FORECLOSURE

IN LAND LOT 322, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK B. UNIT 1. THE SPRINGS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 56, PAGE 173, GWINNETT COUNTY GWINNETT COUNTY RECORDS, SAID PLAT BE-RECORDS, SAID PLAT BE-ING REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. Said property is known as 989 Spring View Place, Sugar Hill, GA 30518, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (ining ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and mat ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Jason W Lane, Jason and The Representative of the Estate of Jason W Lane and Monica Gail Lane, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Jason W Lane File no. 22-078313 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlant, GA 30346 (770) 220-2535/CL https://www.logs.com/*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ca Gail Lane, successor in USED FOR THAT PURPOSE. 950-79098 8/24,31,9/7,14,21,28,2022

same and all expenses of this sale, as provided in Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attortice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation 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 tax-NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from LOUIS A LOPEZ and CYNTHIA LOPEZ to MORTGAGE ELECTRONIC outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INEE FOR FAIRWAY INDE-PENDENT MORTGAGE COR-PORATION, dated July 18, 2013, recorded July 22, 2013, in Deed Book 52384, Page 0619, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set to secure a Note of even date in the original principal amount of Seventy-Five Thousand and 00/100 dol-lars (\$75,000.00), with interout above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mark Mascoll; Mark W Mascoll; or tenant(s); and est thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Colonial Savings, F.A., there will be sold at public outcry said property is more commonly known as 3330 Hart monly known as 333U Hart Way, Snellville, GA 30039. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptto the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. Bank Trust National Association of Trust National Association of Trust of the security o Security Deed including but not limited to the following described property: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 312 OF THE
5TH DISTRICT OF GWINNETT COUNTY, GEORGIA sociation, as Trustee of the Lodge Series III Trust as At-torney in Fact for Mark Mascoll a/k/a Mark W. Mascoll. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clear-AND BEING LOT 7, BLOCK A water, Fl. 33764 Phone: (727) 474-9603 eservice@quinnlegal.com by: /s/
Dena L Daniels Dena L
Daniels, Esq. Georgia Bar
Number 736759 OF ARCHER PLACE, UNIT ONE, AS PER PLAT BECORDED IN PLAT BOOK 65, PAGE 20 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS 950-80736 INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal 9/7.14.21.28.2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA description being control ling, however the property is Under and by virtue of the Power of Sale contained in a more commonly known 2685 ARCHER WAY, DACU-LA, GA 30019. The indebted-Security Deed given by Lisa
Mathew a/k/a Lisa Susan
Mathew and Kevin Mathew
Koshy to Mortgage Elecness 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 tronic Registration Systems. Inc., as grantee, as nominee for Branch Banking and Trust Company, dated Janmade for the purpose of uary 9, 2014, and recorded in Deed Book 52751, Page paying the same, all expenses of the sale, including at 721 Gwinnett County Geor gia Records, as last trans-ferred to Truist Bank, for-merly known as Branch Banking and Trust Company

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 undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and 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; assesments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to 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 LOUIS A LOPEZ, CYNTHIA LOPEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the hold er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alall terms of the loan (al-though not required by law to do so) is: COLONIAL SAVINGS, F.A., Loss Mitga-tion Dept., 2626 West Free-way Building B. Fort Worth, TX 76102, Telephone Num-ber: 800-937-6001. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to the terms of the mortgage instrument. COLONIAL SAV-INSTUMENT. COLONIAL SAVINGS, F.A. as Attorney in
Fact for LOUIS A LOPEZ,
CYNTHIA LOPEZ 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

9/7,14,21,28,2022

FORECLOSURE

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY. GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ING INCORPORATED HERE-IN AND MADE REFERENCE

due because of, among oth-

er possible events of default

The debt remaining in de-fault, this sale will be made

for the purpose of paying the

Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in posses-sion of the property is Math-ai Koshy and Mariamma Koshy and Kevin M. Koshy Under and by virtue of the Power of Sale contained in a Security Deed given by Mark Mascoll a/k/a Mark W. Masor tenant(s); and said prop-erty is more commonly known as 1130 Chris Lake coll to SunTrust Mortgage, Inc., dated July 30, 2002, and recorded in Deed Book 28426, Page 233, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, Dr, Lawrenceville, GA 30046. 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 Trust National Association, as Trustee of the Lodge Series III Trust by assignment recorded in Deed Book 56660, Page 717 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 princinal amount of one status of the loan with the holder of the security deed holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truist Bank, formerly known as Branch Banking and Trust Company as Attorney in Fact for Lisa Mathew a/k/a Lisa Susan Mathew and Kevin Mathew Koshy. Brock & Scott, PLLC 4360 Chambles Dunwoody Road Suite 310 nal principal amount of one hundred fifty-six thousand five hundred and 00/100 (\$156,500,00), with interest Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-(\$156,500.00), 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 2661 B&S file no.: 22-13569 950-80592 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING

FORECLOSURE

zoning ordinances, restric-

ters of record superior to the

covenants, and mat-

tions,

By virtue of a Power of Sale contained in that certain Security Deed from DARRYL MCINNIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE INC., dated December 7, 2010, in Deed Book 50458, Page 0131, Gwinnet County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original OF LAND LYING AND BEING IN LAND LOT 31 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK B, WINDSOR ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 31, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HERE-HERETO. The debt secured by said Security Deed has been and is hereby declared of even date in the original principal amount of One Hundred Three Thousand Two Hundred Seventy-Two and 00/100 dollars (\$103,272.00), with interest thereon as provided for failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. (\$103,272.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security scribed in said Security scribed 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
GWINNETT COUNTY, GEORLA BEING LOT 2 BLOCK DECK GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK B
OF SUMMERTOWN, UNIT 1,
AS PER PLAT THEREOF
RECORDED IN PLAT BOOK
2, PAGE 187, AS REVISED
IN PLAT BOOK 86, PAGE
110, GWINNETT COUNTY,
GEORGIA, RECORDS,
WHICH PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFER-A PART HEREOF BY REFER ENCE FOR A MORE DE-TAILED DESCRIPTION; AND BEING KNOWN AS 5262 DEEP SPRINGS DRIVE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as 5262 DEEP SPRINGS DR, STONE MOUNTAIN GA STONE MOUNTAIN, GA 30087. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice to collect same having been given) and all other payments provided for 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 undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DARRYL MCINNIS, 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 Deed. The entity having full Deed. The entity naving full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number, 1-800-Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 Shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for DARRYL MCINNIS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEET COL-FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, AMY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. Attorney Contact: Rupin Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
MINET-17-00913-4 Ad Run
Dates 09/07/2022,

by assignment recorded on July 5, 2022 in Book 60060

Page 132 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-

ter-described property to se-cure a Note in the original

cure a Note in the original principal amount of Ninety-Three Thousand and 0/100 dollars (\$93,000.00), with interest thereon as set forth therein, there will be sold at

public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following

ber 4, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 81 of the 5th District, Gwinnett County, Georgia, being Lot 3, Block A, Sydney Estates Subdivision, as per thereof recorded in Plat Book 73, pages 415 Cuinnet County.

page 135, Gwinnett County, Georgia records, which plat is incorporated herein and

made a part of this descrip-

tion. Subject Property Ad

1130 Chris Drive, Lawrenceville, GA Parcel ID: R5081-370 The debt secured by said Securi-

ty Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the

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 attor-

and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing full authority to negoti-

ate, amend or modify all terms of the loan (although

not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss

Mitigation Dept, or by writ-ing to 1001 Semmes Av-enue, Richmond, Virginia 23224, to discuss possible

alternatives to avoid foreclo-

sure. Said property will be

sule. Sald 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 ac-

curate survey and inspection of the property, any assess-

Nates 09/07/2022, 09/14/2022, 09/28/2022, 09/28/2022, 09/21/2023, 09/21/2022, 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 CHARLES E. MOSLEY to
SUNTRUST MORTGAGE,
INC., dated February 16,
2001, and recorded in Deed
Book 22305, Page 0255,
GWINNETT County, Georgia
records, and last assigned to
BANK UNITED N.A., convey-Under Power BANK UNITED N.A., conveying the after-described property to secure a Note of even date in the original principal amount of \$70,583.00, 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 October,

SCRIBED AS FOLLOWS: TO BEGINNING, BEING AT THE POINT OF BEGINNING, BEING AT THE POINT COMMON TO THE INTERSECTION OF LAND LOTS 18, 19, 30 AND 31, 6TH DISTRICT, THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 19 AND 30, SOUTH 60 DEGREES 33 MINUTES WEST A DISTANCE OF 358.85 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 37 MINUTES WEST A DISTANCE OF 594.51 FEET TO AN IRON PIN; THENCE NORTH 37 DEGREES 13 MINUTES EAST A DISTANCE OF 187.44 FEET TO AN IRON PIN; THENCE NORTH 37 DEGREES TA DISTANCE OF 187.44 FEET TO AN IRON PIN; BEING THE TRUE POINT OF BEGINNING OF SAID TRACT, PROCEED NORTH 37 DEGREES 2 MINUTES WEST A DISTANCE OF 615.50 FEET TO AN IRON PIN; DEGREES 2 MINUTES WEST A DISTANCE OF 615.50 FEET TO AN IRON PIN ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HIGHWAY 124; THENCE ALONG SAID RIGHT OF WAY LINE OF GEORGIA HIGHWAY 124; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 41 DEGREES 12 MINUTES EAST,

FORECLOSURE FORECLOSURE

2022, to wit: October 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BUFORD, GWINNETT COUNTY, GEORGIA AND IN THE THI LAND DISTRICT OF SAID COUNTY DESCRIBED AS FOLLOWS: COMMENCING AT A COR-A DISTANCE OF 86.76 FEET
TO AN IRON PIN; THENCE
SOUTH 46 DEGREES 36
MINUTES EAST A DISTANCE OF 592.68 FEET TO
AN IRON PIN; THENCE
SOUTH 37 DEGREES 13
MINUTES WEST A DISTANCE OF 190.48 FEET TO
THE TRUE POINT OF BEGINNING. Said property is DESCRIBED AS FOLLOWS:
COMMENCING AT A CORMER ON THE SOUTH SIDE
OF NEW STREET AND ESPY
STREET, AND RUNNING IN
A NORTHERLY DIRECTION
ALONG NEW STREET 71
FEET TO A CORNER;
THENCE IN AN EASTERLY
DIRECTION ALONG THE
LINE OF PROPERTY OF
JOHN Q. ALLEN 75 FEET TO
A CORNER; THENCE IN A NING. Said property is known as 3212 Centerville Hwy, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or to now due and payable). JOHN Q. ALLEN 75 FEET TO
A CORNER; THENCE IN A
SOUTHERLY DIRECT
ALONG THE LINE OF JOHN
Q. ALLEN 71 FEET TO SPY
STREET; THENCE IN A
WESTERLY DIRECTION
ALONG ESPY STREET TO
THE POINT OF BEGINNING
AT NEW STREET. The debt
secure Debt has been and is
hereby declared due because of, among other possible events of default, failnot now due and payable) the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Securecord superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 the Deed to Secure Debt and by Bankruptcy Code and (2) to final confirmation and audit law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 85 NEW ST BUFORD, GA 30518, together with all fixof the status of the loan with the secured creditor. The property is or may be in the possession of Aaron A Neal, successor in interest or ten-ant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Aaron A. Neal File no. 22-079179 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 290-285609 successor in interest or tentures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the lief of the undersigned, the party (or parties) in possession of the subject property is (are): CHARLES E. MOSLEY or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80575 9/7,14,21,28,2022

an accurate survey and in-

Notice of Sale

an actuate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encuments, according profiles to the second security of the second secon Under Power
Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a Deed to Secure Debt given Deed to Secure Debt given by SUSAN B. NEALS to Mortgage Electronic Registration Systems, Inc. as nominee for NFM, INC. DBA NFM LENDING, dated March 31, 2016, and recorded in Deed Book 54197, Page 38, GWINNETT County, Georgia records, and last assigned to brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1: o.C.G.A. Section 9-13-172.1; and (3) final 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, records, and last assigned to records, and last assigned to Carrington Mortgage Services, LLC, conveying the after-described property to secure a Note of even date in the original principal amount of \$325,000.00, 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 which allows for certain pro-cedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided or Gwinnell County, deby gia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: Octo-ber 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTE 38 AND 20 in the preceding paragraph. Pursuant to O.C.G.A. Section 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 Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to negotiate, amend or modi-OF LAND LYING AND BEING IN LAND LOTS 28 AND 29 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 54, BLOCK B, ANNISTOWN MEADOWS SUBDIVISION, AS PER PLACE RECORDED IN PLAT BOOK HECORDED IN PLAT BOOK 114, PAGES 169-172, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND to negotiate, amend or modi-CORPORALED HEREIN AND
MADE A PART HEREOF; BEING KNOWN AS 3270
MOON BEAM COURT ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING IN
GWINNETT COUNTY, GEORfy the terms of the Deed to Secure Debt described here-Secure Debt described herein. This sale is conducted on
behalf of the secured creditor under the power of sale
granted in the aforementioned security instrument,
specifically being BANK
UNITED N.A. as attorney in
text. For CHABLES E. 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 nurpose UNITED N.A. as attorney in fact for CHARLES E. MOSLEY Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 AUGUST 24. 404.719.5155 AUGUST 24.
31. SEPTEMBER7. 14. 21.
28. 2022 22-0110 THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
260. 2729. 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 the same and the same and the same areas of the same and the same areas are same as the same areas and the same areas are same as the same areas.

tice of intent to collect attor-ney's fees having been giv-en). Said property is com-monly known as 3270 MOON BEAM CT SNEL-LVILLE, GA 30039, together 8/24,31,9/7,14,21,28,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the under-Because of a default under the terms of the Security Deed executed by Aaron A. Neal to Mortgage Electronic edge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): SUSAN B. NEALS or tenant or tenants. Said property will be sold subject to (a) any outstand-Registration Systems, Inc., as Nominee for USAA Fedas Nominee for USAA Federal Savings Bank dated February 2, 2017, and recorded in Deed Book 54917, Page 758, Gwinnett County Records, said Secuing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by rity Deed having been last sold, assigned, transferred rity Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage**, **LLC**, securing a Note in the original principal amount of \$127,400.00, the an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure amount of \$127,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, Debt first set out above, in-cluding, but not limited to, assessments, liens, encumtire amount of said indebtedness due and payable and,
pursuant 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
cash, the property described
in said Deed, to-wit: ALL
THAT TRACT OR PARCEL
OF LAND, TOGETHER WITH
ALL IMPROVEMENTS LOCATED THEREON, LYING
AND BEING IN LAND LOT 30
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, AS SHOWN ON A PLAT
OF SURVEY BY MICHAEL A.
ROYSTON, SURVEYOR,
DATED MAY 31, 1978, CONTAINING 1.916 ACRES,
MORE OR LESS AND MORE
PARTICULARLY
DESCRIBED AS FOLLOWS: TO
FIND THE TRUE POINT OF
BEGINNING, BEING AT THE assessite its, fiels, elicitors, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1 and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain pro-cedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that 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 Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described here in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, tioned security instruments, specifically being Carrington Mortgage Services, LLC as attorney in fact for SUSAN B. NEALS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404,719,5155 SEPTEMBER

7 14 21 28 2022 22-0143

FORECLOSURE

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80976 9/7,14,21,28,2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA. GEUNGIA.
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Viren R. Patel to Smart Venture Capital, LLC, dated March 20, 2019, recorded in Deed Book 56476, Page 0009, Book 564/6, Page 0009, and later assigned to Geeta Rashmiya through assignment of Security Deed recorded in Deed Book 58996, Page 00664, Gwin-S8996, Page 00664, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVEB SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$765,000.00), with interest thereon as set forth therein. There will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022. Property description is:: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 299 OF THE 6th DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK B, RIVER MANSION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 156, GWINNETT COUNTY, COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. THIS
PROPERTY IS ALSO
KNOWN AS 3650 RIVER MANSION DR WITH PARCEL ID R6299 204 The debt se-cured 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 pro-vided 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 the law Said property will be by law. 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 acceptable. might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, security deeds and matters of record superior to the Security Deed first set out above. Geeta Rashmiya is the hold-er of the Note and Security Deed to the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Geeta Rashmiya, 1508 Ridemond IP: Lillurn

GA 30047. gngrash-miya123@gmail.com. The sale will be conducted subject to (1) 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. 950-80657 9/7,14,21,28,2022 1508 Ridgemont Dr, Lilburn GA 30047. gngrash-

9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by FABIAN PENA to NURY & MOISES SURI, dated May 31, 2022, recorded in Deed Book 59992, Page 263, GWINNETT County, Georgia Records, conveying the after-described property to see Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY FIVE THOUSAND AND 0/100 DOLLARS (\$225,000.00), with interest thereon as seriorth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of fore the courthouse door of GWINNETT County, Georgia. within the legal hours of sale on the first Tuesday in Octo-ber, 2022, the following de-scribed property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 110, OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 49, BLOCK G OF STONE MILL SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R55110 172

The debt secured by said ALL THAT TRACT OR PAR-The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in Security Deed. as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having

inal principal amount of \$152,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HERRIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. been given). Said property will be sold saliproperty 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 covered curving to the Social Control of the Social Control record superior to the Security Deed first set out above

The entity that has the full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NURY & MOISES SURI, 2250 Satellite Blvd, Suite 225, Duluth, GA 30097, 770-263-9993. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the security instrument.

To the best knowledge and the party in possession of the property is FABIAN PENA, or a tenant or tenants and said property are more commonly known as 905 Stone Mill Run, Lawrenceville, Georgia

FORECLOSURE

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 confirmation and audit of the status of the loan with the holder of the security deed.

NURY & MOISES SURI as Attorney in Fact for FABIAN PENA Hollingsworth & Associates, LLC 2250 Satellite Blvd. Ste 225 Duluth, Georgia 30097 (770) 263-9993 Our file no. 22-1304L 950-81008 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 WILL BE USED FOR THAT PURPOSE. Under and by virtue of the

nair of and, as necessary, in consultation with JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION WORTGAGE CORPORATION the current investor on the MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION, May be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE. COLUMBUS. OH Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky L. Ponder to Citifinancial Services, Inc dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not reand later assigned to J.P.
Morgan Mortgage Acquisition Corp. by Assignment of
Security Deed recorded on
August 28, 2018 in Deed
Book 56099, Page 701,
Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of Two
Hundred Sixty-Five Thousand Three Hundred One
And 39/100 Dollars
(\$265.301.39). with interest quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem And 39/100 Dollars (\$265,301.39), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey 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 TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 3, BLOCK A, BROOKWOOD MEADOWS SUBDIVISION, UNIT 1, AS and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning nens, encumorances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-BROOKWOOD MEADOWS SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID #: R5009 263 The debt secured by said Security Deed has been and is hereby declared due because of, among other posed under the 0.5. Balkrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for ertain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure nereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note documents may not be pro-vided until final confirmation vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION AS AUTONEW IN Fact for 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, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., as Attorney in Fact for MARCELA RAMOS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to dispute the contact of the contact 00000009459942 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, son, Texas 75001 Tele-phone: (972) 341 5398. 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SE-GEORGIA, property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

CURITY DEED STATE OF COUNTY Pursuant to a power of sale contained in a certain securirecord superior to the Secu-rity Deed first set out above.

the best knowledge and

belief of the undersigned, the parties in possession of

the property are Yvonne J.
Ponder or tenant(s); and
said property is more commonly known as 1727
Manor Brook, Snellville, GA

30078. The sale will be con-

ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

final confirmation and audit of the status of the loan with the holder of the security deed. J.P. Morgan Mortgage Acquisition Corp. as Attor-ney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive.

3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

Notice of Sale

Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given

Deed to Secure Debt given by MARCELA RAMOS to COASTAL LENDING CORPORATION, dated 06/04/2002, and Recorded on 08/09/2002 as Book No. 28325 and Page No. 0080, GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FI-

R. A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR
BY MERGER TO CHASE
MANHATTAN MORTGAGE
CORPORATION (the Secured

Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of

inal principal amount of \$152,250.00, with interest at

REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
BEING IMPROVED PROPERTY KNOWN AS 5700
HOLLOW RIDGE LANE, ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
HOUSES IN COMMINET

HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the

manner provided in the Note

and Deed to Secure Debt. Because the debt remains in

00374

950-80669

9/7,14,21,28,2022

ty deed executed by Angelo Renteria, hereinafter re-Morgan Chase Bank, N.A. recorded in Deed Book 49203, beginning at page 667, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of and county, and by virtue of a default under the terms of adeland under the terms of 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 rity deed and note secured high deed allo 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 83 of the 5th District, Gwinnett County, Georgia, being Lot 47, Block B, Grayland Hills Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 72. Gwinnett

Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 72, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 185 Johnson Road according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 185 Johnson Road, Lawrenceville, GA 30046 Said property will be sold on "as-is" basis without any representation, warranty or representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an acof the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The said Security will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negotiate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank,

bell & Brannon, LLC Attor

MidFirst terms of the Note and Śecurity Deed. MidFirst Bank, through its division Midland Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property possession of the property is believed to be Angelo Renteria, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Camp-

FORECLOSURE

FORECLOSURE

default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-

vided in the Deed to Secure

vided in the Deed to Secure
Debt and by law, including
attorney's fees (notice of intent to collect attorney's fees
having been given). JPMORGAN CHASE BANK, N.A.
SUCCESSOR BY MERGER
TO CHASE HOME FINANCE,
LLC SUCCESSOR BY MERGEER TO CHASE MANHATTAN
MORTGAGE CORPORATION
holds the duly endorsed

Note and is the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on belief of and as recognetive.

half of and as necessary

neys at Law Glenridge High-lands II 5565 Glenridge Con-nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5550F1 THÍS LAW FIRM MAY BE HELD TO BE ACT-MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 **Travis**

Richardson, hereinafter re-ferred to as Grantor. to

Mortgage Electronic Registration Systems, Inc. as nominee for The American

nominee for the American Eagle Mortgage Co, LLC recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed 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 withir the legal hours of sale, to the highest bidder on the first Tuesday in October 2022, all property described in said security deed including but not limited to the following not imitted to the following described property: All that tract or parcel of land lying and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126 nages 35-37 (Gwinnett plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which plat is incorporated herein and made a part here-of by reference. Said legal description being control-ling, however, the Property is more commonly known as: 4441 Rosegate Drive, Snellville, GA 30039 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to the following items which may affect the title: any outmay 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 accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale said security beed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotite the more than the mo ate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief the naty in edge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Pugh, or tenant(s). MidFirst 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 Connector Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 21-6651F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80781 9/7,14,21,28,2022

77538 8/10,17,24,31,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MONIQUE A SIMPSON and STEFEN JONES to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CROSSCOUNTY MORTGAGE LLC, dated June 30, 2021, recorded July 7, 2021, in Deed Book 58925, Page 00882, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of ever date in the original principal amount of Four Hundred Eight Thousand Four Hundred Sixty-Five and 00/100 dollars (\$408,465.00), with interest thereon as provided for therein said. for therein, said Security Deed having been last sold, assigned and transferred to Crosscountry Mortgage, LLC Crosscountry Mortgage, LLC fka Crosscountry Mortgage, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT TOP PARCEL OF LAND LYING AND BEING IN LAND LOT 89

OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 8, BLOCK A, BUCKINGHAM SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA, ACCORDING TO APLAT OF SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 189, GWINNETT COUNTY, GEORGIA, GOORGIA GEORGIA 45, PAGE 189, GWINNEI I
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED BY REFER.
ENCE HEREIN AND MADE A
PART HEREOF. (PRIOR INSRTUMENT REFERENCE:
WARRANTY DEED
DECORDED IN DEED BOOK WARRANTY DEED
RECORDED IN DEED BOOK
5560, PAGE 157, GWINNETT
COUNTY, GEORGIA
RECORD) Said legal description being controlling, however the property is more commonly known as 2025

PARLIAMENT DR,
LAWRENCEVILLE, GA

30043. The indebtedness secured by said Security Deed cured by said security beed 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 (notice to collect same having been given) and all other payments provided for un-der the terms of the Security