FORECLOSURE Tuesday in January 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 334, of the 4th District, of Gwinof the 4th District, of Gwin-nett County, Georgia, being Lot 11, Block A, Wynship Subdivision, Unit One, as per plat recorded in Plat Book 43, Page 122, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part here-f by this reference. Said leherein and made a part here-of by this reference. Said le-gal description being con-trolling, however, the Prop-erty is more commonly known as: 4920 Wynship Lane, Snellville, GA 30039 Said property will be sold on an as-is basis without any representation warrant or an as-is basis without any representation, warranty or recourse against the abovenamed 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 (including taxes which are a (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, and all other matters tions, 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 (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-rity Deed. MidFirst Bank, through its division Midland Mortgages 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 Lavasha Hill, or tenant(s). MidFirst Bank, as Transferee, Asthrough its division Midland as Transferee signee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glen-ridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-6006 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 88144 LLC Attorneys at Law Glen-ridge Highlands II 5565 88144 950 12/7,14,21,28, 2022

Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Notice of Sale Under Power.
State of Georgia, County
of GWINNETT. Under and by
virtue of the Power of Sale
contained in a Deed to Secure Debt given by VICTOR contained in a Deed to Secure Debt given by VICTOR C HOWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREME LENDING dated 02/21/2020, and Recorded on 02/27/2020 and Recorded on 02/27/2020 and Page No. 00266, GWINNETT County, Georgia records, as assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$192,850.00, with interest at the rate specified therein, there will be sold by the undersigned 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 January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING GORGIA, BEING LOT 15. OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK "A" OF ROSEMONT SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 293, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE PLAI IS INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as provided in the Deed to Secure vided in the Deed to Secure
Debt and by law, including
attorneys fees (notice of intent to collect attorneys fees
having been given). PENNYMAC LOAN SERVICES, LLC Note and is the current assignee of the Security Dead to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary in executive with essary, in consultation with FEDERAL NATIONAL MORT-GAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-162.2. PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN 2EPVICES 11.0. 2042 SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the the undersigned, the party/parties in possession of the subject of the subject property known as **2752 GRANADA** PL, LAWRENCEVILLE, GEORGIA 30044 is/are: VIC-TOR C HOWELL or temant/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 mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out

FORECLOSURE

the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. PEMNY-MAC LOAN SERVICES, LLC as Attorney in Fact for VICTOR C HOWELL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PURPOSE.
00000009436817 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398#5398

950-88796 12/7,14,21,28,2022

Notice of Sale Jnder Power

Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by NAKITA R. JOHNSON at by NAKITA R. JOHNSON and NORMA J. JOHNSON to BANK OF AMERICA N.A., dated April 9, 2008, and recorded in Deed Book 48777, Page 50, GWINNETT County, Georgia records, and last assigned to BankUnited N.A. in Book 59503, Page 787, conveying the after-described property to secure a Note of even date in the original principal amount the original principal amount of \$201,832.00, with interest of \$201,832.00, 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 February, 2023, to wit: February 7, 2023, the following described property. ALL ing described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PÁRCEL
OF LAND LYING AND BEING
IN LAND LOT 144 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA BEING
LOT 57 OF BUILDING 18 OF
THE RESERVE AT IVY
CREEK, AS PER PLAT OF
SURVEY RECORDED IN
PLAT BOOK 114, PAGE
275-277, AND BUILDING 18
BEING MORE FULLY DESCRIBED AS FOLLOWS: TO
IND THE TRUE POINT OF SCRIBED AS FOLLOWS: ID FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM THE LAND LOT COR-NER COMMON TO LAND LOTS 144, 145, 176, AND 177; RUNNING THENCE 177; RUNNING HENCE
ALONG TH LAND LOT LINE
COMMON TO LAND LOTS
144 AND 145, SOUTH 30
DEGREES 02 MINUTES 03
SECONDS EAST A DISTANCE OF 164.39 FEET TO A

POINT. THENCE SOUTH 29
DEGREES 59 MINUTES 57
SECONDS EAST A DISTRANCE OF 493.69 FEET TO
AN IRON PIN FOUND;
THENCE LEAVING SAID AN IRON PIN FOUND;
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60
DEGREES 12 MINUTES 40
SECONDS EAST A DISTANCE OF 84.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES O7 MINUTES 40
SECONDS EAST A DISTANCE OF 681.12 FEET TO
AN IRON PIN FOUND ON
THE SOUTHWESTERLY
RIGHT-OF-WAY LINE OF
PROPOSED APPALOOSA
LANE (80 R/W); THENCE

RIGHT-OF-WAY LINE OF PROPOSED APPALOOSA LANE (80'R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE NORTH 60 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON A PROPOSED (50'RW); THENCE CROSSING SAID APPALOOSA LANE NORTH 60 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE 50.18 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT THENCE SOUTH 29 SECOND MINUTES 58 SECONDS EAST A DISTANCE OF 166.29 FEET TO AN IRON PIN FOUND; THENCE PIN FOUND; THENCE
NORTH 22 DEGREES 24
MINUTES 04 SECONDS
EAST A DISTANCE OF
195.21 FEET TO AN IRON
PIN FOUND; THENCE
SOUTH 30 DEGREES 10
MINUITES 01 SECONDS SOUTH 30 DEGREES 10
MINUTES 01 SECONDS
EAST A DISTANCE OF
126.58 FEET TO AN IRON
PIN FOUND: THENCE
SOUTH 37 DEGREES 41
MINUTES 21 SECONDS
WEST A DISTANCE OF
347.66 FEET TO AN IRON
PIN FOUND: THENCE
SOUTH 41 DEGREES 05
MINUTES42 SECONDS
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THE TRUE POINT OF BEGINNING, FROM THE TRUE
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NING, FRUMING AS
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THENCE NORTH 59 DE;
GREES 47 MINUTES 18
SECONDS EAST A DISTANCE OF 65.00 FEET TO A
POINT; THENCE SOUTH 30
DEGREES 12 MINUTES 42
SECONDS EAST A DISTANCE OF 199.83 FEET TO A
POINT; THENCE SOUTH 51
SECONDS WEST A DISTANCE OF 65.00 FEET TO A
POINT; THENCE NORTH 30
DEGREES 12 MINUTES 18
SECONDS WEST A DISTANCE OF 65.00 FEET TO A
POINT; THENCE NORTH 30
DEGREES 12 MINUTES 42
SECONDS WEST A DISTANCE OF 199.83 FEET TO A
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TRACT CONTAINING 0.298
ACRES (12.989 SQUARE
EFECT MORE OF 1850 RE TRACT CONTAINING 0.298
ACRES (12.989 SQUARE
FEET) MORE OR LESS. BEING A PORTION OF THE
PROPERTY CONVEYED TO
CHATEAU CONSTRUCTION,
INC. BY WARRANTY DEED
DATED JANUARY 23, 2006
AND RECORDED IN DEED
BOOK 46105. PAGE 617,
GWINNETT COUNTY, GEORGIA RECORDS. LESS AND
EXCEPT: PRO POSED BUILDING 18 CONSISTS OF LOTS
53 THROUGH 61 OF THE
RESERVE AT IVEY CREEK;
LOTS 53-56 AND 58-61 ARE
NOT CONVEYED HEREBY
AND ARE NOT INCLUDED IN
THIS LEGAL DESCRIPTION.
The debt secured by said
Deed to Secure Debt has
been and is hereby declared
due because of, among oth-

due because of, among other possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and 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 attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2081 APPALOOSA MILL CIRCLE BUFORD, GA
30519, together with all fixtures and personal property
attached to and constituting
a part of said property. To above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted exhibited to (1) confignation the best knowledge and bethe best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): NAKITA R. JOHN-SON AKA NAKITA JOHN-SON-PORTER, NORMA J. JOHNSON, and or tenant or tenants. Said property will be sold subject to (a) any

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the hold-ref the security deed Pur-

er of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for

FORECLOSURE

outstanding ad valorem taxes (including taxes which are a lien, but not yet due are a len, 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 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. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and subject to the sale confirmation and subject to (1) confirmation that the sale is not prohibit. nal confirmation and audit of nal 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 proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1500, South Department 1 ment 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.A. Section 44-14-162.2 shall be construed to require snail be construed to require the secured creditor to nego-tiate, 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 grant-ed in the aforementioned se-curity instrument, specifical-ly being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORMA J. R. JOHNSON and NORMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30043, 404.719.5155 NOVEMBER 23, 30, DECEMBER 7, 14, 21, 28, 2022 AND JANUARY 4, 11, 18, 25, FEBRUARY 1, 2023 22-0319 THIS LAW FIRM IS ACTING AS DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED HISTORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 87604 11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Vasiliy
Khartonyak and Nataliya
Khartonyak to HomeBanc
Mortgage Corporation dated
February 27, 2004, and
recorded in Deed Book
37326. Pague 272. as last 37326, Page 272, as last modified in Deed Book 54278, Page 105, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$148,900.00, 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, January 3, 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, to-wit: All that tract or parcel of land lying and being in Land Lot 102 of the 7th District, Gwinnett County, Georgia, being Lot 38, Block C, The Oaks at Charleston Commons Subdivision, Unit One, per Plat Book 95, Pages 256-258, Gwinnett County, Georgia Records, which is referred to and made a part of this description. Said property is known as 1950 Charleston known as 1950 Charleston Oak Cir, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting a part of said property, if a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances. ments, 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 audit of the status of the loan with the secured credi-tor. The property is or may be in the possession of Vasiliy Khartonyak and Nataliya Khartonyak, successor taliya Khartonyak, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Vasiliy Khartonyak and Nataliya Khartonyak File no. 22-079556 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 COURSEIORS at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 2202535/***CF_REFERENCE_I
NITIALS***

NI IIALS**

https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
OF 07001 950-87231 11/30, 12/7,14,21,28, 2022 NOTICE OF SALE

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 April 20, 2017, from
Raymond John Leggo and
Stacie Lynn Leggo to Mortgage Electronic Registration
Systems, Inc., as nominee
for Home Point Financial
Corporation, recorded on
April 25, 2017 in Deed Book
55074 at Page 325 Gwinnett
County, Georgia records, County, Georgia records, having been last sold, as-signed, transferred and con-veyed to **Home Point Finan**-

cial Corporation by Assignment and said Security Deed

having been given to secure

a note dated April 20, 2017, in the amount of \$346,967.00 said note being modified by Loan Modifica-

tion agreement and recorded

on April 30, 2020 in OR Book 57438 OR Page 680 in

FORECLOSURE

he real property records of

Gwinnett Gwinnett County, Georgia said note being modified by Modification Loan ment and recorded September 27, 2021 ir Book 59221 OR Page 7 Book 59221 OR Page 726 in the real property records of Gwinnett County, Georgia said note being modified by Loan Modification agreement and recorded on May 2, 2022 in OR Book 59914 OR Page 560 in the real property records of Gwinnett County, Georgia, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on January 3, 2023 the following described real property (hereinafter referred to as the Property):ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT AND BEING IN LAND LOT 231 OF THE 7TH DISTRICT, 231 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 35, BLOCK B, MORNINGBROOKE (FKA SUWANEE PRESERVE), UNIT 2, AS PER PLAT UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 97, PAGE 69, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, debeen, and is hereby, de-clared due and payable because of, among other pos-sible events of default, fail-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys tention to conect automeys 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 session of the property is/are Raymond John Leggo and Stacie Lynn Leggo. The property, being commonly known as 3876 Creekview Ridge Dr, Buford, GA, 30518 in Gwinnett County, will be sold as the property of Raymond John Leggo and Stacie Lynn Leggo, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments lies engumbarses ments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to 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 described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road Suite 200, Fort Mill South Carolina 29707 1-844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require 44-14-162.2 snall require the secured creditor to nego-tiate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the sale is 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 Attornev for Home Point Financial Corporation as Attorney in Fact for Raymond John Leggo and Stacie Lynn Leggo 100 Galleria Parkway, Suite 960 Atlanta CA 30330

960 Atlanta, GA 30339
Phone: (770) 373-4242 By:
Rohan Rupani For the Firm
THIS FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
DETAINED WILL BE LISED OBTAINED WILL BE USED FOR THAT PURPOSE 011139 11/23/2022,

A4764433 11/30/2022, 12/14/2022, 12/21/2022, 12/28/2022 87322 11/23,30,12/7,14,21,28,

NOTICE OF SALE UNDER POWER

GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from DECARLOS
LOWE and BELINDA A LOWE
to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC AS NOMINEE FOR FAIRWAY INDEPENDENT MORTCAGE CORPORTATION GEORGIA. GAGE CORPORTATION D/B/A NORTHPOINT MORT-D/B/A NORTHPOINT MORT-GAGE, dated September 30, 2015, recorded October 1, 2015, in Deed Book 53852, Page 65, Gwinnett Country Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty Thousand Six Hundred Forty-Four and 00/100 dollars (\$220,644.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to assigned and transferred to assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett Courty Courthouse, within the legal hours of sale on the first Tuesday in January, 2023, all property de-scribed in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING ON PARCEL OF LAND LIND
AND BEING IN LAND LOT
268 OF THE 5TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 9,
BLOCK E, WOLF CREEK
SUBDIVISION, UNIT 4-A, AS
STEP PLAT TRECORDER, MA SUBDIVISION, UNIT 4-A, AS
PER PLAT RECORDED IN
PLAT BOOK 92, PAGE 92,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS IN INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THE
DESCRIPTION HEREOF.
Suid loral description, but no DESCRIPTION HEREUF.
Said legal description being controlling, however the property is more commonly known as 999 MITFORD LN,

DACULA, GA 30019. The indebtedness secured by said Security Deed has been and security beet has been also been also here 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 expensions. 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, war-ranty or recourse against the above-named or the under-signed. 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 of redemptio any taxing authority; matters which would be disclosed by

FORECLOSURE

an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. belief of the undersigned, the owner and party in possession of the property is DECARLOS LOWE, BELINDA A LOWE, 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 holdtus of the loan with the hold-er of the Security Deed. The er of the Security Deed. Ine entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE NY 14221 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for DECARLOS LOWE, BELINDA A LOWE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-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.
MTB-22-06204-1 Ad Run
Dates 12/07/2022,
12/14/2022, 12/21/2022,
12/28/2022 Dates 12/14/2022, 12/28/2022 950 88911 12/7,14,21,28, 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 Irene Mahops to Mortgage Flectronic hony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated December 4, 2017, and recorded in Deed Book 55569, Page 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Record Market Market Market Market Becket Market December 1988 veyed to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$109,250.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 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, to-wit: ALL THAT TRACT OR PARCEL OF LAND lying and being in the 86th Land Lot of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, com-mence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly Hoad and the northwesterly right-ofway line of Brownlee Lane (60 foot right-of-way); run thence along the northwesterly right-of-way line of Brownlee Lane in a northeasterly direction, and foleasterly direction, and fol-lowing the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING; from said TRUE POINT OF BEGIN-WING the POINT OF BEGINNING thus right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 feures 27 minutes 29 seconds degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point

271.92 feet to a point marked by a one-inch open top pin found; run thence North 73 degrees 20 minutes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a point marked by an iron pin on pin unstance of 22.00 feet to point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 concepts. minutes 10 seconds East a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 (act) said point beonds West a distance of 107.81 feet), said point be-ing the TRUE POINT OF BE-GINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Brownlee Ln known as 3195 Browniee Ln Sw, Lilburn, GA 30047, 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

any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordi nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness ment of said indeptedness 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 achibited under the LLS. prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

the secured creditor.

property is or may be in the possession of The Representative of the Estate of Irene Mahony, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken

Loans Inc. as Attorney-in-

LLC f/k/a Quicken

FORECLOSURE

Fact for Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Counselors at Law Z... Perimeter Center Parkway, Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT 11/30,

County, Georgia, being Lot 58, Block A, Stone Hall Plan-tation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett

County, Georgia Records, which plat is hereby referred

PURPOSE. 950-87233 950-87233 12/7,14,21,28, 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 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 57174, Page 460, as last modified in Deed Book 58626, Page 679, Gwinnett County Records, said Secutive Deed Boyles Boyles Security Reed Paying Pean Last rity 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 se-cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 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. to the highest bloder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 354 of the 5th District of Gwinnett

to and by this reference made a part hereof. Said property is known as 3332 Flat Run Dr, Bethlehem, GA Flat Run Dr, Bethlehem, GA 30620, together with all fixtures and personal property
attached to and constituting
a part of said property, will
any. Said property will be
sold subject to any outstanding ad valorem taxes (including taxes which are
lien, whether or not now due
and payable), the right of redemption of any taxing authority, any matters which thority, 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 provided by law. The sale will be conducted subject (1) 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 credition. tor. The property is or may be in the possession of Pator. Ine property is or may be in the possession of Patricia D Mccullough and Jeffrey W Mccullough, successor in interest or tenant(s). UNITED WHOLESALE MORTGAGE, 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 300 Atlanta, GA 30346 (770) 220-2535/cl https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-DEBT COLLECTOR. ANY IN-FORMATION WILL BE USED FOR THAT PURPOSE. 950 88918 12/7,14,21,28, 2022 NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from MARY W MCNORRILL and HOWELL H MCNORRILL III to WELLS FARGO BANK, N.A., dated May 20, 2011, recorded June 3, 2011, in Deed Book 50706, Page 689, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original been given to secure a Note of even date in the original principal amount of One Hundred Sixty-Six Thousand Five Hundred and 00/100 dollars (\$166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highat public outcry to the highat public outcry to the nigh-est bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in January, 2023, all proper-ty described in said Security in January, 2023, all property described in said Security Deed including but not limited to the following described orpoperty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK, SNELLVILLE NORTH SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT COUNTY, GEORGIA, BECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART PF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1812 DRIFTWOOD PLACE ACORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. Said legal description being controlling, however the property is more commonly known as 1812 DRIFTWOOD PLACE, SNEL-DRIFTWOOD PLACE, SNEL-LVILLE, GA 30078. The in-debtedness secured by said Security Deed has been and

is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining

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 will be sold on an as-is basis without any representation, warranty or recourse against the

ranty or recourse against the above-named or the under-

signed. 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 act new thin and a lien, whether or

not now due and payable); the right of redemption of

FORECLOSURE

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; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to be said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARY W MCNORRILL, HOWELL H MCNORRILL III, HOWELL H MCNORRILL III, ESTATE AND/OR HEIDS AT ESTATE AND/OR HEIRS AT LAW OF HOWELL MCNOR-RILL III , or tenants(s). The sale will be conducted subsale 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 distribuogh not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured strued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MORTGAGE ASSETS MANAGEMENT, LLC as Attorney in Fact for MARY W MCNORRILL, HOWELL H MCNORRILL III 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 strued to require a secured FORMATION 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. RMU-22-05540-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/2022,

Notice of Sale **Under Power**

forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on January 3, 2023, the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, FIRETHORN SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 56, PAGE 180, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE 950 88916 12/7,14,21,28, 2022 Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given NIGEL MENTORE BANK OF AMERICA, N.A., dated March 2, 2010, and recorded in Deed Book 49980, Page 0404, GWIN-A9900, Page 0404, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Ser-vices, LLC in Book 57236, Page 00175, conveying the after-described property to secure a Note of even date in RATED HEREIN AND MADE A PART HEREOF BY REFER RENCE. BEING IMPROVED
PROPERTY KNOWN AS
1445 SHAMMROCK HILL
CIRCLE ACCORDING TO
THE PRESENT SYSTEM OF sectine a Note of event date in the original principal amount of \$64,705.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. The debt secured by said Security Deed has been before the Courthouse door of GWINNETT County, Geor-gia, within the legal hours of sale on the first Tuesday in and is hereby declared due because of, among other possible events of default, possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made January, 2023, to wit: January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 6 TH DISTRICT OF GWINNETT COUNTY GEORGIA AND for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, in-TH DISTRICT OF GWINNET I
COUNTY, GEORGIA, AND
BEING LOT 8, BLOCK B OF
GWINNSTONE SUBDIVISION ACCORDING TO PLAT
OF SUBDIVISION RECORDED AT PLAT BOOK 10, PAGE
46A, GWINNETT COUNTY,
GEORGIA AND BEVISED cluding attorneys fees (no-tice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms 46A, GWINNEIT COUNTY, GEORGIA, AND REVISED AND RE-RECORDED AT PLAT BOOK 17, PAGE 145, GWINNETT COUNTY, GEOT GIA DEED RECORDS, BOTH OF WHICH ARE INCORPO-RATED HEREIN AND MADE of the loan (although not re of the loaf (although not required by law to do so) is:
PHH Mortgage Corporation
they can be contacted at 1800-750-2518 for Loss Mitigation Dept, or by writing to
1661 Worthingham Rd., Ste.
100, West Palm Beach,
Florida 3400 to discuss A PART HEREOF BY REFERENCE WITH ALL THE RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMIS-Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any IN ANYWISE APPER-BELONGING. outstanding ad valorem tax-BEING IMPROVED PROPERTY KNOWN AS 2995 GWINNSTONE CIRCLE, SNELLVILLE, GEORGIA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA The debt secured by 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 assessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best GIA. The debt secured by said Deed to Secure Debt said beed to secure bent has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when

due and in the manner pro-vided in the Note and Deed

to Secure Debt. The debt 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 Se-

said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the

subject property is (are): NIGEL MENTORE 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, 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, re-strictions, covenants, etc. The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) fi-

nal 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 proce-

dures 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 pro-vided until final confirmation

and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-

162.2, the entity that has full authority to negotiate,

162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162 shall be construed to require

shall be construed to require

the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This

sale is conducted on behalf

of the secured creditor un-der the power of sale grant-

out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Tiffany Milton-Simpson or tenant(s); and said property is more commonly known as 1445 Shamrock Hill Cir, as 1445 Snamrock Hill Cir, Loganville, GA 30052. The sale will be conducted sub-ject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2995 GWINNSTONE CIRCLE SNELLVILLE, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best loan with the holder of the security deed and (3) any right of redemption or other right of redemption or other lien not extinguished by foreclosure. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED ASSET BACKED ASSET BACKED ASSET BACKED ASSET BACKED ASSET BACKED GAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-B as Attorney in Fact for Tiffany Milton-Simpson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18341 950 88922 12/7,14,21,28,

> NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-

2022

curity Deed from ARMANDO
K MONTANO and CANDICE
M MONTANO to MORTGARA ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR UNITED SECURITY FINAN-CIAL CORPORATION, dated January 4, 2017, recorded January 17, 2017, in Deed Book 54873, Page 601, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the a Note of even date in the original principal amount of Two Hundred Two Thousand Three Hundred Eighty and 00/100 dollars (\$202,380.00), with interest will herein as provided for therein, said Security Deed having been last sold, assigned and transferred to SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, 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 January, 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 LOTT 108, OF THE OF LAND LYING AND BEING IN LAND LOT 108 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT GEORGIA AND BEING LOT GEORGIA AND BURDIVISION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 163,

FORECLOSURE

FORECLOSURE

NOTICE OF

FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

ed in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for NIGEL MENTORE Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0249 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-86826 11/9,16,23,30, GWINNETT COUNTY GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE HEREOF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 668 BRIARHURST
CT, LAWRENCEVILLE, GA 30046. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-950-86826 11/9,16,23,30, 12/7,14,21,28, 2022 cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Tiffany Milton-Simpson to sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the Mortgage Electronic Registration Systems, Inc., as grantee, as nominee Indy-Mac Bank, F.S.B., dated August 11, 2004, and recorded in Deed Book 39568, Page 72, Gwinnett County, George Property as heart transtitle: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of 72, GWINNET COUNTY, GEOR-gia Records, as last trans-ferred to DEUTSCHE BANK NATIONAL TRUST COMPA-NY, as Trustee for HOME EQUITY MORTGAGE LOAN 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-ASSET-BACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN brances: restrictions ASSET-BACKED CERTIFI-CATES Series INABS 2006-B by assignment recorded on January 14, 2013 in Book 51937 Page 70 in the Office of the Clerk of Superior Court of Gwinnett County Centrals Records conveying 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 ARMANDO K MONTANO, CANDICE M MONTANO, or tenants(s). The sale will be conducted subject (1) to Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of One Hundred Four Thousand and confirmation that the sale not prohibited under the U.S. 0/100 dollars (\$104,000.00) Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with with interest thereon as set the holder of the Security Deed. The entity having ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: BSI Financial Services, Loss Mitigation Dept., 314 S. Franklin Street PO Box 517, Attn: Cashiering, Titusville, PA 16354, Telephone Num-ber: 800- 327-7861. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. SERVIS ONE, INC DBA BSI FINANCIAL SERVICES as Attorney in Fact for ARMANDO K MONTANO, CANDICE M MONTANO, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE

> Ridge Place, Peachtree Corners, 30071 Telephone Number: (877) 813-0992 Case No. BSI-22-04866-2 Ad Run Dates 12/07/2022, 12/21/2022, 950 88912 12/7,14,21,28

TION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security the terms of the Security Deed executed by **Dwight D.** Morrow and Mary Morrow to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated June 21, 2018, and recorded in Deed Book 55975, Page 0876, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to Quicken Loans Inc. securing a Note in the original principal amount of \$138,446.00, the said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said Deed will on the first Tuesday January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for to the highest bidder for cash, the property described in said beed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 6TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOTS 1 AND 2, BLOCK J, SWEETWATER ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "L", PAGE 336, GWINNETT COUNTY RECORDS, WHICH PLAT IS GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. Said property is known as 166 Valley Rd, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of 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 displaced by an accurate upway. closed by an accurate survey and inspection of the prop-erty, any assessments, lend,

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 contacted which the confine the contact of the confine the c ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dwight D Morrow; Mary Morrow, successor in interest or tenant (s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Dwight D. Morrow and Mary Morrow File no. 22-079514 LOGS LEGAL GROUP LLP* Attorneys and Counselors at the secured creditor. Attorneys and Counselors at Law 211 Perimeter Center Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, 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 BE USED FOR THAT PURPOSE. 950-86119 11/30,12/7,14,21,28,2022

encumbrances, zoning ordi-

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") from Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow