Foreclosures

Stephen J. Simone and Whitney Leigh Simone File no. 22-078238 LOGS LEGAL GROUP LLP*

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Right to Redeem

9075

9076

Foreclosures

matters of record superi-or to the Security Deed first set out above. Said sale will be con-Said sale will be conducted subject to the following: (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 Security Deed. The name, address, and telephone number of the The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
BSI Financial Services, Inc.

Inc. 314 S. Franklin St., PO Box 517

Social States of the states of LECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
SERVIS ONE, INC. DBA
BSI FINANCIAL SERVICES,
as Attorney-in-Fact for
SHANIELE FORRESTER
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC

ners, PLLC 10700 Abbotts Bridge Suite 170 Duluth, GA 30097

Phone: 470.321.7112
Firm File No. 23-111678 - DaG
05/24/2023, 06/07/2023, 06/28/2023.

Gpn11
gdp1002
NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that certain Security Deed from
Loreen D Kemmer to
MORTGAGE
TRONIC REGISTRATION
SYSTEMS, INC., AS
NOMINEE FOR MILEND
INC, dated December 05,
2017 and recorded on December 26, 2017 in Deed
Book 55610, Page 162, in the Office of the Clerk of
Superior Court of Gwinnett
County, Georgia, said Security Deed having been
given to secure a Note of
even date, in the original
principal amount of One
Hundred
Tinousand Five Hundred
Forty-Two and 00/100 dollars (\$188,542.00) with interest thereon as provided
therein, as last transferred
to FLAGSTAR BANK
FSB, recorded in Deed
Book 58809, Page 292,
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, within the legal hours of sale on the
first Tuesday in June,
2023, all property described in said Security scribed in said Security
Deed including but not limited to the following described property: ALL
HAT TRACT OR PARCEL OF LAND LYING
AND BEING IN GMD 1749
OF GWINNETT COUNTY,
GEORGIA, BEING LOT
IO, BLOCK A, HAMILTON
SPRINGS SUBDIVISION,
UNIT ONE, AS PER PLAT
RECORDED IN PLAT
BOOK 74, PAGE 49,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS, INCOR-MADE A PART HEREOF BY REFERENCE. Said property may more com-monly be known as 1215

Platinum Drive, Hoschton, GA 30548. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt reon said loan. The deot remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case ## 22-07955-1 The indihaving been iven). Case #: 23-00295-1 The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is FLAGSTAR BANK, N.A., 5151 Corporate Drive, Troy, MI 48098. 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: a) zoning 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 constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of the knowledge and belief of the undersigned, the owners and party in posession of the property are Loreen D Kemmer and or tenant(s). 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.

loan with the holder of the Security Deed, FLAGSTAR BANK, N.A. as Attorney-in-Fact for Loreen D Kemmer Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 05/10/23; 05/24/23; 05/31/23 5:10,17,24,31,2023

Gpn11
gdp1001
NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
SAROJ K. PATEL and
KETAN PATEL to U.S.
BANK NA, dated November 4, 2013, recorded
November 21, 2013, in
Deed Book 52654, Page
753, Gwinnett County, Georgia Records, said Security Deed having been
given to secure a Note of
even date in the original
principal amount of Three
Hundred Thirty-Six Thousand Seven Hundred and
00/100 dollars
(\$336,700.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to Federal Home
Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie Mac
Seasoned Loans Structtured Transaction Trust,

9075 Foreclosures 9075 Foreclosures Series 2020-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but set line.

liens, encumbrances liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. first set out above.
Said sale will be conducted subject to the following: (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.
The name, address. and tirst Tuesday in June, 2023, 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 2 OF THE 1ST DISTRICT, GMD 1749-3, GWINNETT COUNTY, GEORGIA, BEING LOT 160, BLOCK A. UNIT ONE LAKE VIEW AT HAMILTON MILL SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 225-232, GWINNETT COUNTY, GEORGIA, BEING LOT TY. GEORGIA RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being control in however the property. of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: PHH Mortgage Corporation 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409 866-503-5559 Note that pursuant to Note that pursuant to O.C.G.A. § 44-14-162.2, the U.C.G.A. § 44-142.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
MORTGAGE ASSETS
MANAGEMENT, LLC,
as Attorney-in-Fact for
JUNE E. KINION
Robertson, Anschutz,
Schneid, Crane & Compose
Road
Road
Suite 170

Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-068707 – LiV 05/24/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn17

description being controlling, however the property
is more commonly known
as 2395 LAKE COVE CT,
BUFORD, GA 30519. The
indebtedness secured by
said Security Deed has
been and is hereby declared due because of default under the terms of
said Security Deed. The
indebtedness remaining in
default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees (notice
to collect same having
been given) and all other
payments provided for under the terms of the Security Deed. Said property
will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also
be subject to the following
items which may affect the
title: any outstanding ad
valorem taxes (including
taxes which are a lien,
whether or not now due
and payable); the right of
redemption of any taxing
authority, matters which
would be disclosed by an
accurate survey or by an
inspection of the property;
all zoning ordinances; assessments; liens; encum-

Gpn17
gdp1617
NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed dated June 16, 2020, filed and recorded on June 17, 2020 in Deed Book 57581; page 00698, Gwinnett County, Georgia records (as amended, modified or revised from time to time, the Security Deed), from Lawrence W. Jones to Citizens Bank (Citizens), said Security Deed having been given to secure that certain Promissory Note dated June 16, 2020 in the original principal amount of FOUR HUNDRED AND 07/100 DOLLARS (as amended, modified or revised from time to time, the (Note), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door GWINNETT COUNTY, sessments; litens; encumerances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SAROJ K. PATEL, KETAN PATEL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Vothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORT-GAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDLOANS STRUCTURED TRANSACTION TRUST. SERIES 2020-1 as Attorney in Fact for SAROJ K. PATEL. KETAN PATEL. THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, THAT PURPOSE. Attorney Contact: Rubin FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-23-01406-14 204 fore the courthouse door of GWINNETT COUNTY, GEORGIA, BELOCK B, BLOCK B, BL of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness and when due. The Indebtedness remaining in default, this Sale will be made for the purposes of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property, (iii) any and all unpaid real and personal property and valorem taxes, special assessments and governmental assessments; (iv) any and all prior restrictions, rights of way, and assessments of record appearing of record right pede and consented to of record appearing of record after the date of the Security Deed and consented to of record by law to negotiate, and (vi) all outstanding bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 Gpn17 gdp1584 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Se-Pursuant to the power of sale contained in the Security Deed executed by JUNE E. KINION to METLIFE LOANS, A DIVISION OF METLIFE BANK, N.A. in the original principal amount of \$255,000.00 dated July 1, 2010 and recorded in Deed Book 50154, Page 163, Gwinnett County records, said Security Deed being last transferred to MORT-GAGE ASSETS MANAGEMENT, LLC in Deed Book 59883, Page 00001, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal bauss of property in said Security Deed and described as follows:
ALL THAT TRACT OR
PARCEL OF LAND
LOYING AND BEING
IN LAND LOTS
296 AND 297, 6TH DIS.
TRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 2, BLOCK
C, UNIT I, OF HOWELL
WOOD SUBDIVISION,
AS PER PLAT
RECORDED IN PLAT
BOOK 7, PAGE 251, IN
GWINNETT COUNTY
RECORDS, WHICH
RECORDED IN PLAT
BOOK 7, PAGE 251, IN
GWINNETT COUNTY
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN AND BY REFERENCE MADE A
MORE COMPLETE DESCRIPTION OF THE
PROPERTY HEREBY
DESCRIBED.
Said property being
known as: 3989 HOWELL
FERRY ROAD DULUTH, GA 30096
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are JUNE E. KINION
or tenant(s).
The debt secured by soid
Security Deed has been
and is hereby declared
due and payable because
of, among other possible
events of default, failure
to pay the indebtedness
as provided for in the
Note and said Security
Deed. The debt remaining in default, this sale
will be made for the vidual will in adulonly in egotiate, amend and modify the terms of the Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES Contact: Ron C. Bingham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326 (470) 427-3700

rlselaw.com/property-list-

within the legal hours of sale, on July 05, 2023, the

purpose of paying the same and all expenses of

same and all expenses or sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien

valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments,

5/14,17,24,31,2023

ing 5:10.17.24.31, 2023

Foreclosures

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that certain Security Deed from
Sasschon Henderson to
Mortgage Electronic
Registration Systems,
Inc. Acting Solely as
Nominee for Broker Solutions, Inc. d/b/a New lutions, Inc. d/b/a New American Funding, dated September 30, 2019 and recorded on October 3,

2019 in Deed Book 56928, Page 50, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed naving been given to secure a Note of even date, in the original principal amount of Two Hundred Sixty-Nine Thousand Six Hundred Forty-Five and dol/100 dollars (\$269,645.00) with interest thereon as provided therein, as last transferred to New American Funding, recorded in Deed Book 60533, Page 00693, Expression of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property. ALTHAT TRACT OR PARCEL OF LAND LYING AND BEING IN COUNTY, GEORGIA, BEING IN LYING AND ESING IN COUNTY, GEORGIA, BEING IN CORPORATED HEREING BY REFERENCE THERETO Said property may more commonly be known as 2537 Bay Crest Lane, Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 attrony or recourse against the above-named or the undersigned. The sale will be made for the purpose of paying the same and all expenses of this sale, including attrony or recourse against the above-named or the undersigned from the property whether or not now due and payable; d) special assessments; e) the right of redeming of the property of any outstanding advalorem taxes, including at valorem taxes, including at valorem taxes, which constitute lies upon said property sale ment of any taxing audity of the property of any outstanding

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 Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Sasschon Henderson Contact. Crion Heriderson Contact:
Padgett Law Group: 6267
Old Water Oak Road,
Suite 203, Tallahassee,
FL 32312; (850) 422-2520
Ad Run Dates: 04/26/23;
05/03/23;
05/03/23;
05/17/23; 05/10/23; 05/17/23; 05/31/2023 950

4/26,5/3,10,17,24,31, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Patricia D. McCullough and Jeffrey W. McCullough to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage dated January 8, 2020, and recorded in Deed Book 58626, Page 679, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to United Wholesale Mortgage, LLC, securing a Note in the original principal amount of \$265,821,00, 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, June 6, 2023, during the legal hours of sale, before the Courthouse door in said Doed Counthy, sell at public outcry to the highest bidder for cash, the property described in said Deed, towit: All that tract or parcel fand lying and being in Land Lof 354 of the 5th District of Gwinnett County, Georgia, being Lot 58, Block A. Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, Block A. Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, Block A. Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, Block A. Stone Hall Plantation Subdivision, Unit One, as per plat recorded which plat is hereby referred to and by this reference made a part hereof. Said property is known as 332 Flat Run Dr, Bethlehem, GA 30620, together with all fixtures and personal property attached to and constituting a part of said property if any. Said property is which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restriction or floreof property. The proceeded of said sale will be applied to the payment of said indebtedness and all ex

9075 Foreclosures penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be condistributed as provided by law. The sale will be 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 Patricia D Mccullough and Jeffrey W Mccullough, successor in interest or tenant(s). WHOLESALE MORTsuccessor in interest or tenant(s). UNITED WHOLESALE MORT-GAGE, LLC. as Attorney-in-Fact for Patricia D. McCullough and Jeffrey W. McCullough File no. 22-079626 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/cl https://www.logs.com/

220-2535/cl
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL
BE USED FOR THAT
PURPOSE.
950 100194
4/26,5/3,10,17,24,31, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MARCUS L MITCHELL to GUARANTY MORTGAGE SERVICES, LLC, dated December 15, 2020, recorded December 15, 2020, recorded December 17, 2020, in Deed Book 58187, Page 74, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand Eight Hundred Mineteen and 00/100 dolars (\$280,819.00), with interest thereon as provided of therein, said Security Deed having been assigned and transferred to NewRez LLC dlb/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, 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 44 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, CHEROKEE WOODS EAST SUBDIVISION, UNIT TEN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY, RECORDS WHICH PLAT IS INCORPORATED HERIN BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 2497 DAKOTA TRAIL SW. LILBURN, GA 30047. The indebtedness security Deed has been and is hereby declared due because of default under the terms of said Security Deed has been and is hereby dever the property is more commonly known as 2497 DAKOTA TRAIL SW. LILBURN, GA 30047. The indebtedness security Deed has been and is hereby dever the property is more commonly known as 2497 DAKOTA TRAIL SW. LILBURN, GA 30047. The indebtedness security Deed has been and is hereby dever the property is more commonly known as 2497 DAKOTA TRAIL SW. LILBURN, GA 30047. The indebtedness security Deed has been and all other payer the swill be disclosed devented by a wallower the property is more counted for the property is mor

accurate survey or by an inspection of the property. all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARCUS L MITCHELL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law tod so s) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Words of the Security. Deed, The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law tod so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint of the place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for MARCUS L MITCHELL THE BELOW LAW FIRM MAY. BHELLPOINT MORTGAGE SERVICING as Attorney in Fact for MARCUS L MITCHELL THE BELOW LAW FIRM MAY. INFORMATION OBTAINED WILL BLUSED FOR THAT PURPOSE. Attorney Context, Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-01811-2 Ad Run Dates 05/31/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/24/2023, 05/17/2023, dselaw.com/property-list-

950 100441 **4/19,5/10,17,24,31, 2023**

950 100441

1/19,5/10,17,24,31, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JANET ONGATI to MORTGAGE LECTRONIC REGISTRATION SYSTEMS, INC.AS GRANTEE, AS NOMINEE FOR GEORGIA UNITED CREDIT UNION, dated September 14, 2018, recorded September 18, 2018, in Deed Book 56139, Page 169, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Forty-Two Thousand and 00/100 dollars (\$342,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Georgia United Credit Union, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June,

Foreclosures

2023, 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 170, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A HELENS MANOR DED IN PLAT BEOK 79, PAGE 113, GWINNETT COUNTY, GEORGIA, BEING LOT 3, PAGE 113, GWINNETT COUNTY, GEORGIA RECORDS. WHICH RECORDS WHICH RECORDS 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 235 HELENS MANOR DRIVE.

LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the property in the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JANET ON-GATI, CAINAN AOLOJWANG, or tenants(s). The sale will be conducted under the U.S. Bankruptcy Code and (2) to diff of the undersigned, the owner and party in possession of the property is JANET ON-GATI, CAINAN AOLOJWANG, or tenants(s). The sale will be conducted under the U.S. Bankruptcy Code and (2) to diff of the undersigned, the o 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. GEORGIA UNITED CREDIT UNION as Attorney in Fact for JANET ON-GATI 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. GUCC-23-01499-1 Ad Run Dates 04/12/023, 05/10/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 05/17/2023, 1selaw.com/property-listing

950 100143 **4/12, 5/10,17,24,31, 2023** Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by a Security Deed given by Nakitha Phillip to Mortgage Electronic Registration Systems, Inc., as nominee for Cityworth Mortgage, LLC (the Secured Creditor). dated March 22, 2019, and Recorded on March 27, 2019 as Book No. 56489 and Page No. 518, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$201,286.00, with interesin, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County, Georgia Records, the fill of the first Tuesday in June, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia records, said plat being in Land Lot 7 of the 5th District of Gwinnett County, Georgia being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in plat 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 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 worth and the first failure to pay the indebtedness as and when due and in the worth and the first failure to pay the indebtedness as and when due and in the worth and the first failure to collect attorney's fees (notice of intent to collect attorney's fees for the long provided in the Secu

9075 Foreclosures 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) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. \$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. Funds used at sale shall be in certified funds and ayable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Nakitha Phillip. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41671

950 100589 **4/26,5/3,10,17,24,31,2023** 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 Carolyn Reid and Marquece Reid to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated February 24, 2020, and recorded in Deed Book 57304, Page 00276, Gwinnett County, Georgia Records, as last transferred to Reliance First Capital, LLC by assignment recorded on March 1, 2023 in Book 60461 Page 00075 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, as last transferred in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty and 0/100 dollars (\$138,380.00), with interest thereon as set for the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED IN LAND LOT 36 OF THE GTH LAND DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER LAT RECORDED IN PLAT BOOK 33, PAGE 295, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER LAT RECORDED IN PLAT BOOK 33, PAGE 295, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER 295, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER 295, GWINNETT COUNTY, GEORGIA, BURICAL MARCH AND BEING LOT 38, BLOCK C, QUINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINNETT, GEORGIA, BEING LOT 38, BLOCK C, QUINNETT, COUNTY, GEORGIA, BEING LO 295, GWINNETT COUNTY, GEORGIA WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PARTHEREOF BY REFERENCE AND BEING KNOWN AS 2760 MOUNTBERRY DRIVE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSTEN BOUNDERFY DEVELOPED SING WINNETT COUNTY, GEORGIA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose 4/19,5/10,17,24,31, 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default un-der the terms of the Se-curity Deed executed by curity Deed executed by Stephen J. Simone and Whitney Leigh Simone to Wells Fargo Bank, N.A. dated December 14, 2012, and recorded in Deed Book 51881, Page 854, Gwinnett County Records, securing a Note in the original principal amount of \$148,500.00, the holder thereof pursuant to said Deed and Note thereby secured has determined the security of th

eu in trie Note and sectify 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 attorneys fees (notice of intent to collect attorneys 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: Reliance First Capital, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding at 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 nances, 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 Marquece Demetrius Reid, as Trustee of the Marquece Demetrius Reid Trust or tenant(s); and said property is more commonly known as 2760 Mountbery Dr, Snellville, GA 30039. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Fleliance First Capital, LLC as Attorney in Fact for Carolyn Reid and Marquece Reid. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-05919 950 101005 4/26,5/10,17,24,31, 2023

4/26,5/10,17,24,31, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from LINDA M. SCHEAFFER to MORTGAGE ELEC-LINDA M. SCHEAFFER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHPOINT MORTGAGE, dated July 11, 2017, recorded July 12, 2017, in Deed Book 55250, Page 0597, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will 9075 Foreclosures

Gdp1749 gpn11 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46] TO: IRENE GUTIERREZ NICOLAS GUTIERREZ and his Unknown Heirs at GWINNETT COUNTY, GEORGIA Occupant of 6204 JANE ROAD, Gwinnett County, Georgia.
RE: FORECLOSURE OF EQUITY OF REDEMP-TION FOR TAX SALE DEED (REF. O.C.G.A. §

be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAIT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, LAUREL PARK, PHASE ONE-A. AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 154, REVISED IN PLAT BOOK 84, PAGE 145 ET. SEC., GWINNETT COUNTY, GEORGIA, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 1310 MOUNTAIN INCOURT, SUGAR HILL, GA 30518. The indebtedness secured by said Security Deed. The indebtedness remaining in default, this sale will be made for the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the terms of the Security Deed. The indebtedness remaining in default, this sale will be made for the terms of the Security Deed. The indebtedness remaining in default, this sale will be made for the terms of the Security Deed. The indebtedness remaining in default, this sale will be made for the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the undersigned. The collect same having been given to the following items which may affect the title: any outstanding ad valorem takes (including taxes which are a lien, whether or not now due and accurate survey or by any inspection of the property is LINDA M. SCHEAFFER THE ALL TO BEAL TO THE ALL T DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of five oclock [5.m.) on June 23, 2023 or 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All that tract or parcel of land lying and being in Land Lot 246 of the 6th District, Gwinnett County, Georgia, being Lot 71, Block Hof Liberty Heights subdivision, unit two as per plat by Harold L. Bush and Associates Engineers and Surveyors Engineers and Surveyors dated March 1956, record-ed in Plat Book F, Page 288, Gwinnett County 288, Gwinness records, being improved property known as 6204 Jane Road according to the present lettering and numbering in Gwinnett County, Georgia. That property known as ing to the present system of numbering homes and having tax parcel identification number R6246B123. R6246B123.
The tax deed to which this notice relates is dated May 3, 2022, and is recorded in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia in Deed Book 60000, Page 3.

The property may be re-

County, Georgia in Deep Gook 60000, Page 3. The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

DANIEL MARTINEZ-ROMAN (70 Carolina Dallal Bryant Esq.

Ayoub, Mansour & Dallal Bryant Esq.

Bryant, LLC 675 Seminole Avenue, Suite 301

Atlanta, Georgia 30307

404.892.2599

Please be governed accordingly.

5/17,24,31,6/7,2023

950 100725

Gdp1758
gpn11
NOTICE TO FORECLOSE
THE RIGHT TO REDEEM
Take Notice that:
To all, including Louise
Corbin and Arthur L.
Hogue and any heirs or
other person,
including tenants or occupants residing at the herein described property and,
any

any person or entity who is entitled to exercise the right to redeem the herein described

scribed property.
Pursuant to OCGA 48-4-45 et sec, and Georgia law, take notice that the redeem the following de-scribed property to wit: ALL THAT LOT OR PAR-CEL of land situated, lying and being in Land Lot 305 of

of the 7 TH District City of Sugar Hill, Gwinnett Coun-ty, Georgia, being known and designated as Lot 7, Block D, Hillcrest Woods Subdivision, Phase II, as more particularly described on that certain survey plat dated May 1984 prepared mindler thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and poyable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, 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, towit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 325 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 97, BLOCK A, PROVIDENCE CROSSING SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 220, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN SAID RESTRICTIONS OF RECORD Said property is known Thomas Woods and Asso-

ciates, Registered Survey-or, which plat is recorded in Plat Book 28, page 25, Gwin-nett County Georgia records. Map and Parcel: R7305 121 roperty address: 5277 ass Court Buford, Ga

Pass Court Buford, Ga 30518
will expire and be forever foreclosed and barred on and after the 26th day of June June 2023. (The redemption deadline date). The tax deed to which this notice relates is dated the 3 rd day of May 2022 and is

recorded in the office of the Clerk of the Superior Court of Gwinnett County, Georgia, in Deed Book 60000 at page 15. The property may be redeemed at any time on or before the redemption deadline date by payment of the re-demption price as fixed and provided by law to Roxanne

Hoxanne Rental Resources, LLC, care of the undersigned at the following address: 3461-D Lawrenceville Suwanee Road, Suwanee GA 30024. Please be governed accordingly, Kevin J. Pratt

5/17,24,31,6/7,2023 Gpn11

Gpn11
gdp1369
The right to redem the
following described property, to wit: 1890 Rocksram Drive, Buford,
Gwinnett County, Georgia 30519, and being
more fully described in
that certain Tax Deed
recorded at Deed Book
36614 Page 0266, will expire and be forever foreclosed and barred on and
after the 5th day of June,
2023. 2023. The tax deed to which this

TIONS OF RECORD
Said property is known
so 2200 Skylar Leigh
Drive, Buford, GA 30518,
together with all fixtures
and personal property attached to and constituting a part of said property, if any. Said property, whether or not now due
and payable), the right
of redemption of any taxing authority, any matters 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 Stephen J.
Simone, Whitney Leigh
Simone, successor in in-

Simone, successor in in-terest or tenant(s). US Bank Trust National As-sociation, Not In 1ts Indi-vidual Capacity But Sole-Iy AS Owner Trustee For VRMTG Asset Trust as Attorney- in-Fact for

The tax deed to which this notice relates is dated the 2nd day of December, 2003, and is recorded in the office of the Clerk of the Superior Court of Gwinnett County, Georgia, in Deed Book 36614 at Page 0266. in Deeu Doc.. Page 0266. 5/14,17,24,31,2023

GDP-1639 GPN-20 IN THE SUPPERIOR COURT OF GWINNETT COUNTY STATE OF GEORGIA NADIRA RAHMAN, Petitioner, V

v. FIRSTKEY MORTGAGE, LLC; MONIQUE LUNDY; THEODORE LUNDY; Respondents.