PER

being known and designated as Lot 87, Block A, Unit 2, of Martins Farm, as shown and

designated on a plat thereof

recorded at Plat Book 72, Page 161, Gwinnett County, Georgia Records, which plat is incorporated herein by

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 under-

FORECLOSURE

more commonly know

HERITAGE

scription being controlling, however the property is

ROAD, NORCROSS, GA 30093. The indebtedness se-cured by said Security Deed

has been and is hereby de-clared due because of de-

fault under the terms of said Security Deed. The indebt-edness remaining in default,

this sale will be made for the

purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for unity of the terms of the Security.

der the terms of the Security

der the terms of the security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-

dersigned. The sale will also be subject to the following

items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or

Citifi-

Dates 09/14/2022,

09/28/2022 950-80581

VALLEY

FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FORECLOSURE

9/21,28,10/5,12,19,26, 2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a Security Deed given by Jack-ie Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee, for Homeward Residential, Inc., dated September 24, 2015, and recorded in Deed Book 53853, Page 0247, Gwinnett County, Georgia Records, as last transferred to PHH last transferred to PHH
Mortgage Corporation by
assignment recorded on
April 6, 2022 in Book 59845
Page 295 in the Office of the
Clerk of Superior Court of
Gwinnett County, Georgia
Records, conveying the afrecords, conveying the arter-described property to secure a Note in the original principal amount of One Hundred Twelve Thousand and 0/100 dollars (\$113.00.00) with integers. 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 Gwinneth County, Georgia within the

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions 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, 05 THE covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is 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 under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the hold-OF LAND LYING AND BEING
IN LAND LOT 78 OF THE
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 7, BLOCK A, OF UNIT
ONE, MEMORIAL PARK ESTATES SUBDIVISION
RECORDED IN PLAT BOOK 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 trus 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 (alall terms of the loan (at-though not required by law to do so) is: Selene Finance, Loss Mitigation Dept., 3501 Olympus Boulevard 5th Floor, Suite 500, Dallas, TX 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. 75019, Telephone Number: 1-877-768-3759. Nothing in 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, including attorney's fees (no-tice of intent to collect attorney's fees having been giv-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 1-800-750-2518 for Loss Mitagation 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 of the loan (although not read 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.

> of the loan with the holder of the security deed and (3) any right of redemption or lien not ex by foreclosure PHH Mortgage Corporation as Attorney in Fact for Jackie Hudson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-07307 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated January 12, 2018, from Jung Ja Keyes to Mortagae Electronic Registration 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 America Reverse LLC by Assignment and said Security signment 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 outsigned will sell at public outcry during the legal hours of sale 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 BEING IN LAND LOT
> 236, 7TH DISTRICT, GWINMETT COUNTY, GEORGIA,
> BEING LOT 48, BLOCK F,
> STONECYPHER SUBDIVISION, UNIT THREE, AS PER STONECYPHER SUBDIVI-SION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 27- 28 GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-

is/are Jung Ja Keyes. The property, being commonly known as 557 Cypher Drive,

Suwanee, GA, 30024 in Gwinnett County, will be

Gwinnett County, will be sold as the property of Jung Ja Keyes, subject to any outstanding ad valorem taxes (including taxes which are alien and not yet due and payable), any matters affecting title to the property which would be disclosed by

ing title to the property which would be disclosed by which would be disclosed on the security and inspection thereof, and all assessments lines engineering.

ments, liens, encumbrances,

restrictions, covenants, and

matters of record to the Se

curity Deed. Pursuant

O.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 gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Compu-Link Corpora-tion, d/b/a Celink, 2900 Eslows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The 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 instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Finance of America Reverse LLC as Attorney in Fact for Jung Ja Keyes 100 Galleria Parkway, Suite 960 Atlanta, 6A 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm HIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING

FORECLOSURE

THIM IS ACTION AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.- 22-007798 A-4757346 09/07/2022. 09/14/2022, 0 09/28/2022 950-79923 9/7,14,21,28,2022 09/21/2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by Saulius Kyzelis, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Caliber Home Loans, Inc. recorded in Deed Book 56061, beginning at page 475, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of added the third 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 described property. All that 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 59, Page 154, Gwinnett County Records, which plat is incorporated herein by reference and made a part hereof, being improved property ing improved property known as 2890 Maple Vista Lane according to the present system of number-ing 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 tronic Registration Systems, Inc. ("MERS"), solely as nominee for Mortgage Re-search Center, LLC dba Vet-erans United Home Loans 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 understand. The sale will be erans United Home Loans dated February 20, 2019, and recorded in Deed Book 56458, Page 72, and pursuant to court order recorded in Deed Book 58559, Page 446, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, noil in its individual capacity but dersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet the not provided in the sale and provided in the sale a due and payable); any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all nances, restrictions, and all other 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

950-80585

9/7,14,21,28,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

in its individual capacity but solely as trustee for Bantam

Funding Trust 2018-1, se

curing a Note in the origina

County, Georgia, being Part of Lot 56 and all of Lot 57

Block B, Norris Lake Shores Subdivision, first section and being more particularly

described as follows: Begin described as follows: Begin at an iron pin set on north-easterly side of Hightower Trail at the common corner of Lots 56 and 70 of said subdivision; thence north 53

degrees 46 minutes 37 sec-onds west, 20.35 feet to an

onds west, 20.35 teet to an iron pin set; thence north 14 degrees 27 minutes 48 seconds east along the line dividing Lots 55 and 56, 175.65 feet to an iron pit set

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 Motterse, in the patit, with Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. Midlerist Bank, through its division Midland through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Saulius is believed to be Saulius Kyzelis, or tenant(s). Michigan Baranserie, 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 BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE INSED FOR

on the southwesterly side of Lake Drive; thence along said Lake Drive south 78 degrees 58 minutes 08 seconds east, 89.90 feet to an incoming street in the second seconds. iron pin found at the corner common to Lots 57 and 58; TAINED WILL BE USED FOR THAT PURPOSE. 950-80775 9/7,14,21,28,2022 thence south 14 degrees 52 minutes 54 seconds west, 107.62 feet to an iron pin at 107.62 feet to an Iron pin at the corner common to the Lots 57, 58, 70 and 71; thence north 68 degrees 29 minutes 53 seconds west 70.06 feet to an iron pin found; thence south 14 degrees 47 minutes 44 seconds west along Lot 70, 89.55 feet to an iron pin set and the noit of hearinging NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from MAGLOIRE
P. LABRANCHE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE
FOR RYLAND MORTGAGE
COMPANY, dated March 31,
2006 recorded April 7,
2006 recorded April 7, and the point of beginning. Being known as all of Lot 57, Block B, Norris Lake Shores Subdivision recorded in Plat Book F, Page 39, Gwinnett 2006, recorded April 7, 2006, in Deed Book 46353, Page 660, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even County, Georgia records and part of Lot 56, Block B, Nor-ris Lake Shores Subdivision, First Section. Being described in accordance with a survey prepared for Michael L. Kister and Cindy Kister, dated July 21, 1987, by Gor-don Story & Associates, and being shown as all of Lot 57 and part of Lot 56, Block B, Norrie Labe Shores Shiddivi to secure a Note of even date in the original principal 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 Norris Lake Shores Subdivi sion, First Section. Parcel Identification Numbers: R4349 060 & R4349 061; Said property is known as 8491 Lake Drive, Snellville, highest bidder for cash at GA 30039, together with all the Gwinnett County Courtfixtures and personal prop house, within the legal hours of sale on the first Tuesday in October, 2022, all proper-ty described in said Security erty attached to and consti-tuting a part of said proper-ty, if any. Said property will be sold subject to any out-Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 5TH DISTRICT. standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority. thority, any matters which might be disclosed by an ac-GWINNETT COUNTY, GEOR-GIA, BEING LOT 138, BLOCK B, APALACHEE HERITAGE curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED AT PLAT BOOK 109, PAGES 212-214, GWINNETT COUN-

tions,

RECORDS

WHICH PLAT IS INCORPO

covenants, and mat-

ters of record superior to the

Security Deed first set out above. The proceeds of said

RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal sale will be applied to the payment of said indebted-ness and all expenses of description being control ling, however the property is more commonly known as 2666 KACHINA TRL, DACU-LA, GA 30019. The indebted

FORECLOSURE

an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

ness and an 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 cale ness secured by said Securi-ty Deed has been and is 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 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 Sequitive. be in the property is or may be in the possession of Ral-phael D. Lester, successor in interest or tenant(s). Wilm-ington Savings Fund Society, FSB d/b/a Christiana Trust bet in the individual constitution not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 as Attomey-in-Fact for Ralphael D. Lester File no. 20-076457 LOGS LEGAL GROUP LLP Attomeys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Attomeys and Soley Comparts (ATO) 220-2535/CH https://www.logs.com/ *THE LAW FIRM 15 ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-82369-928, 10/5 12 14 2 6 2022 but solely as trustee for Ban the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by 10/5,12,19,26,2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE **UNDER POWER**

Because of a default under the terms of the Security Deed executed by Timothy D. McKimmy and Dahlia S. McKimmy AV/A Dahlia S. McFarlane to Mortgage 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 final confirmation and audit of the status of the loan with Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans nominee for utilizer Loans Inc., its successors and assigns dated September 1, 2016, and recorded in Deed Book 54590, Page 407, as last modified in Deed Book 59719, Page 75, Gwinnett County Records, said Secutive Deed Book September 1988. 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 rity Deed having been last sold, assigned, transferred and conveyed to **Quicken Loans, Inc.** securing a Note amend or modify all terms 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 0.C.G.A. Section 44-14-22 chall be construint to in the original principal amount of \$183,353.00, the holder thereof pursuant to said Deed and Note thereby ness due and payable and 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,LLC pursuant to the power of sale contained in said Deed. will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse door in INSTRUMENT. LOANCARE,LLD 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 JESCH FOR THAT said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: TAX ID NUMBER(S): R7046 234 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite IN THE STATE OF GA ALL THAT TRACT OR PARCEL IHALI IRACI OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 46 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 13, BLOCK D, UNIT
TWO, ASHFORD AT RIVER
COLONY AS PER PLAT Avaior Huge Tack, July 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, 09/21/2022, 09/21/2022, 09/21/2022, 09/21/2022, 09/21/2022, 09/21/2022 TWO, ASHFURD AT RIVER COLONY, AS PER PLAT RECORDED AT PLAT BOOK 50, PAGE 64, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. THE Because of a default under the terms of the Security Deed executed by Ralphael D. Lester to Mortgage Elec-PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE

TION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS: 1084 BELLAIRE CT, LAWRENCEVILLE, GA 30043-6222 Said property known as 1084 Bellaire Court, Lawrenceville, GA 30043, together with all fixures and personal property tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat ters of record superior to the security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any will be distributed as amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 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 lying and being in Land Lot 349 of the 4th District of Gwinnett County, Georgia, being Part 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 (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 Timothy D. McKimmy, Dahlia S. McKimmy and Dahlia S. McKimmy successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken loans, LLC f/k/a Quicken loans, LLC f/k/a Quicken loans Inc. as Attorney-in-Fact for Timothy D. McKim-my and Dahlia S. McKimmy A/K/A Dahlia S. McFarlane File no. 19-073471 LOGS LEGAL GROUP LLP* Attor-pages and Couppelger at Law LEGAL GROUP LLP* Attor-neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ *THE LAW FIRM 15 ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL B USED FOR THAT PURPOSE 950-82365- 9/28 10/5,12,19,26,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Aaron A. Neal to Mortgage Electronic Registration Systems, Inc., as Nominee for USAA Federal Savings Bank dated February 2, 2017, and recorded in Deed Book 54917, Page 758, Gwinnett County Records, said Secutiv Deed layting been last rity Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage**, **LLC**, securing a Note in the original principal amount of \$127,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire 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 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, SURVEYOR 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

BEGINNING BEING AT THE

Tuesday in December, 2022, the following described ALL THAT TRACT OR PAR CEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, NORTH-WOODS ESTATES SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 57, PAGE 110, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIP-Deed to Secure Debt has been and is hereby declared due because of, among othdue because of, affioring offi-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 the Deed to Secure

Debt and by law, including attorney?s fees (notice of intent to collect attorney?s fees having been given).
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH. USED FOR THAT PURPOSE. 950-80810 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT MORTGAGE LOAN TRUST F MORIGAGE LOAN TRUST F holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. CARRING-TON MORIGAGE SERVICES, By virtue of a Power of Sale contained in that certain Security Deed from Janna M.
Tavarez Bonilla to Mortgage
Electronic Registration Sys-LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F Electronic Hegistration Systems, Inc., as nominee for Broker Solutions, Inc. dba
New American Funding, dated June 16, 2021 and recorded on June 18, 2021 in Deed Book 58861, Page 618, in the Office of the (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Purpuset to Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC 1600 SOUTH DOUGLAS ROAD, SUITE 200 A, ANA-HEIM, CA 92806, 800 561 4567. Please note that, pursuant to 0.C.G.A. § 44 14 162 2 the secured creditor. of even date, in the original principal amount of Three Hundred Eighty-Six Thou-sand Two Hundred Ten and 00/100 dollars (\$386,210.00) with interest thereon as provided therein, as last transferred to **Broker** suant to O.C.G.A. § 44 14 162.2, the secured creditor Solutions, Inc. D/B/A New American Funding, recorded in Deed Book 60126, Page is not required to amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3126 SPRINGLAKE 461, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia,

or at such place as has or may be lawfully designated as an alternative location, DRIVE, BUFORD, GEORGIA 30519 is/are: MARCOS 30519 is/are: MARCO BLASNICH AND LIL LOMELI or tenant/tenant/tenantenant as an alternative location, 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 located in Land Lot 318, 5th District, Gwinnett County, Georgia and being Lot 66, Block B, of The Preserve at Harbins Ridge. Phase 2, as Said property will be sold subject to (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, Block B, of The Preserve at Harbins Ridge, Phase 2, as per plat recorded in Plat Book 148, Pages 91-96, as revised in Plat Book 150, Pages 182-187, Gwinnett County, Georgia Records, which plats are incorporated herein by reference. Said property may more commonly be known as 3389 Ridge Manor Way, Dacula. assessments, liens, 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. Bankruptcy Code; and (2) 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 nonjudicial 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 status of the loan as provided in the proceedings provided in the procedure. ed in the preceding para-

graph.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F FUND as Attorney in Fact for MARCOS BLASNICH AND

LILIA LOMELI THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800 561 4567).

00000006220396 BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 # (972) 341 5398 950-82967 9/28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale

contained in a certain securi-ty deed executed by **Robert**

to as Grantor, to Homestar Financial Corp. recorded in Deed Book 56036, beginning at page 427, 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 described property: All that tract or parcel of land lying tract or parcel of land lying and being in Land Lots 2 and 3 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, Sagebrook Subdivision, Unit One, according to plat of survey recorded in Plat Book 64, Page 109, Gwinnett County, Georgia records, which plat and the record thereof are incorporated herein by referincorporated herein by reference thereto. Said legal description being controlling, however, the Property is more commonly known as: more commonly known as: 3561 Oakwilde Drive, Snel-Iville, GA 30039 Said property will be sold on an as-is? basis without any repre-sentation, warranty or re-course against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any out-standing ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assess-ments, liens, encumbrances, zoning ordinances, restrictions, and all other matters floors, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and

U.S. Bankruptcy Code and (2) to final confirmation and

audit of the status of the

loan with the holder of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-679-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Robert Bolden and Betty Ann Bold-en, Administrator of Estate of Robert Lee Bolden, or tenant(s). Georgia Housing and Finance Authority, 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 22-6675F3 THIS LAW SER MENT BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA Finance Authority as Trans LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE

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). 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 conporation they can be contacted at 1-800-750-2518 for tacted 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 tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jonathan M. Brantley and Michalla P. Prentley experience. is Jonathan M. Brantley and Michelle R. Brantley or tenant(s); and said property is more commonly known as 419 Golden Meadows Cir. Suwanee, GA 30024. 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. Deutsche Bank National Trust Company, as National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 as Attorney in Fact for Jonathan M. Brantley and Michelle R. Brantley. Brock & Scott, PLLC 4360 Chamblee Dunyordy. Brand Suits 310. Atwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13331

> This is an attempt to collect a debt and any information obtained will be used for

NETT COUNTY
Under and by virtue of Power of Sale contained in Security Deed (Secondary Lien) from Donald M. Bris-Ridge Manor Way, Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, er possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).Case #: 22-006987-1

The individual or entity that for record October 6, 2006, recorded at Deed Book 47100, Page 117, Gwinnett County, Georgia Records, in the original principal amount of \$37,650.00; as assigned to 21st Mortgage Corporation, by Assignment dated October 29, 2012, filed for percord December 10, 2012 The individual or entity that record December 10, 2012, recorded at Deed Book 51852, Page 683, aforesaid has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding, New American Department 1001 records, to secure the obligations of Grantor to Lender as set forth in a Promissory Note ("Note") of even date as amended, modified, or re-vised from time to time, with Retention Department11001 Lakeline Blvd. Ste. 325Austin, TX 78717.Said property will be sold on an "as-is" basis without any representation, warranty or 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: a) zoning COUNTY, Georgia, 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 122 of the 6th District of Gwinnett County, Georgia, and being ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which the 6th District of Gwinnett County, Georgia, and being more particularly described as follows: BEGINNING at a point on the east Right-of-Way of Lockring Drive (60 foot Right-of-Way), said point being 592.45 feet North of the intersection of the Right-of-Way of Arcado Road, as measured along the East Right-of-Way of Lockring Road; thence runling Northerly along said Right-of-Way along an arc \$7.82 feet to a point (said arc having a radius of arc having a radius of 285.22 feet and a chord

constitute liens upon said property whether or not now property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants. covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Janna M. Tavarez Bonilla and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Broker Solutions Inc. Deed. Broker Solutions Inc. dba New American Fundingas Attorney-in-Fact for Janna M. Tavarez BonillaContact:Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520Ad Run Dates: 09/07/22; 09/28/22Case #: 22-006987-1#e #: 22-006987-1 39 degrees 29 minutes 00 seconds East, 200.42 feet to a point; thence running South 57 degrees 48 minutes 44 seconds West, a distance of 237.87 feet to a point; thence running North 85 degrees 51 minutes 33 seconds West, 82.61 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence running North 55 degrees 49 minutes 45 seconds West, 75.22 feet to a point; thence run-

950-80786 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 Jonathan M. Brantley and Michelle R. Brantley to Dana Capital Group, dated October 25, 2006, and recorded in Deed Book 47263, Page 699, Gwinnett County, Georgia Records, as last transferred to **Deutsche** last transferred to Deutsche Bank National Trust Compa-ny, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1 by assignment recorded on November 30, 2009 in Book 49822 Page 663 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Repords, conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Fifteen Thousand and AU/100 deliles sand and 0/100 dollars (\$315,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property: All that certain parcel of land situated in Land Lots 194 and 211 of the 7th District County of

of the 7th District County of

Gwinnett, State of Georgia

1#e #: 22-006987-1

is incorporated herein by reference and made a part hereof. Subject property is commonly known as: 419 Golden Meadows Cir., Suwanee GA 30024-2269 Tax ID: R7194104 The debt secured by said Security Deed has been and is hereby declared due because of, research that hereby declared due because of, research that here here is the said of the sai signed, the party in posses-sion of the property is Donald M. Bristol, and for tenant (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and declared due because of, among other possible events of default, failure to pay the audit of the status of the loan with the holder of the Security Deed. 21ST Mort-gage Corporation, and its indebtedness as and when due and in the manner proounsel are acting as debt collectors. Any information obtained will be used for that purpose. 21ST MORT-GAGE CORPORATION, as Attorney-in-Fact for Donald vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-M. Bristol. Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: jgodwin@godwinlawgroup.-<u>com</u> 950-81001 9/7,14,21,28,2022 NOTICE OF FORECLOSURE NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE Under and by virtue of the Power of Sale contained in a Security Deed given by Irene Sharon Esquivel to 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 Security Deed recorded on September 10, 2021 in Deed Book 59168, Page 103, Book 59/68, Page Tus, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Twenty Thousand Three Hundred Fifty-Seven And 00/100 Dollars (\$20,357.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Octo-ber 4, 2022 the following de-scribed property: All the fol-lowing 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 in-corporated herein and made a part here. (Land Lot 44 / 5th District) Being the same fee simple property as was conveyed by Warranty Deed from Cynthia M. Reagin to Irene Sharon Lanier, dated 1/20/2011 and recorded 950-80579 9/7,14,21,28,2022 01/29/2001 and recorded that purpose.

NOTICE OF SALE UNDER
POWER GEORGIA, GWIN-03/01/2001, in Book 2236. Page 0199 and further being the same fee simple proper-ty conveyed by Quit Claim deed from Irene Sharon Lanier to Irene Sharon Esquivel, dated 09/25/2003 quiver, dated 09/25/2003 recorded on 10/14/2003 in Book 35372, Page 0162 in Gwinnett County records, State of GA. Tax ID #: R5044 189 The debt secured tol to Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mortgage, Inc., dated September 28, 2006, filed for record October 6, 2006, 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 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 attoren). United Asset Manageen). Unlied vissel invalidates 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 ternatives will be self-to-ship to the contact will interest at the rate specified therein, there will be sold, by the undersigned at public outcry to the highest bidder for cash, before the Court-house Door at GWINNETT COUNTY, Georgia, within the to avoid toreclosure. 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 prop-

285.22 feet and a chord bearing and distance of North 01 degree 38 minutes 51 seconds East, 87.48 feet); thence leaving said Right-of-Way and running North 62 degrees 44 minutes 00 sec-onds East, 228.60 feet to a point; thence running North 62 degrees 44 minutes 00 seconds East, 69.70 feet to a point; thence running South 39 degrees 29 minutes 00

and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-

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 Irene Sharon Esquivel or tenant

(s); and said property is more commonly known as 630 Deer Oaks Drive, Lawrenceville, GA 30044. The sale will be conducted

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

firmation and audit of the status of the loan with the

restrictions,

Georgia

nances,

9/7.14.21.28.2022 utes 45 seconds West, 75.22 feet to a point; thence running North 79 degrees 31 minutes 52 seconds West, 50.00 feet to the POINT OF BEGIINNING. As more particularly shown on Plat of Surveying Company for Nevir J. Garcia and Mariella De Garcia, dated December 20, 1995. Said legal description is controlling however, the property is commonly known as 186 Lockring Drive, Lilburn, Georgia known as 186 Lockring
Drive, Lilburn, Georgia
30047. Map and Parcel #
R6122-005C. The indebtedness secured by said Security Deed has been and is 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 negroyment limited to, the nonpayment of the indebtedness as and when due. The indebtedof the indeptedness as and when due. 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 and the resurcts resulted for other payments provided for under the terms of the Secu-rity Deed and Note. Said property will be sold subject to the following items which

FOREST, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGE 287; AS RERE-CORDED IN PLAT BOOK 56,

GWINNETT

GEORGIA

AGE 275, COUNTY,

may affect the title to said

may affect the title to said property: all zoning ordi-nances; matters which would be disclosed by an accurate survey or by in-spection of the property; any

outstanding taxes, including but not limited to, ad val-

holder of the security deed. United Asset Management, LLC as Attorney in Fact for Irene Sharon Esquivel Irene Sharon Esquivel McMichael Taylor Gray, LLC 2550 Engineering Drive, 3550 Engineering Drive Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00368 950-80668 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY NETT 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 having been given to secure a Note of even date in the original principal amount of Ninety-Four Thousand Nine Hundred and 00/100 dollars (CAL000 00) with integers. (\$94,900.00), with interest thereon as provided for thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to U.S. Bank Trust National Deed 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 possession of the property is believed to be William M. Golson, Il and Tracie N. Gol-son and Bryleigh A. Golson and Tracie N. Golson, as Ad-ministrator of the Estate of William M. Colson H. Gol. the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 2022, all proper-ty described in said Security ty described in said Security
Deed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
176 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK
B, PHASE II OF ARCH WAY
FOREST AS PER PLAT William M. Golson. tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid 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 DEBT COLLECTOR, UNDER

O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK instrument. U.S. BANK
TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST as Attorney in Fact for HEATHER FERGUSON THE HEATHER FERGUSON 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. SEF-20-01538-5 Ad Run Dates 09/07/2022 09/21/2022, 9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEI GEORGIA. 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, 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 Regisknown as 1487 Pine St, Stone Mountain, GA 30087. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code (2) final confirma-tion and audit of the status of the lean with the belatus tration Systems, Inc. as nominee for Amerisave Mortgage Corporation recorded in Deed Book recorded in Deed Book 53833, beginning at page 0766, of the deed records of the Clerk of the Superior Court of the aforesaid state 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 place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in November 2022, all property described in said security deed including but 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, Ceptria records which records. recorded plat is incorporated recorded plat is incorporated herein by reference and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 3085 Nethalit Prizes. Northcliff Drive, Suwanee, GA 30024 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be con-flucted subject (1) to confirducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit RATED HEREIN BY REFER-ENCE. The debt secured by the Security Deed and evi-denced by the Note and has of the status of the loan with the holder of the Security Deed. MidFirst Bank, been, and is hereby, de-clared due and payable be-cause of, among other pos-sible events of default, fail-ure to make the payments as required by the terms of the Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms the Note and Security Note. The debt remaining is in default and this sale will MidFirst 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 knowlbe made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of in-tention to collect attorneys' tention 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 of the undersigned's knowl-edge and belief, the party in