

FORECLOSURE

POINT COMMON TO THE INTERSECTION OF LAND LOTS 18, 19, 30 AND 31, 6TH DISTRICT, THENCE ALONG THE LAND LOT LINE COMMING TO LAND LOTS 19 AND 30 SOUTH 60 DEGREES 35 MINUTES WEST A DISTANCE OF 358.85 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 37 MINUTES WEST A DISTANCE OF 594.51 FEET TO AN IRON PIN; THENCE NORTH 37 DEGREES 13 MINUTES EAST A DISTANCE OF 167.44 FEET TO AN IRON PIN; BEING THE TRUE POINT OF BEGINNING OF SAID TRACT, PROCEED NORTH 37 DEGREES 2 MINUTES WEST A DISTANCE OF 615.50 FEET TO AN IRON PIN 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 TO AN IRON PIN; THENCE SOUTH 46 DEGREES 36 MINUTES EAST A DISTANCE OF 592.68 FEET TO AN IRON PIN; THENCE SOUTH 37 DEGREES 13 MINUTES WEST A DISTANCE OF 194.12 FEET TO THE TRUE POINT OF BEGINNING. Said property is known as 3212 Centerville Hwy, Snellville, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to 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. 22-07819 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.logsg.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 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 secure a Note of even date in the original principal amount of \$325,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of 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 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 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 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 the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3270 MOON BEAM CT SNELVILLE, 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 (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 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) to 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 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 negoti-

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ate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department, 1500 South Douglas 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 modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for SUSAN B. NEALS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30046 404.719.5355 SEPTEMBER 7, 14, 21, 28, 2022 22-0143 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80976 9/7,14,21,28,2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by **Viren R. Patel to Smart Venture Capital, LLC**, dated March 20, 2019, recorded in Deed Book 56476, Page 0009, and later assigned to **Geeta Rashmiya through assignment of Security Deed** recorded in Deed Book 58996, Page 00664, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVEB SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$765,000.00), with interest thereon as set forth therein. There will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale 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 MANSSION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 156, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THIS PROPERTY IS ALSO KNOWN AS 3650 RIVER MANSION DR WITH PARCEL ID R6299 204 The debt 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 (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, security deeds and matters of record superior to the Security Deed first set out above. Geeta Rashmiya is the holder of the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Geeta Rashmiya, 1508 Ridgemont Dr, Lilburn, GA 30047. gnrashmiya123@gmail.com. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 950-80657 9/7,14,21,28,2022

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 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 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 the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 49, BLOCK G, OF STONE MILL SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R5110 172 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

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 **FABIAN PENA to NURY & MOISES SURI**, dated 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 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 the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 110 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 49, BLOCK G, OF STONE MILL SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R5110 172 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, including attorney's fees (notice of intent to collect attorney's fees having been given).

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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 30046**.

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.

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 GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by **Yvonne J. Ponder and Ricky L. Ponder to Citifinancial Services, Inc** dated April 25, 2006 and recorded on April 25, 2006 in Deed Book 4626, 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 after-described property to secure a Note in the original principal amount of One Hundred Sixty-Five Thousand 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 courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in October 4, 2022 the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 3, BLOCK A, BROOKWOOD MEADOWS SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 20, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID #: R5009 263 The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, and recorded on 17272 Main Brook, Snellville, GA 30078. The subject 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 Attorney in Fact for Yvonne Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00374 950-80669 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 **Angelo Renteria, hereinafter referred to as Grantor, to JP Morgan Chase Bank, N.A.** recorded in Deed Book 49623, beginning at page 6207, as clarified by Affidavit dated Book 56681, Page 518 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 and 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 and being in Land Lot 83 of the 5th District, Gwinnett County, Georgia, being Lot 47, Block B, Grayland Hills Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 72, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference. Said property being known as 185 Johnson Road according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: **185 Johnson Road, Lawrenceville, GA 30046**. Said property will be sold on 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 valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, any 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) to 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 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 negoti-

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 **Angelo Renteria, hereinafter referred to as Grantor, to JP Morgan Chase Bank, N.A.** recorded in Deed Book 49623, beginning at page 6207, as clarified by Affidavit dated Book 56681, Page 518 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 and 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 and being in Land Lot 83 of the 5th District, Gwinnett County, Georgia, being Lot 47, Block B, Grayland Hills Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 72, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference. Said property being known as 185 Johnson Road according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: **185 Johnson Road, Lawrenceville, GA 30046**. Said property will be sold on 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 valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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) to 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 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 negoti-

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GEORGIA, BEING LOT 37, BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY, RECORDED AT PLAT BOOK 130, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

BEING IMPROVED PROPERTY KNOWN AS 5700 HOLLOW RIDGE LANE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT 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 Security Deed. Because the debt remains 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). JPMORGAN CHASE BANK, NATIONAL ASSOCIATION acting on behalf of and, necessarily, in consultation with JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION Note the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION acting on behalf of and, necessarily, in consultation with JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219 866 550 5705. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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 preceding paragraph. JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION as Attorney in Fact for **MARCELA RAMOS**, N.A. LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009459942 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Atlanta, GA 30328 770-401-5398. 9/7,14,21,28,2022

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 known as **5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071** (is/are **MARCELA RAMOS** or tenant(s)). Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 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) to 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 preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negoti-

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF GWINNETT

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for The American Bank Mortgage Co, LLC** recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the 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 and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A, of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which recorded plat is incorporated herein and made a part here of by reference. Said legal description being controlling, however, the Property is more commonly known as: **4441 Rosegate Drive, Snellville, GA 30039** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property, any 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) 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, 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 knowledge and belief, the party in possession of the property is believed to be **Angelo Renteria**, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5550F1 THIS 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. 950-80813 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF GWINNETT

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson** and **Yunrill Charlett Pugh**, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-865F1 THIS 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. 950-80781 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 **Shelly B Schwertler and Derek Schwertler to Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Home Loans, Inc.** dated June 13, 2005, and recorded in Deed Book 42229, Page 45, as last modified in Deed Book 56661, Page 807, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **NewRez LLC D/B/A Shellpoint Mortgage Servicing**, securing a Note in the original principal amount of \$176,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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 209 OF THE 7TH DISTRICT, CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DEPICTED AS UNIT 62 IN UNIT 1-B, BLOCK F, LOT 1 ON PLAT ENTITLED "FINAL PLAT OF SUWANEE STATION, UNIT 1-B" RECORDED IN PLAT BOOK 99, PAGE 217 THROUGH 219, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

FORECLOSURE

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, 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 knowledge and belief, the party in possession of the property is believed to be **Angelo Renteria**, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5550F1 THIS 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. 950-80813 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF GWINNETT

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for The American Bank Mortgage Co, LLC** recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the 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 and being in Land Lot 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A, of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia records, which recorded plat is incorporated herein and made a part here of by reference. Said legal description being controlling, however, the Property is more commonly known as: **4441 Rosegate Drive, Snellville, GA 30039** Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property, any 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) 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, 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 knowledge and belief, the party in possession of the property is believed to be **Angelo Renteria**, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-865F1 THIS 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. 950-80781 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF GWINNETT

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson** and **Yunrill Charlett Pugh**, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor. As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-865F1 THIS 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. 950-80781 9/7,14,21,28,2022

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

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FORECLOSURE

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NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF GWINNETT

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for The American Bank Mortgage Co, LLC** recorded in Deed Book 54695, beginning at page 728, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the 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