## FORECLOSURE

LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-BE USED FOR THAT PUR-POSE. Attorney Contact: Ra-bin Lublin, LLC, 3145 Avalon Ridge Place. Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01999-2 Ad Run Dates 08/17/2022, 09/07/2022, 09/28/2022, 09/21/2022, 09/28/2022, 950-79101

950-79101 8/17,9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from HEATHER FERGUSON to CHOICE CAPI-TAL FUNDING INC. dated August 29, 2000, recorded September 1, 2000, in Deed Book 21207, Page 204, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Four Thousand Nine Hondred and 00/100 dollars (\$94,900.00), with interest thereon as provided for therein, said Security Deen having been last sold, as-signed and transferred to U.S. Bank Trust National Association, not in its indi-Association, int in its individual 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 sale on the first Tuesday in October, 2022, all proper-ty described in said Security Deed including but not limit Deed including but not influence do to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK BEING LOT 13, BLOCK BEING LOT 13, BLOCK BEING LOT 13, BLOCK BEING LOT 14, BLOCK BEING LOT 15, BLOCK BEING LOT 16, BLOCK BEING LOT 18, BLOCK B B, PHASE II OF ARCH WAY FOREST. AS PER PLAT FOREST, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56, .... 275, COUNTY, RECOS GWINNETT **GEORGIA** 

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 se-cured by said Security Deed has been and is hereby declared due because of de fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the 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 achieve to the following be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by 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 belief of the undersigned the owner and party in pos session of the property is HEATHER FERGUSON, ES-TATE AND/OR HEIRS-AT-LAW OF HEATHER R. FER-GUSON, 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 though not required by law to do so) is: Selene Finance Loss Mitigation Dept., 3501 Olympus Boulevard Floor, Suite 500, Dallas, 162.2 shall be construed to require a secured creditor to the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLE-LY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST as Attorney in Fact for HEATHER FERGUSON THE RELOW LAW FIRM MAY RE INFORMATION OBTÁINED 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. SEF-20-01538-5 Ad Run Dates 09/14/2022, 950-80581 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 William M. Golson, II, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as for Amerisave Mortgage Corporation recorded in Deed Book recorded in Deed Book 53833, beginning at page 0766, of the deed records of Clerk of the Superior Court of the aforesaid state and county, and by virtue a default under the terms 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 within the legal hours of sale, to the highest bidder on the first Puedday in Nevember 2023 Tuesday in November 2022 all property described in said security deed including but security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 168 & 169 of the 7th District, Gwinnett County, Georgia, being Lot 57. Block "A". Unit Two of Northbrooke Square Sub-division, as per plat thereof recorded in Plat Book 74, Page 232, Gwinnett County Georgia records. recorded plat is incorporated herein by reference and made a part of this description. Said legal description being controlling, however, the Property is more com-monly known as: 3085

FORECLOSURE

without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following through the property of the subject to the following through the property of the subject to the following through the property of the subject to the subject to the following through the subject to the items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any mat-ters 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 supports the basic Sourish Courism. perior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security
Deed. MidFirst Bank,
through its division Midland
Mortgage is the entity with
authority to negotiate, authority to negotiate, amend and modify the terms 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 knowlof the undersigned's knowl-edge and belief, the party in possession of the property is believed to be William M. Golson, II and Tracie N. Gol-son and Bryleigh A. Golson and Tracie N. Golson, as Administrator of the Estate of William M. Golson, II, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attor-Secured creditor as attor-ney-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6538F2 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

9/21,28,10/5,12,19,26, 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-com, dated September 3, 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-Georgia records, conveying the atter-described property to secure a Note in the original principal amount of Twenty-Five Thousand and 0/100 dollars (\$25,000.00), with 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 legal hours of sale on October 4, 2022, the following described property: ALL described property: ALL THAT PARCEL OF LAND IN CITY OF SNELLVILLE, GWINNETT COUNTY, STATE GWINNETI COUNTY, STATE
OF GEORGIA, AS MORE
FULLY DESCRIBED IN DEED
BOOK 22981, PAGE 1, ID#
R6037-319. BEING KNOWN
AND DESIGNATED AS LOT BLOCK B. BRANNAN'S MILL, LAND LOT 37, DIS-TRICT 6, FILED IN PLAT BOOK 81, PAGE 190. BY FEE SIMPLE DEED FROM MON-TANA HOMES, INC. AS SET FORTH IN DEED BOOK 22981 DACE 1 DATED 22981, PAGE 1, DATED 04/26/2001 AND RECORD-ED 05/01/2001, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. The debt secured by said Security Deed to be been and is between

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 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 pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). The entity havlect 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 New York Mitigation Dept, or by writing to One Mortgage Way, Mount Laurel, New Jersey 08054, to discuss possible alternatives to avoid forecloalternatives to avoid forecing-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are 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, restrictions, 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 C. Green or tenant(s); and said property is more commonly known as 4365 Waters Way, Snellville, GA 30039. The sale will be conducted subject to (1) confirmation. mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the Ja Keves, subject to any out standing ad valorem taxes standing ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by 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 accurate survey and inspec-tion thereof, and all assess-Association, as Indenture Trustee for GMACM HOME EQUITY LOAN TRUST 2004ments, liens, encumbrances restrictions, covenants, and matters of record to the Se-HE5 as Attorney in Fact for Alan C. Green. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789curity Deed. Pursuant O.C.G.A.Section 44-

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 The Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee, for Homeward Residential, Inc., dated September 24, 2015, and recorded in Deed Book

2661 B&S file no.: 22-09197

9/7,14,21,28,2022

FORECLOSURE

Northcliff Drive, Suwanee, GA 30024 Said property will be sold on an "as-is" basis 53853, Page 0247, Gwinnett County, Georgia Records, as last transferred to **PHH** Mortgage Corporation by wortgage 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 af-Records, conveying the after-described property to secure 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 outcry to the highest bidder for cash before the courthouse door of Gwinnett house 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 78 OF THE GITH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, OF UNITONE, MEMORIAL PARK ESTATES SUBDIVISION RECORDED IN PLAT BOOK K, PAGE 177. IN THE OFFICE County, Georgia, within the RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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 instance). tice of intent to collect aftorney's fees having been giv-en). The entity having full en). 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 1800-750-2518 for Loss Miti-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 not yet due and payable), any matters which might be disclosed by an accurate 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 Secu-rity Deed first set out above To the best knowledge and belief of the undersigned, the party in possession of the property is Jackie Hudson or tenant(s); and said property is more commonly known as 1487 Pine St, Store Meutain CA 20087 Stone Mountain, GA 30087.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code (2) final confirma-tion 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 Mortby 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 file no. :22-07307 950-80578 9/7,14,21,28,2022

NOTICE OF SALE LINDER POWER Under and by virtue of the power of sale contained with that certain Security Deed dated January 12, 2018, from Jung Ja Keyes to Mortgage 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 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Finance of** and conveyed to Finance of America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated January 12, 2018, in the amount of \$304,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of cry during the legal hours of sale before the door of the courthouse of County, Georgia, on October 4, 2022 the following de-scriber referred to the inafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCÉL OF LAND LYING AND BEING IN LAND LOT 236, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 48, BLOCK F. STONECYPHER SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 27-28 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPOBATED HERBIN BY BEFER-BATED HEREIN BY REFER-ENCE. The debt secured by the Security Deed and evi-denced by the Note and has been, and is hereby, de-clared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of intention to collect attorneys fees has been given as pro-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

162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-

gotiate, amend or modify all

scribed mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900

peranza Crossing, Austin, TX 78758, 512-691-1699. The

foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to nego-

tiate, amend or modify the

terms of the mortgage in-strument. The sale will be

conducted subject (1) to

terms of the above

FORECLOSURE

confirmation that the sale is not prohibited under 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, Albertelli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Jung Ja Keyes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 by: Roham Rupani For the Firm HIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT INFORMATION OBTAINED
WILL BE USED FOR THAT
PARTICIPATE 22-007798 A-4757346 09/14/2022, 09/07/2022, 09/21/2022, 09/28/2022

9/7,14,21,28,2022

SALE UNDER POWER GWINNETT COUNTY, GEORGIA GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Develor of Solo contained in a

Under and by virtue of the Power of Sale contained in a Security Deed given by Winifred U. King to Fairway Independent Mortgage Corporation, dated October 23, 2020, and recorded in Deed Book 58172. Page 682, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust by assignment recorded in Deed Cabana Series V Irust by as-signment recorded in Deed Book 59828, Page 120 in the Office of the Clerk of Superi-or Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origito secure a Note in the origi-nal principal amount of three hundred twenty-three thou-sand ten and 00/100 (\$323,010.00), with interest thereon as set forth therein, thereon as set forth therein, there will be sold 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 October 4, 2022, the following described prepared. ber 4, 2022, the following described property: ALL 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 DO F SHANNON LAKE SUBDIVISION, PHASE 2A, AS PER PLAT RECORDED IN PLAT BOOK 139, PAGES 211-218, GWINNETT COUNTY GEORGIA BERGORDS

TY, GEORGIA RECORDS, WHICH PLAT IS MADE A PART HEREOF AND INCOR-PORATED HEREIN BY REF-ERENCE. 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 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 servicen 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 taxes (including taxes which are a lien, but not yet due and payable), any matters

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, encumdasessificities, items, items, items, items, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and helief of the 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 the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and qualit of the street 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 Series V frust as Autoriey I. Fact for Winifred U. King. Quinn Legal, P.A. 19321 US Hwy 19 Ñ, Suite 512 Clear-water, FL 33764 Phone: (727) 474-9603 eser-vice@quinnlegal.com By: /s/ Dena L. Daniels Dena L. Paniels Esc. Georgia Bar

NOTICE OF SALE UNDER POWER
CONTAINED IN
SECURITY DEED 0F

GEORGIA.

FORECLOSURE

orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be disclosed by an accurate survey and inspection of the projectly; any assessments, lien encumbrances, zoning ordi-nances, restrictions, and all other matters of record suother matters of record su-perior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate. authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland NOTICE OF FORECLOSURE through its division Middand 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 to leave 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). Midfirst Bank, as Transfere, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highbell & Brannon, LLC Attor-neys at Law Glenridge High-lands II 5565 Glenridge Con-nector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6856 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UN-DER FEDERAL LAW. IF SO, ANY INFORMATION OB TAINED WILL BE LISED FOR 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 Security Deed from MAGLOIRE
P. LABRANCHE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE
FOR RYLAND MORTGAGE
COMPANY, dated March 31,
2006, recorded April 7,
2007, recorded April 7, GEORGIA. 2006, recorded April 7, 2006, in Deed Book 46353. 2006, recorded April , 2006, in Deed Book 46353, Page 660, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Four Thousand Three Hundred Tour Thousand Three Hundred Tour Thousand Three Hundred 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 house, within the legal hours of sale on the first Tuesday in October, 2022, all proper-ty described in said Security Deed including but not limit Deed including but not imped ed 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, GEOR-GIA, BEING LOT 138, BLOCK B. ADAI ACHEE HEDITAGE GIA, BEING LOT 138, BLOCK B, APALACHEE HERITAGE SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED AT PLAT BOOK 109, PAGES 212-214, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 2666 KACHINA TRL, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due be-

hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including 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 un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to Daniels, Esq. Georgia Bar Number 736759 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 is not prohibited under the U.S. Bankruptcy Code and (2) to the sale is of prohibited under the U.S. Bankruptcy Code and (2) to the status of the loan with

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-

of the loan (although not required by law to do so) is: 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 negotiate, amend, or modify the terms of the mortgage instrument. LOANCARE,LOS as Attorney in Fact for MA-

INSTUMENT. LOANGARE, IN A SACTORE 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 HISSE FOR THAT

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 Rubin Corners (907/2022)

Dates 09/14/2022,

950-80585

NOTICE OF

9/7,14,21,28,2022

FORECLOSURE SALE

UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
THE POWER THAT

WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a

Security Deed given by Mark Mascoll a/k/a Mark W. Mas-

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

950-80738 9/7,14,21,28,2022

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Saulius Kyzelis, hereinafter referred to as Grantor, to Mortgage Electronic Registration Sys-tems, Inc. as nominee for Caliber Home Loans, Inc. recorded in Deed Book 56061, beginning at page 475, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in October 2022, all property described in said security deed including but not limited to the following not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 14 of the 5th District, Gwinnett County, Georgia, being Lot 15 of Block D, Unit One, Winnsong Chase, as per plat recorded in Plat Book 52 pages 154. Gwinnett County. Page 154, Gwinnett County Records, which plat is incor-Records, which plat is incor-porated herein by reference and made a part hereof, being improved property known as 2890 Maple Vista Lane according to the present system of numbering houses in Gwinnett County, Georgia. Parcel number: R5014 187 Said legal description being con-trolling, however, the Prop-erty is more commonly known as: 2890 Maple Vista Lane, Lawrenceville, GA 30044 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the unlersinged. The sale will be

dersigned. The sale will be

items which may affect the

title: any outstanding ad val-

subject

to the following

FORECLOSURE

as Trustee of the Lodge Se-

as Irustee 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 osecure a Note in the originto secure a Note in the original principal amount of one hundred fifty-six thousand five hundred and 00/100 (\$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 Country, Georgia, within the legal hours of sale on October 4, 2022, the following described property: ALL to secure a Note in the origin Del 4, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 31 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25 BLOCK B. WIND. COUNTY, GEORGIA, BEING LOT 25, BLOCK B, WIND-SOR ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 31, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HERE-ING INCORPORATED HERE-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-The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of 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-ney's fees having been giv-en). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation Dept or by writing a SN bu3-0836 - Loss Mittgatton Dept., or by writing to SN Servicing Corporation (Ser-vicer), 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 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 Mark Mascoll; Mark W Mascoll; or tenant(s); and said property is more com-monly known as 3330 Hart Way, Snellville, GA 30039. The sale will be conducted subject (1) to confirmation that the sale is not prohibitthat 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. U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust as Attorney in Fact for Mark Mascoll 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/ v21) 474-9603 eservice@quinnlegal.com By: /s/ Dena L Daniels Dena L Daniels, Esq. Georgia Bar Number 736759 950-80736

950-80736 9/7,14,21,28,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Aaron A. Neal to Mortgage Electronic Registration Systems, Inc., as Nominee for USAA Fed-eral Savings Bank dated February 2, 2017, and recorded in Deed Book 54917, Page 758, Gwinneth County, Reports, said Secu-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 entire amount of said indebted ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Ocwill on the first ruesday, oc-tober 4, 2022, during the le-gal hours of sale, before the 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 LO-CATED THEREON, LYING AND BEING IN LAND LOT 30 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNET LOUNTY, GEORA-GIA, AS SHOWN ON A PLAT OF SURVEY BY MICHAEL A. ROYSTON, SURVEYOR, DATED MAY 31, 1978, CON-TAINING 1.916 ACRES, MORE OR LESS AND MORE MORE OR LESS AND MORE PARTICULARLY SCRIBED AS FOLLOWS: TO 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. GREES 35 MINUTES WEST A DISTANCE OF 358.85 FEET TO AN IRON PIN; THENCE NORTH 28 DE-GREES 37 MINUTES WEST A DISTANCE OF 594.51 FEET TO AN IRON PIN; THENCE NORTH 37 DE-GREES 13 MINUTES EAST A DISTANCE OF 187.44 FEET TO AN IRON PIN; BEING THE TRUE POINT OF BEGIN-NING OF SAID TRACT, PRO-CEED NORTH 37 DEGREES 2 MINUTES WEST A DIS-TANCE OF 615.50 FEET TO 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 EAST, A DISTANCE OF 86.76 FEET AD AN IRON PIN; THENCE SOUTH 46 DEGREES 36 TO AN IRON PIN; IHENCE 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 TELLE POINT OF BECOM 9/7,14,21,28,2022 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-

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the

orm taxes (including 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 may accurate survey.

closed by an accurate survey

and inspection of the property, any assessments, liens, encumbrances, zoning ordi

nances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above

FORECLOSURE

The proceeds of said sale will be applied to the payment of said indebtedness principal amount of SEVEB SIXTY FIVE THOUSAND AND 00/100 DOLLARS and all expenses of said sale and an experise of said said beed, 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 probibited under the ILS. mation that the Sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Aaron A Neal, successor in interest or tenant(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) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80575 prohibited under the U.S 950-80575 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 SUSAN B. NEALS to 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 Carrington Mortgage Services, LLC, conveying the after-described property to sevices, LLC, conveying the atter-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, at the rate specified their here will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property: ALL THAT TRACT OR PARCEL 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 PLAT RECORDED IN PLAT BOOK 114, PAGES 169-172, GWINNETT COUNTY, GEORGIA, BURLET COUNTY, GEORGIA, PAGES 169-172, GWINNETT COUNTY, GEORGIA, TOWNINETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA, DECENTRY, GEORGIA, GWINNETT COUNTY, GEORGIA, GWINNETT COUNTY, GEORGIA MINISTORY, GEORGIA STANDER COUNTY, GEORGIA STANDER COUNTY there will be sold by the un-114. PAGES 169-172,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS BY REFERENCE INCORPORATED HEREIN AND
MADE A PART HEREOF; BEING KNOWN AS 3270
MOON BEAM COURT ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING IN
GWINNETT COUNTY, GEORGIA. The debt secured by

GIA. The debt secured by said Deed to Secure Debt 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 produe and in the manner pro-vided in the Note and Deed to Secure Debt. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Se-cure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). Said property is com-monly known as 3270 MOON BEAM CT SNEL-LVILLE, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): SUSAN B NEALS or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (inwith all fixtures and personal ing ad valorem taxes (intaxes which are a cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure

Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 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, which allows for centain are which allows for certain prorescission 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 confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Doulass Road Suites 100 & mation and audit of the stapariment 1800 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-

behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, 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 7, 14, 21, 28, 2022 22-0143 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY,

GEORGIA.
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED

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, and later assigned to Geeta Rashmiya through assignment of Security Deed recorded in Deed Book 58996, Page 00664, Gwin-County. Georgia Records, conveying the af-ter-described property to seFORECLOSURE

(\$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 court-house door of Gwinnett House door of Gwinnett County, Georgia, or at such place as may be lawfully 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, GEORGIA, BEING LOT 1, PAGE 156, GWINNETT COUNTY, GEORGIA, BICH ARECORDED IN PLAT BOOK 31, PAGE 156, GWINNETT COUNTY, GEORGIA, BEING LOT 1, PAGE 156, GWINNETT COUNTY, GEORGIA BECORDS, WHICH PLAT IS INCORPORATED. HEREIN INCORPORATED HEREIN INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. THIS
PROPERTY IS ALSO
KNOWN AS 3650 RIVER
MANSION DR WITH PARCEL MANSION DR WITH PARCEL ID R6299 204 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, as provided in Security Deed and by law. Said property will be sold subject to any outstanding ad valorem taxes (ining 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 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 er of the Note and Security Deed to the property in ac-cordance 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 Ridgemont Dr, Lilburn, GA 30047. gngrashmiya123@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 staauthority to negotiate

> NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

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 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 efforth 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 described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 110, OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 49, BLOCK G OF STONE MILL SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 17, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R5110 172 The debt secured by said Security Deed has been and second 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. as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having

been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

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

belief of the undersigned, 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 The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the firmation 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 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 **PURPOSE** Under and by virtue of the

FORECLOSURE

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.

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 af-ter-described property to se-cure a Note in the original principal amount of Two Hundred Sixty-Five Thou-sand Three Hundred One 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 for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022 the following de-scribed property: ALL THAT TRACT OR PARCEL OF INACT OF 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 PER PLAT RECORDED IN PLAT BOOK 68, PAGE 20, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID #: R5009 263 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, fail-ure to pay the indebtedness as and when due and in the 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 attorand by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan servicer, Rusmfore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, discuss possible atternato discuss possible alterna-tives 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 mation and audit of the status of the loan with the holder of the security deed. 950-80657 9/7,14,21,28,2022 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 parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more commonly monly known as 1727 Manor Brook, Snellville, GA 30078. 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. 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, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

950-80669 9/7,14,21,28,2022 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Power of Sale contained in a
Deed to Secure Debt given
by MARCELA RAMOS to
COASTAL LENDING CORPO-

RATION, 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 MERG-ER TO CHASE HOME FI-NANCE, 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 the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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

TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEOR REAL RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. BEING IMPROVED PROP-

ERTY KNOWN AS 5700 HOLLOW RIDGE LANE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be default, this sale will be made for the purpose paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees tent to conect attorney's fees having been given). JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE HOME FINANCE, ER TO CHASE MANHATTAN MORTGAGE CORPORATION
holds the duly endorsed
Note and is the current assignee of the Security Deed
to the property. JPMORGAN
CHASE BANK, NATIONAL CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE.

amend, and modify all terms

LLC SUCCESSOR BY MERG ER TO CHASE MANHATTAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate