FORECLOSURE known as **186 Lockring Drive**, **Lilburn**, **Georgia 30047**. Map and Parcel #
R6122-005C. The indebtedness secured by said Securi-ty Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same purpose of paying the same, all expenses of the sale, in-cluding attorneys? fees and other payments provided for under the terms of the Security Deed and Note. property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; 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 outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possessigned, the property is Don-ald M. Bristol, and /or tenant (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not prohibited under the States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 21ST Mortagge Corporation, and its gage corporation, and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21ST MORT-GAGE CORPORATION, as Attorney-in-Fact for Donald Attorney-In-Fact for Donald M. Bristol. Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwinlawgroup.-

950-81001 9/7,14,21,28,2022 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 Power of Sale contained in a Security Deed given by Irens Sharon Esquivel to Citifinancial Services, Inc dated January 4, 2008 and recorded on January 4, 2008 in Deed Book 48547, Page 618, Gwinnett County, Georgia 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 se Power of Sale contained in a records, conveying the arter-described property to secure a Note in the original principal amount of Twenty Thousand Three Hundred Fifty-Seven And 00/100 Dolars (\$20,357.00), with interest thereon as set forth therein, there will be sold at public active, to the highest 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 deber 4, 2022 the following described property: All the following 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, 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 / 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 03/01/2001, in Book 2236, Page 0199 and further being the same fee simple property conveyed by Quit Claim deed from Irene Sharon Lanier to Irene Sharon Esquivel, dated 09/25/2003 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 oththe same fee simple proper 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 house between the collect attorney's fees the busine beautiful to the collect attorney's fees busine beautiful to the collect attorney's fee busine beautiful to the collect attorney's fee busine beautiful to the collect attorney's fees busine beautiful to the collect attorney's fees busine beautiful to the collect attorney to the colle tice of intent to collect attor-ney's fees having been giv-en). United Asset Manage-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 appropriate the property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not vet 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 ordiencumbrances, zonning of unances, 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 parties in progression of

the parties in possession of the property are Irene Sharon Esquivel or tenant (s); and said property is (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. Bankruptcy Code and (2) to final confirmation 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 Sharon Esquive McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-950-80668

9/7,14,21,28,2022

9/7,14,21,28,2022

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 PARTINERSHIP, dated June PARTNERSHIP, dated June 10, 2019, recorded June 19, 2019, in Deed Book 56673, Page 79, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even

FORECLOSURE

amount

date in the original principal amount of One Hundred Seventy-Two Thousand Nine GIA, BEING LOT 13, BLOCK B, PHASE II OF ARCH WAY FOREST, AS PER PLAT RECORDED IN PLAT BOOK Hundred Seventy-Five and dollars (\$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, here will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed including but not limited to the followed the said Security Deed including but not limited to the followed. ing but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 15, BLOCK "I" OF ABINGTON PARK SUBDIVISION, UNIT III, ACCORDING TO PLAT OF RECORD AT PLAT BOOK "V", PAGE 85 OF GWINNETT COUNTY ing but not limited to the fol-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 SOUTHEAST-ERN TERMINUS OF ADELIA COURT 279.6 FEET SOUTHERASTERLY SOUTHERLY, SOUTHWEST-

SOUTHERLY, SOUTHWEST-ERLY, WESTERLY AND ERLY, WESTERLY AND NORTHWESTERLY ALONG THE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHWESTERLY 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; RUN-SOUTHEASTERLY SIDE OF ELIZABETH LAND; RUNNING THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY AND THE SOUTHWESTERLY, WESTERLY AND 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 SOUTHWESTERLY SIDE OF ADELLA COURT; RUNNING THENCE SOUTHWESTERLY 200.1 FEET TO A POINT ON 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
FEET TO THE SOUTHWEST
ERLY SIDE OF SAID CULDE-SAC AND THE POINT OLE
BEGINNING. Said legal de-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. terms of said Security Deed. The indebtedness remaining

in default, this sale will be made for the purpose of paying the same, all expens-es of the sale, including ates 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 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other

matters of record superior to 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, HEMEDIO J MENDEZ FELIZ, JUAN RIVERA, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed 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 négotiate, amend or modify 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, 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 ity to negotiate, amend or require a secured creditor to

require a secured creditor to negotiate, amend, or modifies 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 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, 09/14/2022. 09/14/2022. 09/14/2022,

09/07/2022, 09/14/2 09/21/2022, 09/28/2022 950-79101 8/17,9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from HEATHER 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 original principal amount of Ninety-Four Thousand Nine Hundred and 00/100 dollars (\$94,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to

U.S. Bank Trust National 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 the Gwinnett County Courthouse, within the legal hours of sole on the first Tuesday. 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 REING IN LAND LOT AND BEING IN LAND LOT 176 OF THE 6TH DISTRICT,

FORECLOSURE

48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56, PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as 811 HERITAGE VALLEY ROAD, NORCROSS, GA 30093. The indebtedness sequed by each Service based sourced by each Service by service by each service by 30093. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (no-tice to collect same having tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the 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 which would be disclosed to disclosed an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is
HEATHER FERGUSON, ESTATE AND/OR HEIRS-ATLAW OF HEATHER R. FERGUSON, or tenants(s). The
sale will be conducted subject (1) to confirmation that
the sale is not prohibited upthe 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 holdto the loan will the hold the entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance, Loss Mitigation Dept., 3501 Clympus Boulevard 5th Floor, Suite 500, Dallas, TX 75019, Telephone Number: 1-877-768-3759, 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. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTE FOR VRMTG ASSET TRUST as Attorney in Fact for HEATHER FERGUSON THE BELOW LAW FIRM MAY BE HEAIHER FERGUSON INE 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: PURPOSE. Attorney contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No.

SEF-20-01538-5

09/14/2022

Ad Run

09/07/2022

09/21/2022,

09/28/2022 950-80581 9/7,14,21,28,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Alan C. Green to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for GMAC Mortgage Corporation DBA Ditech. 2004, and recorded in Deed Book 39931, Page 0046, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as Indenture 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 of Superior Court of Gwinnett County, Georgia Records, conveying the af-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 bidder for cash before the courthouse door of Gwinnett County, Georgia, within the 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# R6037-319. BEING KNOWN 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 SONT/2001 AND RECORDED 05/01/2001 AND RECORDED 05/01/2001 AND RECORDED 05/01/2001 AND RECORDED 05/01/2001, GWINNETT 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-County, Georgia, within the legal hours of sale on Octodue and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law including attempts. 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) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, ing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid forecloatternatives to avoid indecides sure. Said property will be sold subject to any outstand-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

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 knowledge and belief of the undersigned, the party in possession of the property is Alan

monly known as 4365 Wa-

said property is more

Green or tenant(s); and

FORECLOSURE

ters Way, Snellville, GA 30039. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. Wells Fargo Bank, National Association, as Indenture Trustee for GMACM HOME EQUITY LOAN TRUST 2004-HE5 as Attorney in Fact for Alan C. Green. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-09197 950-80588 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 DANIEL HANNON to Mort-gage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE BANK, FSB, dated March 31, 2009, and recorded in Deed Book 49696, Page 0300, GWIN-NETT County, Georgia records, and last assigned to Bank United N.A., conveying the after-described property to secure a Note of property to the property to the principal princip 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 Toury, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property: LAND SIT-UATED IN COUNTY OF GWINNETT, STATE 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, BEING LOT 8, BLOCK "A" FOXWORTH ESTATES SUBDIVISION, UNIT 1, PER PLAT RECORDED IN PLAT BOOK 48, PAGE 10, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. CKA: 3575 FOXWORTH TRAIL, BUFORD, GA 30519 PARCEL NUMBER: R7184-PARCEL NUMBER: R7184-053 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 paving the same and all 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 after. tice of intent to collect attorney's fees having been giv-en). Said property is com-monly known as 3575 FOX-WORTH TRAIL BUFORD, GA 30519, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property party (or parties) in posses-sion of the subject property is (are): SHELLEY HANNON and DANIEL HANNON or tenant or tenants. Said prop-erty will be sold subject to

(a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the propand inspection 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, encumbrances, zoning ilens, encumbrances, 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 ed under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 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, which allows for certain procedures regarding the rescission of judicial and on-judicial sales in the State of Georgia, the Deed State of Georgia, the Deed Under Power and other fore-Under Power and other fore-closure 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 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negoti-ate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services. LLC At-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 require the secured creditor to negotiate, amend or modify 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
fact for SHELLEY HANNON
and DANIEL HANNON Bark. and DANIEL HANNON Park-way Law Group, LLC 1755 North Brown Road Suite 150

North Brown Road Suite 150
Lawrenceville, GA 30043
404.719.5155 AUGUST 3,
10, 17, 24, 31, SEPTEMBER
7, 14, 21, 28, 2022 22-0091
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
950-77596
8/3,10,17,24,31,9/7,14,21, 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 Jackie Hudson to Mortgage
Electronic Registration Sysrems, Inc., as grantee, as nominee, for Homeward Residential, Inc., dated September 24, 2015, and recorded in Deed Book recorded in Deed Book 53853, Page 0247, Gwinnett County, Georgia Records, as 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 se-cure a Note in the original principal amount of One Hundred Twelve Thousand and 0/100 dollars (\$112,000.00), with interest thereon as set forth therein,

there will be sold at public

outory to the highest bidder

for cash before the court-

WILL BE LISED FOR THAT

FORECLOSURE FORECLOSURE

house door of Gwinnett County, Georgia, within the legal hours of sale on Octo-ber 4, 2022, the following described property: ALL Der 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 78 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TOT 7, BUILD TO THE FORM THE COUNTY, GEORGIA, BEING LOT 7, BLOCK A, OF UNIT ONE, MEMORIAL PARK ES-TATES SUBDIVISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPERI-OR COURT OF GWINNETT OR COURT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-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 indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in de-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 Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attor-

tice of intent to collect attor-ney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: 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. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien but 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 nens, 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 Hud-son 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 the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. PHH Mort-gage Corporation as Attor-ney in Fact for Jackie Hud-son. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S flue. 22-07307 950-80578 of the loan with the holder of

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, 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 and conveyed to rmanes a. America Reverse LLC by Assignment and said Security need having been given to 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 (hereinafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND REING IN LAND LOT OR PARGEL 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 137 PACES 97. 28 BOOK 127, PAGES 27- 28 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN BY REFER-FNCE. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure the policy that the control of the control ure 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 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-Ja Keyes, subject to any outstanding 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 inspec-tion thereof, and all assess-

tion thereof, and all assess-ments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-obtate. amend or modify all gotiate, 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 erty is more commonly known as: 2890 Maple Vista Lane, Lawrenceville, GA 30044 Said property will be sold on an "as-is" basis foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage in the secured. The cale will be without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following themselved by the subject to the following themselved by the sale will be subject to the following themselved by the sale will be subject to the following themselved by the sale will be sale without the sale will be sale without the sale will be sale without the sale will be sale without the sale without the sale will be sale without the sale will be sale without the sale will be sale with the sale w strument. The sale will conducted subject (1) items which may affect the title: 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 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 and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all 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: other matters of record superior to the said Security Deed. The sale will be con-Atlania, GA 30339 Prione: (770) 373-4242 By: Rohan Rupani For the Firm HS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

final confirmation and audit

of the status of the loan with

the holder of the Security

PURPOSE.- 22-007798 A-4757346 09/07/2022, 09/21/2022, 09/21/2022, 09/28/2022 950-79923

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 WILL BE USED FOR THAT 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, Gwinnert County. Georgia Book 58172, Page 682, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust by assignment recorded in Deed Book 59828, Page 120 in the Office of the Clerk of Superi-or Court of Gwinnett County, Georgia Records, conveying or Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of three hundred twenty-three thousand 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 for cash before the court-nouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property: ALL nal principal amount of three 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 DOF 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 INCORPORATED HEREIN BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among othdue 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 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

Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eure-ka, CA 95501, to discuss possible alternatives to avoid

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

950-80578 9/7,14,21,28,2022

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 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 matters of record superior to 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 status of the loan with the holder of the security deed. U.S. Bank Trust National Associa-tion, as Trustee of Cabana Series V Trust as Attorney in Fact for Winifred U. King. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clear-water, FL 33764 Phone: (727) 474-9603 eser-vice@quinnlegal.com By: /s/ Dena L. Daniels Dena L. Daniels Esg. Georgia Bar Daniels, Esq. Georgia Bar Number 736759 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED GEORGIA. STATE OF GEO Pursuant to a power of sale contained in a certain security deed executed by **Saulius** Kvzelis, hereinafter referred Kyzelis, hereinafter referred 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 country, and by virtue of and county, and by virtue of a default under the terms of adeland index in the terms of the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deal and note secured present notice to said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in 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 let 14.4 and being in Land Lot 14 of the 5th District, Gwinnett 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 incor-porated herein by reference and made a part hereof, be-ing 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 legal description being con gal description being controlling, however, the Property is more commonly

FORECLOSURE

Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate amend on 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 of the undersigned's knowl. 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 Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6856 THIS LAW FIRM MAY 6856 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UN-DER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 950-80775 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from MAGLOIRE P. LABRANCHE to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR RYLAND MORTGAGE COMPANY, dated March 31, 2006, recorded April 7, 2006, in Deed Book 46353, Page 660 Gwinnett County 2006, in Deed Book 46333, 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 Three Hundred Four Thousand Three Hundred 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 Courthouse, within the legal hours of sale on the first Tuesday house, 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. 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 as more commonly known 2666 KACHINA TRL, DACU-LA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deel. The indebtedness remaining in default, this sale will be made for the purpose of paying the same all expenses. paying the same, all expenses of the sale, including ates of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also 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) not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances: assessments; liens; encumsessments; nens; 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 possession of the property is MAGLOIRE P. LABRANCHE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: James by law to do so); the LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to

162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE, LLC as Attorney in Fact for MA-GLOIRE 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 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 09/14/2022, 09/28/2022 950-80585 09/21/2022,

9/7.14.21.28.2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE NOTICE OF SALE
UNDER POWER
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 Mortgage 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 bandened the patients. cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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

FORECLOSURE

IN LAND LOT 322, 7TH DISTRICT, GWINNETT COUNTY GEORGIA, BEING LOT 29 GEURGIA, BEING LUI 23,
BLOCK B. UNIT 1, THE
SPRINGS SUBDIVISION, AS
PER PLAT RECORDED AT
PLAT BOOK 56, PAGE 173,
GWINNETT COUNTY
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-30518, together with all 11x-tures and personal property attached to and constituting a part of said property, will 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 redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric tions. covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-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 Monigary (Call Lane, Suppossor). of Jason W Lane and Monica Gail Lane, successor 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 Attanta, 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. USED FOR THAT PURPOSE.

> NOTICE OF FORECLOSURE SALE UNDER POWER COUNTY, GWINNETT GEORGIA

COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Mark Mascoll a/k/a Mark W. Mascoll a/k/a Mark W. Mascoll 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 stransferred to U.S. Bank known as 1130 Chris Lake as Trustee of the Lodge Series III Trust by assignment recorded in Deed Book 56660, Page 717 in the Of-fice of the Clerk of Superior Court of Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of one hundred fifty-six thousand five hundred and 00/100 (\$156.500.00), with interest (\$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 THAT TRACT OR PARCE! 950-80592 9/7.14.21.28.2022 Because of a default under the terms of the Security Deed executed by Aaron A. Neal to Mortgage Electronic Registration Systems, Inc., as Nominee for USAA Fed-OF LAND LYING AND BEING IN LAND LOT 31 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK B, WIND-SOR ESTATES SUBDIVI-SION, AS PER PLAI RECORDED IN PLAT BOOK 58, PAGE 31, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-ING NADER BEEFERDING IN AND MADE REFERENCE

HERETO. 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 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 Se-curity Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attortice of intent to collect attor-ney's fees having been giv-en). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept., or by writing to SN Servicing Corporation (Ser-vicer), 323 Fifth Street, Eure-ka. 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 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, encumassessments, lenk, encounter 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 Mark Mascoll; Mark W Mascoll; or tenant(s); and said property is more monly known as 3330 Hart May, Snellville, GA 30039. 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. U.S. Bank Trust National As-

torney in Fact for Mark Mascoll. Coll a/k/a Mark W. Mascoll. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-9603 eservice@quinnlegal.com By: /s/Dena L Daniels, Esq. Georgia Bar Number 736759 950-80736 977.14.21.28.2022 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 Lisa Mathew a/k/a Lisa Susan Mathew and Kevin Mathew

Lodge Series III Trust as At-

torney in Fact for Mark Mas

Koshy to Mortgage Elec-tronic Registration Systems Inc., as grantee, as nomi-nee for Branch Banking and Trust Company, dated January 9, 2014, and recorded in Deed Book 52751, Page 721, Gwinnett County, Georgia Records, as last transferred to Truist Bank, for-parky known as Pranch merly known as Branch Banking and Trust Company by assignment recorded on

FORECLOSURE

July 5, 2022 in Book 60060 Page 132 in the Office of the Clerk of Superior Court of LAND LYING AND BEING Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Ninety-Three Thousand and 0/100 dollars (\$93,000,00). interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnet Country 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 81 of the 5th District, Gwinnett County, Georgia, being Lot 3, Block A, Sydney Estates Subdivision, as per thereof recorded in Plat Book 73, page 135, Gwinnett County, Georgia records, which plat is incorporated herein and made a part of this descrip-tion. Subject Property Ad-dress: 1130 Chris Lake **Drive, Lawrenceville, GA**Parcel ID: R5081-370 The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-sible 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 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 sale of the paying the pay 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, success or by moreon to SupTrust so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible 23224, to discuss possible alternatives to avoid foreclo-sure. 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 assesses. 8/24,31,9/7,14,21,28,2022 of the property, any assess ments, liens, encumbrances. zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the undersigned, the party in posses-sion of the property is Math-ai Koshy and Mariamma Koshy and Kevin M. Koshy or tenant(s); and said prop-erty is more commonly

known as 1130 Chris Lake 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 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Truguished by foreclosure. Tru-ist 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 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13569

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

eral Savings Bank dated February 2, 2017, and recorded in Deed Book 54917, Page 758, Gwinnett County Records, said Security 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 holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, sale collament in Salo Deep, 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, CONwill on the first Tuesday, Oc-ROYSTON, SURVEYOR,
DATED MAY 31, 1978, CONTAINING 1.916 ACRES,
MORE OR LESS AND MORE
PARTICULARLY
SCRIBED AS FOLLOWS: TO
FIND THE TRUE POINT OF FIND THE TRUE 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 35 MINUTES WEST A DISTANCE OF 358. FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 37 MINUTES WEST A DISTANCE OF 594.51 GREES 37 MINUTES WEST FEET TO AN IRON PIN; THENCE NORTH 37 DE GREES 13 MINUTES EAST A DISTANCE OF 187.44 FEET TO AN IRON PIN; BEING TO AN IRON PIN; BEING THE TRUE POINT OF BEING THE TRUE POINT OF BEING NING OF SAID TRACT, PROCEED NORTH 37 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 NORTH 41 DEGREES 12 MINUTES LAST. A DISTANCE OF 86.76 FEET sociation, as Trustee of the

GREES 12 MINUTES EAST, A DISTANCE OF 86.76 FEET TO AN IRON PIN: THENCE SOUTH 46 DEGREES 36 MINUTES EAST A DIS-TANCE OF 592.68 FEET TO AN IRON PIN; THENCE SOUTH 37 DEGREES 13 MINUTES WEST A DIS-TANCE OF 190.48 FEET TO THE TRUE POINT OF BEGIN-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 val-orem taxes (including taxes which are a lien, whether or not now due and pavable) 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 ordi-nances, restrictions