FORECLOSURE TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, MADISON HEIGHTS SUBDIVISION, AS PLAT RECORDED PLAT BOOK 114, PAGES 208- 209, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS IN-GIA, WHICH PLAT IS IN-CORPORATED HEREIN AND MADE A PART HEREOF. 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in 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 4492 MADISON RUN PLACE SNELLVILE, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or (notice of intent to collect at undersigned, the party (or parties) in possession of the subject property is (are): ONICA BLAIZE or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax outstanding at various it axes (including taxes which
are a lien, but not yet due
and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the 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, limited to, assessments, liens, encumbrances, zoning 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proceallows for certain procedures regarding the rescission of judicial and non-judi cial sales in the State Georgia, the Deed Under

Power and other foreclosure

documents may not be pro-vided until final confirmation

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

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 obtylithetapling petition.

561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2

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-ed in the aforementioned se-

curity instrument, specifical-

ly being Carrington Mort-gage Services, LLC as attor-ney in fact for ONICA BLAIZE Parkway Law Group, LLC 1755 North Brown Road

Suite 150 Lawrenceville, GA 30043 404.719.5155

30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0262 THIS LAW FIRM IS ACTING AS A DEBTOR COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WILL BE USED FOR THAT PURPOSE 950-86825 11/9,16,23,30, 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 Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife to North American
Mortgage Company dated
November 10, 2000, and
recorded in Deed Book
21810, Page 253, as last
modified in Deed Book
55073, Page 640, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Securities Corporation Mortgage Loan Trust 2005-RF5, securing a Note in the original principal amount of \$145,475.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and purdue and payable and, pur-suant to the power of sale contained in said Deed, will 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 325 OF THE 7TH DISTRICT, GWINNETT 71H DISTRICT, GWINNET
COUNTY, GEORGIA, BEING
LOT 54, BLOCK A, LITTLE
MILL FARM, UNIT ONE, AS
PER PLAT RECORDED A
PLAT BOOK 83, PAGE 78,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED. GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF. Said property is known as 1605 Patrick Mill Place, **Buford**, **GA 30518-2239**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem 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 dis-closed 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 pay-ment 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 con-

ducted 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

property is or may be in the possession of Frank Bennett Boyd and Angela Denise Boyd, a/k/a Angela Denise

Blake, successor in interest

or tenant(s). U.S. Bank Na-

the secured creditor.

FORECLOSURE

Securities Corporation Mort-gage Loan Trust 2005-RF5 as Attorney-in-Fact for Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife File no. 22-079495 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-WILL BE USED FOR THAT PURPOSE.

11/30 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 Security Deed from ERLINDA
CRADDOCK to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE HOME

LOANS, INC. , dated January 27, 2006, recorded January 27, 2006, in Deed Book 46106, Page 111, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Twenty-Four Thousand Nine Hun-dred Eighty and 00/100 dol-lars (\$24,980.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR IN DENTURE TRUSTEE TO JP DENTURE TRUSTEE TO JP-MORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-B, there will be sold at pub-lic outcry to the highest bid der for cash at the Gwipnett

der 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 foling but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 41 OF
THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS
LOT 9. BLOCK "A" THE
WILDING SUBDIVISION.
UNIT ONE (1) ACCORDING
TO PLAT RECORDED IN
PLAT BOOK 16, PAGE 157,
GWINNETT COUNTY PLAT BUOK 16, PAGE 157,
GWINNETT COUNTY
RECORDS, AND BEING IMPROVED PROPERTY
KNOWN AS NO. 2468
SWEET SHRUB CIRCLE, AC-

CORDING TO THE PRESENT
SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA, SAID
PLAT IS BEING REFERENCE INCORPORATED HEREIN." APN: R7041 011 Said legal APN: H/U41 I Said legal description being control-ling, however the property is more commonly known as 2468 SWEET SHRUB CIR, LAWRENCEVILLE, GA 30044. The indebtedness served by seid Security Deed

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 sold on an as-is basis without any representation, war ranty or recourse against the above-named or the undersigned. The sale will also be signed. 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 authorities, matters any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property. all zoiling ordinatioes; 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 narty in pos-

the owner and party in pos session of the property is ERLINDA CRADDOCK, 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
Pand The artity having full 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:
Bank of America, N.A., as Bank of America, N.A., as successor by merger to BAC

Home Loans Servicing, LP f/k/a Countrywide Home 1/K/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Cor-porate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in 0.C.G.A. Section 44-14-162 2 shall be construct 162.2 shall be construed to 162.2 snall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA NEW YORK MELLUN FKA
THE BANK OF NEW YORK
SUCCESSOR INDENTURE
TRUSTEE TO JPMORGAN
CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC.,
STATES OF THE CWHEQ INC.,
STATES OF THE CWHEQ INC. CWHEQ REVOLVING HOME
EQUITY LOAN TRUST, SERIES 2006-B as Attorney in
Fact for ERLINDA CRADDOCK THE BELOW LAW FIRM MAY BE HELD TO BE

ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 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.
BAC-22-05596-1 Ad Run
Dates 12/07/2022,
12/14/2022, 12/21/2022,
12/18/2022

950 88919 12/7,14,21,28,

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from CHRISTO-PHER R ESPINOSA and SIBYL KATHRYN ESPINOSA to MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INEE FOR UNITED PREMIER FUNDING LLC, dated July 3, 2015, recorded July 17, 2015, in Deed Book 53693, Page 673, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even data in the activities records date in the original principal

FORECLOSURE

ThirtyTwo Thousand and 00/100 dollars (\$332,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to REGIONS BANK D/BA RE-GIONS MORTGAGE, 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 all property described in said Security Deed including but not limited to the following described property: ALL THAT PROPERTY SITUATE IN THE COUNTY OF GWIN-NETT AND STATE OF GEOR-NETT AND STATE OF GEOR-GIA DESCRIBED AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 348 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 70, BLOCK A, LINFIELD SUBDIVISION, UNIT II, AS PER PLATS RECORDED AT PLAT BOOK 60, PAGE 84, PLAT BOOK 60, PAGE 15 AND PLAT BOOK 61, PAGE 195, SAID COUNTY AND PLAI BOUK 61, PAGE 195. SAID COUNTY RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R6348 081 Said legal description being con trolling, however the proper trolling, Indwered the property is more commonly known as 5222 ROKEFIELD WAY, PEACHTREE CORNERS, GA 30092. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said clared due because of use fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the sale, in-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 sold on an as-is basis with-

out 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property CHRISTOPHER R E PINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the Sequity Deed status of the foal 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: Regions Mortgage, Loss Mitigation least 6200 Popular Avenue cured by said Security Deed has been and is hereby de-clared due because of de-Mortgage, Loss Mitigation Dept., 6200 Poplar Avenue 4th Floor, Memphis, TN 38119-4713, Telephone Number: 800-748-9498. Nothing in O.C.G.A. Section 44-14-162.2 shall be confault 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-

44-14-102.2 Stall De COID
strued to require a secured
creditor to negotiate, amend,
or modify the terms of the
mortgage instrument. REGIONS BANK D/B/A REGIONS MORTGAGE as Attor-GIONS MORTGAGE as Attor-ney in Fact for CHRISTO-PHER R ESPINOSA, SIBYL KATHRYN ESPINOSA THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED the following 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. REG-22-05946-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022,

950-87223 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 MICHAEL R
GIBSON to MORTGAGE
LECTRONIC DEGISTRA curity Deed from MICHAEL R
GIBSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
SUNTRUST MORTGAGE,
INC. , dated August 19,
2005, recorded August 23,
2005, in Deed Book 44115,
Page 2, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Seven Hundred Fifty and 00/100 dollars (\$137,750.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC, there will be sold at public there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash at the Gwinnert 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 LOT 303 OF THE 5TH DISTRICT, GWIN-THE 5TH DISTRICT, GWIN-COUNTY GEORGIA

the property is more commonly known as 2440 HIN-TON ROAD, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the this sale will be made for the purpose of paying the same all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be 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

d being in Land Lot 169 of e 5th District, Gwinnett bunty, Georgia, being Lot 33, Block A, of Unit1, any taxing authority; matters which would be disclosed by the County, Geo Salock 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL R GIBSON, or tendered. ants(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 ctatu of the lap with of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms autnority to negotiate, autnority to negotiate, amend or modify all terms of the loan (although not required by law to do so) ixationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, coppell, TX 75019, Telephone Number: 833-685-8589/888-480- 2432. 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. NATIONSTAR MORTGAGE LLC as Attorney in Fact for MICHAEL R GIBSON 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 Avaion Ridge Place, Suite 100, Peachtree Corners, GA0071 Telephone Murpher. Hidge Place, Sulte 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. NATR-22-01721-2 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022, 950 88913 12/7,14,21,28, 2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Tonya L
Grace to First Franklin Financial Corp., subsidiary of
National City Bank of Indiana dated September 28,
2004 and recorded in Deed 2004 and recorded in Deed 2004, and recorded in Deed Book 40586, Page 0139, and pursuant to Affidavit recorded in Deed Book 52474, Page 562, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to PNC Bank Nationveyed to PNC Bank, National Association, securing a Note in the original principal amount of \$130,320.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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 204 of the 5th District of Gwinnett County, Georgia, pains Lot County, Georgia, being Lot 69, Block A, Castlebrooke, Unit One, as per plat record-ed in Plat Book 92, Pages 206 & 207, Gwinnett County, Georgia records, said plat being incorporated herein and made reference hereto. Said property is known as 765 Castlebrooke Dr, Lawrenceville, GA 30045, together with all fixtures and

personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of taxıng authorn matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale The proceeds of said sale will be applied to the payment of said indebtedness ment 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 con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. 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 Tonya L Grace, successor in interest or tenant(s). PNC Bank, National Association as Attorney-inFact for Tonya L Grace File no. 22-079307 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 GAL GROUP LEP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A

PURPOSE. 950-87232 12/7,14,21,28, 2022 NOTICE OF FORECLOSURE SALE

UNDER POWER

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

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Tyrone Hall to Mortgage Electronic Registration Systems, Inc. as nominee for Liberty Home Mortgage Corporation dated September 28, 2018 and recorded on October 3, 2018 in Deed Rock ber 3, 2018 in Deed Book 56182, Page 836, Gwinnett County, Georgia Records, modified by Loan Modifica-tion recorded on March 23, 2022 in Page Report 50802 2022 in Deed Book 59802, Page 171, Gwinnett County, Georgia Records, and later assigned to U.S. Bank Na-tional Association not in its tional Association not in its individual capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V by Assignment of Security Deed recorded on June 7, 2022 in Deed Book 59999, Page 534, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Sixty-Four Thousand Nine Sixty-Four Thousand Nine Hundred Fifty-Three And 00/100 Dollars (\$364,953.00), with interest thereon as set forth therein, there will be sold at public there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinneth County, Georgia, within the legal hours of sale on January 3, 2023 the following described property: All that tract of parcel of land lying

FORECLOSURE

Wheatfields Reserve Subdi vision, as per plat recorded in Plat Book 103, Pages 266-268, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part of this description. TAX ID: R5169112
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 as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by leaving the state. and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Your mortgage been given). Your mortgage servicer, Rushmore Loan Management Services, LLC as servicer for U.S. Bank National Association not in its individual capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be as servicer for U.S. Bank Na atternatives to avoid ordectives sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection. curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Tyrone Hall or tenant(s); and rytone rain to tenant(s), and said property is more commonly known as 1643 Wheatstone Dr., Grayson, GA 30017. The sale will be conducted subject (1) to confirmation that the sale is contractable to not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

sociation not in its individual capacity but solely as legal title Trustee for RMTP Trust, Series 2021-BKM-TT-V as Attorney in Fact for Tyrone Hall McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

Courthouse within the legal hours of sale on the first

Tuesday in January, 2023,

to Secure Debt. Because the debt remains in default, this

sale will be made for the

MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan, rursuant to O.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800-288-3212. Please note that, pursuant to O.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 party/parties in possession

the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL

of the status of the loan with

the holder of the security deed, U.S. Bank National As-

00456 950 88915 12/7,14,21,28, 2022 Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by LEONARD HENDERSON
AND KELLI LANGLEY to
WELLS FARGO HOME WELLS FARGO HOME
MORTGAGE, INC. , dated
06/17/2003, and Recorded
on 07/29/2003 as Book No.
33863 and Page No. 0041,
GWINNETT County, Georgia
records, as last assigned to
WELLS FARGO BANK, N. A.
SUCCESSOR BY MERGER
TO WELLS FARGO HOME
MORTGAGE INC. (Hp. Se-WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified thesis.

\$204,380.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL AS PER PLAT BLOCK E, UNIT ONE, GATES
MILL, AS PER PLAT
RECORDED IN PLAT BOOK
47, PAGE 135, GWINNETT
COUNTY RECORDS. REFERENCE TO SAID PLAT IS
HEREBY MADE FOR A COMPLETE DESCRIPTION OF
THE PROPERTY HEREIN
DESCRIBED. SAID PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY, IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Recause the 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). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC.

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT 11/30,

WILL BE USED FOR THAT PURPOSE.

LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of execut surveying the payons of the property and the payons of the property and the payons of t 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

FORECLOSURE

that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HELD LEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINEY WILL BE USED FOR THAT and audit of the status of the WILL BE USED FOR THAT PURPOSE. PURPOSE.
00000009435652 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Bett
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.#. NOTICE OF SALE

UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Lavasha
Hill, hereinafter referred to
as Grantor, to Mortgage
Electronic Registration Systems, Inc., as nominee for
Access National Mortgage,
a Division of Access Nationa Division of Access National Bank recorded in Deed Book 54401, beginning at page 560 and as modified at Deed Book 58954, Page 660, of the deed records of the Clerk of the Superior Court of the aforesaid state and or the aloresaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which the aloresaid feat to the aforesaid feat to the aloresaid feat to the alore attorney-in-fact is the present holder of said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in January 2023, all property described in said security deed including but and limited to the following 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 Gwinnett 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 incorrected County, Georgia Records, which plat is incorporated herein and made a part here-of by this reference. Said legal description being con-trolling, however, the Prop-erty is more commonly known as: 4920 Wynship knówn as: 4920 Wynshíp Lane, Snellville, GA 30039 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 be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and

(including taxes which are a len 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 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 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, Assignee, and Secured Creditor through its division Midland Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suidanta, GA 30342 (770) 392-0041 19-6006 THIS LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED

FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 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 WICTOR CUITE 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 as Book No. 57280 and Page No. 00266, GWINNETT No. 00266, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date inthe original principal amount of \$192,850.00, with interest at the rate specified therein, there will be sold by the unthere 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 nours of sale on the tiry and the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK GIA, 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
AND MADE A PART OF THIS
DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is
bereby declared due behereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the

manner provided in the Note and Deed to Secure Debt.

FORECLOSURE

default, this sale will be made for the purpose of paying the same and all expaying the same and an expensive 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). PENNY-MAC LOAN SERVICES, LLC holds the duly endorsed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORT-GAGE ASSOCIATION, AK/A FANNIE MAE (the current investor on the loan), is the penses of this sale, as pro-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. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES 11C. 3043. SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. CA 91301, 900-949-9363. Please note that, pursuant to O.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 that

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2752 GRANADA PL, LAWRENCEVILLE, GEORGIA 30044 is/are: VICTOR C HOWELL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due are a lien, but not vet 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, reordinances, 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 held. tus of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State 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. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for VIC as Attorney in Fact for VIC as Attorney in Fact for VIC as ATTOR CHOWELL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

0000009436817 BARRETT DAFFIN FRAPPIER TURNES.

0000009436817 BARRETT DAFFIN FRAPPIER TURNES.

ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398#-5398 and audit of the status of the

5398 950-88796

Notice of Sale Under Power

ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proceallows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under 12/7,14,21,28,2022 Under 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 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 5503,
Page 787, conveying the after-described property to secure a Note of even date in
the original principal amount 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, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Departtion: Loss wingation bepartment 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 the original principal amount of \$201,832.00, with interest at the rate specified therein, there will be said by the up 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 expected. 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 under the power of sale granted in the aforementioned security instrument, specifically being BankUnited N.A. as attorney in fact for NAKITA 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. of the secured creditor uning described property: ALL THAT TRACT OR PÁRCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 57 OF BUILLING 18 OF THE RESERVE AT IVY CREEK, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 114, PAGES 275-277, AND BUILDING 18 BEING MORE FULLY DESCRIBED AS FOLLOWS: TO 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 A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 87604 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

LINDER POWER

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 en

tire amount of said indebted-

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 Subdi-

Charleston Commons Subdi-vision, 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

Oak Cir, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting

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

lien, weether 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, rolling ordinances restrictions.

zoning ordinances, restrictions, covenants, and mat-

2/5-2/7, AND BUILDING 18BEING MORE FULLY DESCRIBED AS FOLLOWS: TO
FIND THE TRUE POINT OF
BEGINNING, COMMENCE
FROM THE LAND LOT CORNER COMMON TO LAND
LOTS 144, 145, 176, AND
177; RUNNING THENCE
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
AN IRON PIN FOUND;
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60

THENCE LEAVING SAID LAND LOT LINE, NORTH 60 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 881.12 FEET TO AN IRON PIN FOUND INTERVENCE AND PIN FOUND PIN F MINUTES42 SECONDS
WEST A DISTANCE OF
140.87 TO A POINT AND
THE TRUE POINT OF BEGINNING, FROM THE TRUE
POINT OF BEGINNING AS
THUS ESTABLISHED.

THUS ESTABLISHED; THENCE NORTH 59 DE-

FORECLOSURE

MILL CIRCLE BUFORD, GA 30519, together with all fix-tures and personal property

attached to and constituting

attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): NAKITA R. JOHNSON AKA NAKITA JOHNSON-PORTER, NORMA J.

and payable), (b) any matters which might be disclosed by an accurate survey

and inspection of the property, and (c) all matters of

record superior to the Deed

to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, re-

FORECLOSURE SECONDS EAST A DISTANCE OF 65.00 FEET TO A Security Deed first set out above. The proceeds of said above. The proceeds of sale 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 regulded by law. The sale POINT, THENCE SOUTH 30 DEGREES 12 MINUTES 42 SECONDS EAST A DIS-DEGREES 12 MINUTES 42
SECONDS EAST A DISTANCE OF 199.83 FEET TO A
POINT: THENCE SOUTH 59
DEGREES 47 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
POINT AND THE TRUE 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 POINT AND THE TRUE POINT OF BEGINNING. SAID audit of the status of the loan with the secured credi TRACT CONTAINING 0.298
ACRES (12,989 SQUARE
FEET) MORE OR LESS BEING A PORTION OF THE
PROPERTY CONVEYED TO
CHATEAU CONSTRUCTION, tor. The property is or may be in the possession of Vasiliy Khartonyak and Nataliya Khartonyak, successor in interest or tenant(s). Na 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 CHAILEAU CONSTRUCTION,
INC. BY WARRANTY DEED
DATED JANUARY 23, 2006
AND RECORDED IN DEED
BOOK 46105, PAGE 617,
GWINNETT COUNTY, GEORGIA RECORDS. LESS AND
EXCEPT: PROPOSED BUILDMINE 18, CANCELOTE, OF LOTE Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 2202535/***CF_REFERENCE_I
NITIALS*** ING 18 CONSISTS OF LOTS 53 THROUGH 61 OF THE RESERVE AT IVEY CREEK; LOTS 53-56 AND 58-61 ARE IN ITALS—IN 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 other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in 950-87231 12/7,14,21,28, 2022 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

NOTICE OF SALE

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

curity Deed from DECARLOS LOWE and BELINDA A LOWE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR FAIR-WAY INDEPENDENT MORT GAGE CORPORTATION D/B/A NORTHPOINT MORT-GAGE, dated September 30 2015, recorded October 1, 2015, in Deed Book 53852, Page 65, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even data in the ordinal principles. to secure a Note or 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 for the people at sold JOHNSON, and or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due Interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, 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 Jan-uary, 2023, all property de-scribed in said Security Scribed in Sald Security
Deed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
268 OF THE 5TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA BEING 10T A OF GWINNET COUNTY, GEORGIA, BEING LOT 9, BLOCK E, WOLF CREEK SUBDIVISION, UNIT 4-A, AS PER PLAT RECORDED IN PLAT BOOK 92, PAGE 92, GWINNETT COUNTY, GEOR-RECORDS PLAT IS IN INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THE
DESCRIPTION HEREOF. 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 is hereby declared due be-cause of default under the terms of 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 beer 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 val orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; sessments; liens; end brances; restrict covenants, and any restrictions and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-

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 confirmation and the sale sale will be sale. mation and audit of the status of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify 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, 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 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, Telephone Number: 1-800-724-1633. Nothing in 0.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. LAKEVIEW 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-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PORPOSE 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 12/07/2022

session of the property is DECARLOS LOWE, BELINDA

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Dates 12/U//2U22, 12/14/2022, 12/21/2022,

12/28/2022 950 88911 12/7,14,21,28, 2022

Because of a default under the terms of the Security Deed executed by Irene Ma-hony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken 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 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 thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness due and payable and, pur suant to the power of sale contained in said Deed, will