ments, liens, encumbrances,

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

signed, the party in possession of the property is Alan C. Green or tenant(s); and said property is more commonly known as 4365 Wa-

ters Way, Snellville, GA 30039. The sale will be con-

FORECLOSURE

ducted 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 redemp-tion or other lien not extinguished by foreclosure.
Wells Fargo Bank, National
Association, as Indenture
Trustee for GMACM HOME
EQUITY LOAN TRUST 2004HE5 as Attorney in Fact for Alan C. Green. Brock & Scott, PLLC 4360 Chamblee Brock & Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-09197 950-80586 9/7,14,21,28,2022 **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 SHELLEY HANNON and by SHELLEY HANNON and DANIEL HANNON to Mortgage Electronic Registry, Inc. as nominee for COUNTRYWIDE BANK, FSB, dated March 31, 2009, and recorded in Deed Book and recorded in Deed Book 49696, Page 0300, GWIN-NETT County, Georgia records, and last assigned to Bank United N.A., convey-ing the after-described property to secure a Note of even date in the original principal amount of \$224,079.00, 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 Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property: LAND SITUATED IN COUNTY OF GWINNETT, STATE OF GEORGIA ALL THAT TRACT OR PARCET OF I AND I YING the undersigned at public GEORGIA ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
184 OF THE 17TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 8,
BLOCK "A" FOXWORTH ESTATES SUBDIVISION, UNIT
1, PER PLAT RECORDED IN
PLAT BOOK 48, PAGE 10,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH GWINNETI COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERERNOC CKA: 3575 FOXWORTH TRAIL, BUFORD, GA 30519 PARCEL NUMBER: R7138-053 The debt secured by said Deed to Secure Debt has been and is hereby de-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 Deed to Secure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees paying hear div. 30341 404-789-2661 file no.: 22-07307

tures and personal property 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): SHELLEY HANNON and DANIEL HANNON or the party of the party and DANIEL HANNON or tenant or tenants. Said prop-erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable). (b) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters or record superior to the Deed record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, recovenants The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and put if the confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the stain the preceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC At-tention: Loss Mitigation De-partment 1600 South Doupartition 1800 South Doub glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured credibehalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being BANK UNITED N.A. as attorney in fact for SHELLEY HANNON and DANIEL HANNON Park-vary Law Group J.L. 1756 way Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 AUGUST 3, 404.719.5155 AUGUST 3, 10, 17, 24, 31, SEPTEMBER 7, 14, 21, 28, 2022 22-0091 THIS LAW FIRM IS ACTING

8/3,10,17,24,31,9/7,14,21, 28,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a

Security Deed given by Jack-ie Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee, for Homeward Residential, Inc., dated September 24, 2015, and recorded in Deed Book 53853, Page 0247, Gwinnett County, Georgia Records, as last transferred to **PHH** last transferred to PHH
Mortgage Corporation by
assignment recorded on
April 6, 2022 in Book 59845
Page 295 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 principal amount of One Hundred Twelve Thousand 0/100 (\$112,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

for cash before the court-

County, Georgia, within the

door of

FORECLOSURE

legal hours of sale on Octo-ber 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 78 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, OF UNIT ONE, MEMORIAL PARK ES-ONE, MEMORIAL PARK ESTATES SUBDIVISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT OUNTY GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-fault, 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 attorney's fees (notice of intent to collect attorney's fees having heap diversity of the same provinces of the same and the same provinces of the same and the same ney's fees having been giv-en). The entity having full authority to negotiate, en). The entity having run authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. tives to avoid to recrossing. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jackie Hudgen or the property is Jackie Hudgen or the property is decided. the property is Jackie Hudson or tenant(s); and said property is more commonly known as 1487 Pine St, Stone Mountain, GA 30087. 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 of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. PHH Mortage Corporation as Attorney in Fact for Jackie Hudson. Brock & Scott, PLLC 4360. Chambles Duwloody. 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA

9/7,14,21,28,2022

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 January 12 2018 dated January 12, 2018, from Jung Ja Keyes to Mort-gage Electronic Registration Systems, Inc., as nominee for Finance of America Reverse LLC, recorded on February 7, 2018 in Deed Book 55693 at Page 372 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of Area is Records. and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated January 12, 2018, in the amount of \$304,500.00, and said Note being in default, the under-signed will sell at public outsale before the door of the courthouse of Gwinnett County, Georgia, on October 4, 2022 the following described real property (here-inafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND RETING IN LAND LOT OR PARCÉL OF LAND LYING
AND BEING IN LAND LOT
236, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 48, BLOCK F,
STONECYPHER SUBDIVISION, UNIT THREE, AS PER
PLAT RECORDED IN PLAT
BOOK 127, PAGES 27- 28
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS HEREBY INCORPORATED HEREIN BY REFER
NCE. 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 pos-sible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of vided by law. To the best of the undersigned's knowl-edge, the person(s) in pos-session of the property is/are Jung Ja Keyes. The property, being commonly known as 557 Cypher Drive, Suwanee, GA, 30024 in Gwinnett County, will be sold as the property of Jung Ja Keyes, subject to any out-standing ad valorem taxes standing ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity to negotiate, amend or modify all terms of the above described mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be gotiate, amend or modify all terms of the above destrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security. of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America Re-verse LLC as Attorney in Fact for Jung Ja Keyes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone:

FORECLOSURE

PURPOSE.- 22-007798 A-4757346 09/07/2022, 09/21/2022, 09/21/2022, 09/28/2022

9/7,14,21,28,2022

NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Winifred U. King to Fairway Independent Mortgage Corporation, dated October 23, 2020, and recorded in Deed Book 58172, Page 682, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust by ascaddata Selles V Hist by das-signment recorded in Deed Book 59828, Page 120 in the Office of the Clerk of Superi-or Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-pal princing amount of three THAT PURPOSE. 9/7,14,21,28,2022

nal principal amount of three hundred twenty-three thou-sand ten and 00/100 (\$323,010.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the ingress bloder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on Octo-ber 4, 2022, the following described property: ALL
THAT TRACT OR PARCEL described property: ALL
THAT TRACT OR PARCEL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 227 AND 226
OF THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 267, BLOCK
D OF SHANNON LAKE SUBDIVISION, PHASE 2A, AS
PER PLAT RECORDED IN
PLAT BOOK 139, PAGES
211-218, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH PLAT IS MADE A
PART HEREOF AND INCORORATED HEREIN BY REFERENCE. The debt secured
by said Security Deed has
been and is hereby declared
due because of, among other
possible events of default,
failure to pay the indebtedness as and when due and
in the manner provided in in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN the Note and Security Deed Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Winifred U. King; or tenant

is Winifred U. King; or tenant (s); and said property is more commonly known as 3805 Beaver Swamp Road, Loganville, GA 30052. 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 star us of the loan with the holdtus of the loan with the hold er of the security deed. U.S. Bank Trust National Associa-tion, as Trustee of Cabana Series V Trust as Attorney in Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clear-water, FL 33764 Phone: (727) 474-9603 eser-Fact for Winifred water, FL 33764 Phone: (727) 474-9603 eser-vice@quinnlegal.com By: /s/ Dena L. Daniels Dena L. Daniels, Esq. Georgia Bar Number 736759 950-80738 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Saulius Kyzelis, hereinafter referred to as Grantor to Mortgage to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Caliber Home Loans, Inc. recorded in Deed Book 56061, beginning at page 475, 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 asid security deed, and the 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 bidder on the first Tuesday in October 2022, all Tuesday in October 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 14 of the 5th District, Gwinnett County, Georgia, being Lot County, Georgia, being Lot 15 of Block D, Unit One, Winnsong Chase, as per plat recorded in Plat Book 59, Page 154. Gwinnett County Records, which plat is incorporated herein by reference and made a part hereof, being improved property known as 2890 Maple Vista Lane according to the present system of numbering houses in Gwinnett County, Georgia. Parcel number: R5014 187 Said lead description being con gal description being con-trolling, however, the Prop-erty is more commonly known as: **2890 Maple Vista Lame, Lawrenceville, GA 30044** Said property will be sold on an "as-is" basis without any representation without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following than which may effect the items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any maters which might be disclosed by an accurate survey

and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all

other matters of record su-

perior to the said Security Deed. The sale will be con-

of the status of the loan with

the holder of the Security

Atlania, GA 30339 Prione: (770) 373-4242 By: Rohan Rupani For the Firm HIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY

INFORMATION OBTAINED WILL BE USED FOR THAT

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
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 800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Saulius Kyzelis, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Conlector, Suite 350 Atlanta, GA ialius il 3000 silellingle Culorinector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6856 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UN-DER FEDERAL LAW. IF SO, ANY INFORMATION OR. INFORMATION TAINED WILL BE USED FOR

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from MAGLOIRE
P. LABRANCHE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE
FOR RYLAND MORTGAGE
COMPANY, dated March 31,
2006. recorded April 7. 2006, recorded April 7 2006, in Deed Book 46353 2006, III Deed Book 46353, Page 660, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Three Hundred amount of Inree Hundred Four Thousand Three Hun-dred Thirty-Nine and 00/100 dollars (\$304,339.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to LoanCare,LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courtthe Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 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 305 OF THE 5TH DISTRICT. GWINNETT COUNTY, GEORGIA, BEING LOT 138, BLOCK B, APALACHEE HERITAGE SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED AT PLAT BOOK 109, PAGES 212-214, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known a 2666 MECHAN TERL DAGE. house, within the legal hours more commonly known 2666 KACHINA TRL, DACU-LA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including at torneys' fees (notice to collect same having beer 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 he subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or now due and pavable) the right of redemption of any taxing authority, matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and helief of the undersigned the owner and party in possession of the property is MAGLOIRE P. LABRANCHE, 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 the noder of the Securny
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:
LoanCare, LLC, Loss Mitiga-LoanCare, LLC, Loss Milliga-tion Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525, Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE,LLC INSTRUMENT. LOANGARE, LLC
as Attorney in Fact for MAGLOIRE P. LABRANCHE 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
DIBPOSE Attornay Contact: WILL BE USED FOR HAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. LNC-20-00378-4 Ad Run Dates 09/07/2022 09/07/2022

09/14/2022, 09/28/2022 950-80585 9/7.14.21.28.2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER

09/21/2022

Because of a default under the terms of the Security Deed executed by Jason W Lane to Mortgage Electronic Registration Systems, Inc., as Nominee for Brand Mort-gage Group, LLC dated May 20, 2011, and recorded in Deed Book 50695, Page 860, as last modified in Deed Book 54417, Page 461, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA, securing a Note in the original principal amount of \$98,475.00, the holder thereof pursuant to said Deed and Note thereby several based and Alote the articles. cured 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, October 4, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL