FORECLOSURE 195, SAID COURT.
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REF-OF THIS DESCRIPTION. PARCEL ID: R6348 081 Said legal description being controlling, however the properás 5222 ROKEFIELĎ WAY PEACHTREE CORNERS, GA 30092. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same all expenses of the sale including attorneys fees (no-tice 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 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 which are a line, whether in not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encumsessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and helief of the undersigned belief of the undersigned, the owner and party in possession of the property is CHRISTOPHER R ESPINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). The sale will be conducted thicat (1) to confirmation.

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 holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by (although not required by law to do so) is: Regions
Mortgage, Loss Mitigation
Dept., 6200 Poplar Avenue
4th Floor, Memphis, TN
38119-4713, Telephone
Number: 800-748-9498. Number: 800-748-9498. 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 matters instrument DEF. mortgage instrument. RE BANK D/B/A RE-GIONS BAINK DIBIA RE-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, AINY
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. REG-22-05946-1 Ad Run 12/07/2022, 12/14/2022 12/21/2022 2/28/2022 950-87223 12/7,14,21,28,

GIBSON to MORTGAGE ELECTRONIC REGISTRA-TION 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 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, sesigned and transferred to assigned and transferred to Nationstar Mortgage LLC Nationsal mortgage 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 January, 2023, all property described in said Security Deed includ-ing but not limited to the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 303 OF THE 5TH DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, UNIT THREE, HEBRON FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 48, PAGE 236, GWIN-METT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THEREIN. BEING IN LAND LOT 303 OF TO Said legal description being controlling, however the property is more com-monly known as **2440 HIN**-TON ROAD, DACULA, GA

NOTICE OF SALE **UNDER POWER** GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL R 30019. 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-cluding attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be Deed. Said property will be sold on an as-is basis without any representation, warout 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; as-sessments; liens; encum-brances; restrictions; 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 reports is session of the property is MICHAEL R GIBSON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amento of flooding all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone 833-685-8589/888-Nothing

FORECLOSURE

O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate amend or modify negoriate, amend, or modify the terms of the mortgage instrument. NATIONSTAR MORTGAGE LLC as Attorney in Fact for MICHAEL R GIB-SON THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR ITHAL PORPOSE
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
NATR-22-01721-2 Ad Run
Dates 1207/2022 Dates 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022 950 88913 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 Tonya L Grace to First Franklin Financial Corp., subsidiary of National City Bank of Indi-ana dated September 22 2004, and recorded in Deed Book 40586, Page 0139, and pursuant to Affidavit record-din Deed Book 50474 ed in Deed Book 52474, Page 562, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and con-veyed 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 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, being Lot 69, Block A, Castlebrooke, Unit One, as per plat record-Unit One, as per plat recorded 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 o 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 redempting of 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 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 pay-ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will

and the balance, it any, with 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. Bankruptcy Code and (2) to final confirmation and audie of the status of the loan with of the status of the loan with the secured creditor 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 LE-GAL GROUP LLP* 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 DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 960-97322

11/30, 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 MORTGAGE, INC., dated on 07/29/2003 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, NA. SUICCESSOR BY MERGER SUCCESSOR BY MERGER TO 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 parts or self-ind the size of the self-ind the self-i 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 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 LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT 47, PAGE 135, GWINNETT COUNTY RECORDS. REFER-ENCE TO SAID PLAT IS
HEREBY MADE FOR A COMPLETE DESCRIPTION OF
THE PROPERTY HEREIN
DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERT
IN GWINNETT COUNTY SAID PLAT IS GWINNETT COUNTY GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same GEORGIA. The debt secured FORMATION WILL BE USED FOR THAT PURPOSE. 950 12/7,14,21,28, 2022 purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (notice of intent to collect after to con-having become FARGO neys fees havi given). WELLS FARGO
BANK, N.A. SUCCESSOR BY
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. SUC-

FARGO BANK. FARGO BANK, N.A. SUC-CESSOR BY MERGER TO

FORECLOSURE

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. Pursuant to O.C.G.A. § 44-14-162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. MAY 2475 CENTRALIENT. ed 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 heigh of best knowledge and belief of the undersigned, the party/parties in possession of the subject of the subject property known as 1464 MILLENNIAL 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 maters 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 ordinances, essements, etc. The sale will be conducted 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 holder of the security deed Pure. er 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 considerations also the Ceta 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

DERSON AND KELLI LANG-LEY, THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-

Ioan as provided in the pre-ceding paragraph. WELLS

FARGO BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-DERSON AND KELLI LANG-

N.A. SUC-

ceding paragraph. FARGO BANK, N.

phone: (972) 341-5398.#. NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY
DEED STATE OF
GEORGIA, COUNTY OF

Gwinnett Pursuant to a power of sale contained in a certain securi-ty 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 Nation al 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 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 aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the the legal nours of sale, to the highest bidder 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 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 incorporated herein and made a part hereof by this reference. Said legal description being condescribed property: All that 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, warranty or recourse against the abovenamed or the undersigned The sale will be subject to the following items which may affect the title: any out-standing ad valorem taxes standing ad valorem taxes (including taxes which are a

950-88796 12/7,14,21,28,2022 Notice of Sale Under Power Georgia, GWINNETT County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by NAKITA R. JOHNSON and lien but not yet due and payable); any matters which might be disclosed by an ac-curate survey and inspection of the property; any assess-ments, liens, encumbrances, zoning ordinances, restric-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 might be disclosed by an acis not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 999 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 signee, and Secured Creditor
As attorney-in-fact for the
aforesaid Grantor CB Legal,
LLC Attorneys at Law Glenridge 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 FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED signee, and Secured Creditor

Notice of Sale Under Power.
State of Georgia,
County of GWINNETT.
Notice of Sale Under Pow-

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 C HOWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, (MERS) AS NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREME LENDING dated 02/21/2020. and 02/21/2020.

FORECLOSURE

FORECLOSURE

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
03 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 66.29 FEET TO AN IRON
PIN FOUND: THENCE
NORTH 22 DEGREES 24 Recorded on 02/27/2020 as Book No. 57280 and Page No. 00266, GWINNETT County, Georgia records last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by as-signment, conveying the after-described property to se-cure 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 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 PIN FOUND; NORTH 22 DEGREES 24 property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-MINUTES 04 SECONDS
EAST A DISTANCE OF
195.21 FEET TO AN IRON
PIN FOUND; THENCE
SOUTH 30 DEGREES 10
MINUTES 01 SECONDS GWINNET COUNTY, GEOR-GIA, BEING LOT 8, BLOCK "A" OF ROSEMONT SUBDIVI-SION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 293, GWINNETT COUNTY, GEOR-CLA DEFCORDE 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
WEST A DISTANCE OF
140.87 TO A POINT AND
THE TRUE POINT OF BEGINNING, FROM THE TRUE
POINT OF BEGINNING AS
THUS ESTABLISHED;
THENCE NORTH 59 DEGREES 47 MINUTES 18 GIA 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 bereiby deplayed, due behereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. THENCE NORTH 59 DEGREES 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 59
DEGREES 47 MINUTES 18
SECONDS WEST A DISTANCE OF 65.00 FEET TO A
POINT; THENCE NORTH 30
DEGREES 12 MINUTES 42 and beed to Secture both 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 pro-vided 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 MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, act-ing on behalf of and, as nec-DEGREES 12 MINUTES 42
SECONDS WEST A DISTANCE OF 199.83 FEET TO A
POINT AND THE TRUE
POINT OF BEGINNING. SAID 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: PROPOSED BUILDING 18 CONSISTS OF LOTS
53 THROUGH 61 OF THE
RESERVE AT IVEY CREEK;
LOTS 53-56 AND 59-61 ARE
NOT CONVEYED HERBEY
AND ARE NOT INCLUDED IN
THIS LEGAL DESCRIPTION. TRACT CONTAINING 0.298 ACRES (12.989 SOLIARE essary, in consultation with FEDERAL NATIONAL MORTessary, in consultation with FEDERIAL MATIONAL 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. § 44-14-162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. 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 THIS LEGAL DESCRIPTION.
The debt secured by said
Deed to Secure Debt has
been and is hereby declared
due because of, among oththe undersigned, the party/parties in possession er possible events of default. failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees

of the subject property known as 2752 GRANADA PL, LAWRENCEVILLE, GEORGIA 30044 is/are: VIC-TOR 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 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 tent to collect attorneys fees having been given). Said property is commonly known as 2081 APPALOOSA MILL CIRCLE BUFORD, GA above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted which the (1) confignation the best knowledge and be-lief of the undersigned, the 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 dod. Purparty (or parties) in posses-sion of the subject property is (are): NAKITA R. JOHN-SON AKA NAKITA JOHN-SON-PORTER, NORMA J. SON-PORTER, NORMA J.
JOHNSON, and or tenant or
tenants. Said property will
be sold subject to (a) any
outstanding ad valorem taxes (including taxes which
are a lien, but not yet due
and payable), (b) any matters which might be disclosed by an accurate survey
and inspection of the proper 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 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 and STERVICES LLC. 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-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

30519, together with all fix-tures and personal property attached to and constituting a part of said property. To

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) 0.C.G.A. Section 9-13- 172.1; and (3) final confirmation and subtraction and subtraction and subtraction and subtractions.

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 procedures regarding the rescission of judicial and non-judicial and non-judicial and security described by the security of the security of

cial 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 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 Mort-gage Services, LLC Atten-tion: Loss Mitigation Depart-

ment 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.G.A. Section 44-14-162.2

shall be construed to require

the secured creditor to nego

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE PURPOSE. 00000009436817 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341-5398#-5398

by NAKITA R. JURINGO....... 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 BankU-nited N.A. in Book 59503, Page 797 conveying the of Page 787, conveying the after-described property to secure a Note of even date in 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 with February, 2023, to with February 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LOT OR PARCEL
OF LAND LOT 144 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA BEING
LOT 57 OF BUILDING 18 OF
THE RESERVE AT 1VY
CREEK, AS PER PLAT OF
SURVEY RECORDED IN 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
FIND THE TRIE 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 A
POINT. THENCE SOUTH 29
DEGREES 59 MINUTES 57
SECONDS EAST A DISTANCE OF 493.69 FEET TO
AN IRON PIN FOUND:
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60
DEGREES 12 MINUTES 60
SECONDS EAST A DISTANCE OF 84.83 FEET TO
AN IRON PIN FOUND:
THENCE NORTH 60 DEGREES 07 MINUTES 60
DEGREES 10 MINUTES 60
DEGREES 11 MINUTES 60
DEGREES 10 MINUTES 60
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FORECLOSURE

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 102 of the 7th District, Gwinnett County, Georgia, being Lot 38, Block C, The Oaks at Charleston Commons Subdiments, liens, encumbrances zoning ordinances, restriccovenants, and mat will be conducted subject (1) to confirmation that the sale loan with the secured crediin 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 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFÉRENCE_I NITIALS*** in interest or tenant(s). Na https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-FORMATION OBTAINED

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-87231 11/30, 12/7,14,21,28, 2022 11/30. NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY JUBA NURTHPUINT MURTGASE, 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
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
Lakeview Loan Servicing,
LtC., 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 lasuary, 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 268 OF THE 5TH DISTRICT OF GWINNETT 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, GEORGIA RECORDS, WHICH PLAT IS IN INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE DESCRIPTION HEREOF. Said legal description being

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 se-curity instrument, specifical-ly being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORMA J. JOHNSON Parkway Law

R. JOHNSON and NORMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30044, 4719-5155 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 OBTAINNED WILL BE USED FOR THAT TO CULLECT A DEBLI AND INFORMATION 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 UNDER POWER

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

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, Page 26, 2015, County, Page 27, 2015, County, Page 27, 2017, Pa County Records, said Secucounty Records, said secti-rity 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

LINE OF APPALOOSA

(80'R/W); THENCE

cnarleston 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 known as 1950 Charleston Oak Cir, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, tions, 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) is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the tor. The property is or may be in the possession of Vasiliy Khartonyak and Na-taliya Khartonyak, successor

By virtue of a Power of Sale contained in that certain Secontained 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 on the first Tuesday in January, 2023, all property de-scribed in said Security DESCRIPTION HEREUT.
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 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 Deed. Said property will be sold on an as-is basis with out any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record currents. 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 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 that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmations and the sale of t mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alall terms of the loan (although 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 O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to

FORECLOSURE

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.
MTB-22-06204-1 Ad Run
Pates 12/07/2022 Dates 12/07/2022, 12/21/2022, 12/28/2022 950 88911 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 Se-curity Deed from LAKEITH DEON MACK to MORTGAGE

DEON MACK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR ANGEL OAK FUNDING LLC, dated January 31, 2014, recorded February 11, 2014, in Deed Book 52779, Page 121, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of a Note of even date in the original principal amount of One Hundred Ninety-One Thousand Four Hundred Fifty-Seven and 00/100 dollars (\$191,457.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, nett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 47 AND BEING IN LAND LOT 47
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, AND BEING LOT 14,
BLOCK A, CLEARWATER
PLACE SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 130, PAGES 91
AND 92, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY
REFERENCE FOR A MORE
COMPLETE DESCRIPTION.
Said legal description being Said legal description being controlling, however the

Said legal description being controlling, however the property is more commonly known as 2174 ABBY GRACE DR, LAWRENCEVILLE, GA 30044. 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. ness 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, warout any representation, warranty or recourse against the above-named or the underabove-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 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 is LAKEITH DEON MACK, OR Tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. an accurate survey or by an PURPOSE

not prohibited 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 amend or modify all terms of the loan (although 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 44-14-1632 chall be construed to 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. LAKEVIEW the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for LAKEITH DEON MACK THE BELOW LAW FIRM MAY BE HELD TO BE ACTINIC AS A DESTRUCTION OF THE COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-ERAL LAW. IF SO, ANY IN-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. MTB-17-05644-4 Ad Run Dates 12/21/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023, 02/01/2023, 02/01/2023, 950 89097

950 8909 12/21,1/11,18,25,2/1, 2022 89097

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 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 Deed and Note thereby secured has declared the entire cured 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 Country, 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, commence at the intersection of amount of said indebtedness mence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly right-ofway line of Brownlee Lane (60 foot right-of-way) run thence along the north-westerly right-of-way line of Brownlee Lane in a northeasterly direction, and following thereof, the meanderings , a distance of thereof, a distance of 1,113.99 feet to a point

FORECLOSURE

marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING; from said TRUE POINT OF BEGINNING thus 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 HOWELL HOWELL AND HEIRS AT established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 secdegrees 21 minutes 52 sec-onds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 sec-onds West a distance of 271.92 feet to a point marked by a one-inch open top pin found; run thence North 73 degrees 20 min-utes 47 seconds East a dis-tance of 209.88 feet to a point marked by a one-inch ESTATE AND/OR HEIRS AT LAW OF HOWELL MCNOR-RILL III, 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 cutif of the tree to the sale of 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 tance 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 distance of 228.86 feet to a 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 seconds East a all terms of the loan all terms of the loan (al-though 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. Number: 866-503- 5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, minutes 10 seconds East a distance of 369.80 feet to a or modify the terms of the unstance of soes of feet to be 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 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 ACTIVIC AS A DEPT 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 TO BE ACTING AS A DEB COLLECTOR, UNDER FED ERAL LAW. IF SO, ANY IN and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BEGINNING. Said tract is shown as containing 1.96 acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the and being subtended by a 12/14/2022, Surveying Inc., bearing the seal and certification of 2022

FORECLOSURE

David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Browniee Ln SW, Liburn, 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) 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 disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-rances nances, restrictions, covenants, and matters of record superior to the Secu-The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale and all expenses of sald 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. 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 The Representative of the Estate of Irene Mahony, 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 Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR N.E., SUITE 300 ATRIMIA, GAS 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,

950-87233 12/7,14,21,28, 2022 NOTICE OF SALE UNDER POWER GWINNETT COUNTY

MCNORRILL and HOWELL H MCNORRILL III to WELLS FARGO BAMK, 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 principal amount of One Hundred Sixty-Six Thousand Five Hundred and 00/10 dollars (§166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, Deed having been last sold assigned and transferred to Mortgage Assets Management, 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 January, 2023, all property described in said Security Deed including but not limited to the following described assigned and transferred to ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNELLVILLE NORTH SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART PF THIS DESCRIPTION. SAID PROPERTY BEHING KNOWN AS 1812
DRIFTWOOD PLACE ACCORDING 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-LVILLE, GA 30078. 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 expenspaying the salle, all expensi-es of the sale, including at-torneys fees (notice to col-lect same having been given) and all other pay-ments provided for under 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 the title items which are a lien, whether or the title items which are a lien, whether or the title items which are a lien, whether or sale is conducted on behalf not now due and payable); the right of redemption of of the secured creditor un der the power of sale grantany taxing authority; matters ed in the aforementioned se ed in the aforementioned se-curity instrument, specifical-ly being Carrington Mort-gage Services, LLC as attor-ney in fact for NIGEL MEN-TORE Parkway Law Group, LLC 1755 North Brown Road which would be disclosed by

an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-

covenants, and any other

restrictions:

Suite 150 Lawrenceville, GA

brances:

FORMATION ÓBTAINED 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 950 88916 12/7.14.21.28 Notice of Sale Under Power Georgia, GWINNETT County GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by NIGEL MENTORE to
BANK OF AMERICA, N.A.,
dated March 2, 2010, and
recorded in Deed Book
49980, Page 0404, GWINNETT County, Georgia
records, and lasst assigned to
Carrinuton Mortague Ser-Carrington Mortgage Services, LLC in Book 57236, Page 00175, conveying the after-described property to secure a Note of even date in the original principal amount of \$64,705.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January, 2023, the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 50 OF THE 6
TH DISTRICT OF GWINNETT
COUNTY, GEORGIA, AND
BEING LOT 8, BLOCK B OF
GWINNSTONE SUBDIVISION ACCORDING TO PLAT
OF SUBDIVISION BECORD. SION ACCORDING TO PLAT
OF SUBDIVISION RECORDED AT PLAT BOOK 10, PAGE
46A, GWINNETT COUNTY,
GEORGIA, AND REVISED
AND RE-RECORDED AT
PLAT BOOK 17, PAGE 145,
GWINNETT COUNTY, GEORGIA DEED RECORDS, BOTH
OF WHICH ARE INCORPORATED HERRIN AND MADE
A PART HEREOF BY REFER-

A PART HEREOF BY REFER-ENCE WITH ALL THE RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMIS-ES IN ANYWISE APPER-TAINING OR BELONGING BEING IMPROVED PROPER-TY KNOWN AS 2995
GWINNSTONE CIRCLE,
SNELLVILLE, GEORGIA
30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOF said Deed to Secure Debt has been and is hereby de-By virtue of a Power of Sale contained in that certain Security Deed from MARY W clared due because 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 MCNORRILL and HOWELL H to Secure Debt. The debt reto Secure Debt. The debt re-maining 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 (no-tice of intent to collect attor-neys fees having been neys fees having been given). Said property is commonly known as 2995 GWINNSTONE CIRCLE SNELLVILLE, GA 30078, to-gether with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): NIGEL MENTORE 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 and payable), (b) any matters which might be disclosed by an accurate survey record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted epithect to (1) confirmation subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 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 procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided 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 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 44-14-162.2 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