**FORECLOSURE** 

## FORECLOSURE

pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before 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 legal nours 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 which would be disclosed by in said Deed, to-wit: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN THE 1587TH DISTRICT,
GM, STATE OF GEORGIA,
COUNTY OF GWINNETT, ENCOMPASSING 2.18 ACRES,
AND BEING MORE PARTICULARLY DESCRIBED AND
DELINEATED ACCORDING
TO A PLAT AND SURVEY
PREPARED BY W.T. DUNAHOO AND ASSOCIATES,
INC., CERTIFIED BY W.T.
DUNAHOO, GEORGIA REGISTERED SURVEYOR NO.
1577, DATED MAY 21, 1991,
ENTITLED "CLOSING PLAT
FOR JOE IVEY AND PAMELA
IVEY", SAID PLAT BEING OF
RECORD IN THE OFFICE OF
THE CLERK OF SUPERIOR
COURT OF GWINNETT
COUNTY, GEORGIA, IN THE
PLAT BOOK 53, PAGE 133A: WHICH SAID PLAT AND
THE RECORDING THEREO
TO INCORPORATED HEREIN
TOR A MORE COMPLETE
AND DETAILED DESCRIPTION. Said property is
ROOM SA SEEM WILL ARE an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumall 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 pos-session, of the property is session of the property is JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. not profibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reamend or modify 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 Number: 888-480-2432/833-685, 8598, Nothing in AND DETAILED DESCRIPTION. Said property is known as 650 Wiley Lane, Aubum, GA 30011, 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 685- 8589. 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. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED require a secured creditor to 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, encum FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
0071 Talophore, Number 30071 Telephone Number: (877) 813-0992 Case No. NAT-22-03645-2 Ad Run Dates 12/28/2022, 01/11/2023, 01/18/2023, Dates 12/28/2 01/11/2023, 01/18/2 01/25/2023, 02/01/2023 90749 12/28,1/11.18,25,2/1, 2023

STATE OF GEORGIA GWINNETT NOTICE

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale 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 OF SALE UNDER POWER
Because of a default under
the terms of the Security audit of the status of the loan with the secured creditor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or tenset(s) Wildle Erea Park Deed executed by Frank Bennett Boyd and, Angela Denise Blake, Husband and Wife to North American ant(s). Wells Fargo Bank N.A., as Trustee, for Carring-ton Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Cer-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 Secutiv Deed having heen last Backed Pass-Inrough Cer-tificates as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory Maddox File no. 18-068201 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway N. F. Suita 300 Atrity Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for Structured Asset Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 90441 12/28,1/4,11,18,25,2/1, 2023 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 se-

NOTICE OF SALE

By virtue of a Power of Sale contained in that certain Se-

the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having

of even date, in the original

principal amount of One Hundred Ninety-Nine Thou-

for the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 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 24 of the 7th District, of Gwinnett County, Georgia,

Gwinnett County, Georgia, being Lot 7, Block A, Unit Four, Fountain Glen Subdivi-

rout, rountain stell solutions; rountain stell solutions; soin, as per plat recorded in Plat Book 75, Page 292, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said arroneth, may more com-

erty whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which

constitute liens upon said

property; g) all restrictive covenants. property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and

belief of the undersigned

the owners and party in possession of the property are Tabatha Y. Coleman and or tenant(s). The sale will be conducted subject to 1) con-

firmation that the sale is not

prohibited under the U.S

fore the courthouse door of

LINDER POWER

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 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 COUNTY, GEORGIA, BEING LOT 54, BLOCK A, LITTLE MILL FARM, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 83, PAGE 78, GWINNETT COUNTY, GEORto the highest bidder for GWINNETT COUNTY. GEOF GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF. Said property is known

OF. Said property is known as 1605 Patrick Mill Place, Buford, GA 30518-2239, to gether with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject orany 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 disclosed by an accurate survey and inspection of the prop-erty, any assessments, lend, encumbrances, zoning ordinances, restrictions, covenants, and matters of rity Deed first set out above. The proceeds of said sale will be applied to the pay-

ment of said indebtedness ment of said indeptedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. 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-Association. Trustee for Structured Asset Securities Corporation Mort-gage Loan Trust 2005-RF5 as Attorney-in-Fact for Frank Bennett Boyd and, Angela 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 At-lanta, GA 30346 (770) 220-

2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\* https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION WILL BE USED FOR THAT

PURPOSE 950-86124 11/30,12/7,14,21,28,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security the terms of the Security Deed executed by Darlene M. Carter and Ellery E. Carter and Gregory Maddox to Home123 Corporation dated March 24, 2006, and recorded in Deed Book 46389, Page 336, Gwinneth County Records, said Security Deed having been last sold, assigned, transferred and conveved to Wells Farsold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Asser-backer Pass-Timulgin Certificates, securing a Note in the original principal amount of \$153,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebted-

ness due and payable and

**FORECLOSURE** 

Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. SUMMIT FUNDING, INC. as Attorney-in-Fact for Tabatha Y. Coleman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) hassee, FL 32312; (850) 422-2520 Ad Run Dates: 422-2520 Ad Run Dates: 12/28/22; 01/04/23; 01/11/23; 01/18/23; 01/25/2023; 02/01/2023 950-88804, 12/28,1/4,11,18,25,2/1,2022

**FORECLOSURE** 

NOTICE OF SALE

UNDER POWER GEORGIA GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CHRISTOPHER R ESPINOSA and SIBYL KATHRYN ESPINOSA to Mortgage Electronic registration systems inc. as grantee, as nom-INFF FOR LINITED PREMIER FUNDING LLC, dated July 3, 2015, recorded July 17, 2015, in Deed Book 53693, Page 673, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred ThirtyTwo Thousand and 00/100 dollars (\$332,000.00), with interest (\$332,000.00), with Interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to REGIONS BANK D/B/A 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 Security Deed including but not limited to the following described property: All not limited to the following described property: ALL THAT PROPERTY SITUATE IN THE COUNTY OF GWIN-NETT AND STATE OF GEORGIA 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 67, PAGE 15, AND PLAT BOOK 61, PAGE 195, SAID COUNTY RECORDS, WHICH RECORDS SAID COUNTY RECORDS.

ERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R6348 081 Said legal description being con-trolling, however the propertv is more commonly known 5222 ROKEFIELD WAY 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 Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same. purpose of paying the same, all expenses of the sale, in-cluding 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 without any representation, warranty or recourse against the above-named or the under-ized. The sele 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 act now die and navelle): which are a line, whether on 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;

contained in that certain Se-curity Deed from Tabatha Y. Coleman to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. ACT-ING SOLELY AS NOMINEE FOR SUMMIT FUNDING, INC., dated April 06, 2018 and recorded on April 10, 2018 in Deed Book 55808, Page 0253, in the Office of the Clerk of Superior Court 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 CHRISTOPHER R ESPINOSA, SIBYL KATHRYN ESPINOSA, or tenants(s). The sale will be conducted the conducted to the conducted the conducted to th Hundred Ninety-Nine Thousand Two Hundred Ninety-Eight and 00/100 dollars (\$199,298.00) with interest thereon as provided therein, as last transferred to SUM-MIT FUNDING, INC. by assignment recorded in Deed Book 60311, Page 261, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of 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 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 con-strued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. RE-GIONS BANK D/B/A RE-GIONS BANK D/B/A HEGIONS MORTGAGE as Attorney 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

FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: property may more com-monly be known as 1515 Fontana Circle, Lawrenceville, GA 30043. 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, The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The 12/14/2022 12/21/2022, 12/28/2022 950-87223 2022 debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, including attorneys fees (no-tice of intent to collect attor-NOTICE OF SALE UNDER POWER tice of intent to collect attorneys fees having been given). Case #: 22-009404-1
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is SUMMHT FUNDING, INC., 3138 E. El-wood St. Phoenix, AZ 85034. 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 GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from MICHAEL R
GIBSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
SUNTRUST MORTGAGE,
INC. , dated, August 12,
2005, in Deed Book 44115,
Page 2, Gwinnett County
Georgia Records, said Secusigned. The sale will also be Fage 2, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Thirty-Seven Thousand Sevsubject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valoren taxes, including taxes, which constitute liens upon said property whether or not now due

en 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 Assigned and transferred to Nationstar Mortgage LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within County Courtnouse, 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 PAR-CEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 303 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, UNIT THREE, HEBRON FOR-

FST SUBDIVISION, AS PER

**FORECLOSURE** 

BOOK 48, PAGE 236, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO. Said legal description being controlling, however the property is more com-monly known as 2440 HIN-TON ROAD, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of de-fault 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, inall expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be 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 displaced by which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: 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 property is MICHAEL R GIBSON, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 833-685-858/888-480- 2432. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to authority 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 GIB-SON 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. 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.
NATR-22-01721-2 Ad Run
Dates 12/07/2022,
12/14/2022, 12/21/2022, NATH-22-01/21-2 Au Rull 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 28, 2004, and recorded in Deed Book 40586, Page 0139, and pursuant to Affidavit recordpursuant to Affidavit record-ed in Deed Book 52474, Page 562, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and conveyed to PNC Bank, National Association, securing a Note in the original principal amount of \$130,320.00, the said Deed and Note thereby said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for 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, Courty, Co County, Georgia, being Lot 69, Block A, Castlebrooke, by, 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 Castlebrooke Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and pavable) 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, erty, any assessments, nens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided and the balance, if 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 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 Attor-ney-inFact for Tonya L Grace File no. 22-079307 LOGS LE-GAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION. OBTAINED WILL BE LICED FOR THAT WILL BE USED FOR THAT

PURPOSE. 950-87232 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 Tony An-thony Hefflin to Mortgage Electronic Registration Sysrems, Inc., as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper dated October 18, 2019, and recorded in Deed Book 56988, Page 608, as last modified in Deed Book 58937, Page 295, Gwinnett County Records,

**FORECLOSURE FORECLOSURE** 

said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$226,818.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 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: The land hereinafter referred to land hereinafter referred to is situated in the City of Tucker, County of Gwinnett, State of GA, and is described as follows: All that tract or parcel of land lying and be-ing in Land Lot 168 of the 6th District of Gwinnett County, Georgia, being Lot 3, Block A, Brookwood Park Subdivision as per plat 3, Block A, Brookwood Park Subdivision, as per plat recorded in Plat Book 57, Page 74, Gwinnett County, Georgia Records. Being the same property conveyed from June H. Walburn to Tony Anthony Heflin by deed dated March 27, 2018 and recorded April 2, 2018 in Book 55792 and Page 778, of official records. Said property is known as 1190 Glenbrook Ct, Tucker, GA 30084, together with all fix-Glenbrook Ct, Tucker, GA 30084, together with all fixtures and personal property attached to and constituting a part of 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 derription of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditary. loan with the secured creditor. The property is or may be in the possession of Tony Anthony Hefflin, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Tony Anthony Hefflin File no. 22-079719 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ \*THE

12/28,1/4,11,18,25,2/1, 2023

Notice of Sale Under Power. 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
06/17/20/33, 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 144 AND 143, SUUITS 03
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 40
SECONDS EAST A DISTANCE OF 84.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE OF 84.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE OF 681.12 FEET TO SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the aftera Note of even date in the original principal amount of \$204,380.00, with interest at \$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 Courthouse within the legal Courthouse within the legal hours of sale on the first Tuesday in January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARGEL 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 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 IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY OF NUMBERING PROPERTY 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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-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 MORTCAGE INC HOME MORTGAGE HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FAG OBANK, 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 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 0.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

SECUNDS WEST A DISTANCE OF 199.83 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINING 0.298 ACRES (12.989 SOUARE FEET) MORE OR LESS BEING A PORTION OF THE PROPERTY CONVEYED TO CHATEAU CONSTRUCTION, INC. BY WARRANTY DEED DATED JANUARY 23, 206 AND RECORDED IN DEED BOOK 46105, PAGE 617, GWINNETT COUNTY, GEORGIA RECORDE JESS AND EXCEPT: PROPOSED BUILDING 18 CONSISTS OF LOTS 53 THROUGH 61 OF THE RESERVE AT IVEY CREEK; LOTS 53-56 AND 56-61 ARE NOT CONVEYED HEREBY AND ARE NOT INCLUDED IN THIS LEGAL DESCRIPTION. The debt secured by said 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

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, follurs to pour the indebted

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 ex-

penses of this sale, as pro-vided in the Deed to Secure

the undersigned, the party/parties in possession of the subject property of the subject property nown as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or ten-AND RELLI LANGLEY of tell-ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-

undersigned,

closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; 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 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 HENGEROAL AND VELLANCE IN FACT TO LEUNARD HELD DERSON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Betiene Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.#.

Notice of Sale 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 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 787, conveying the af-ter-described property to se-cure a Note of even date in the original principal amount 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 7, 2023, to wit: February 7, 2023, to wit at the rate specified therein, there will be sold by the un-30346 (770) 22U-2333)W https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Martiagge 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 Secu-SECONDS EAST A DISTANCE OF 681.12 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY rity Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a PROPOSED APPALOOSA
LANE (80'R/M); THENCE
ALONG SAID PROPOSED
RIGHT-OF-WAY
LINE Note in the 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-RIGHT-OF-WAY LINE
NORTH 60 DEGREES 07
MINUTES 40 SECONDS
EAST A DISTANCE OF 15.00
FEET TO A POINT ON A ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the PROPOSED (50 PRW);
THENCE CROSSING SAID
APPALOOSA LANE NORTH
OBERREES 26 MINUTES
03 SECONDS EAST A DISTANCE 50.18 FEET TO AN 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 102 of the 7th District, Gwinnett IANUE 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 the 7th District, Gwinnett County, Georgia, being Lot 38, Block C, The Oaks at Charleston Commons Subdivision, Unit One, per Plat Book 95, Pages 256-258, Gwinnett County, Georgia Records, which is referred to and made a part of this description. Said property is known as 1950 Charleston Oak Cir, Lawrenceville, GA 30043. together with all fix-SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 166.29 FEET TO AN IRON POUND; THENCE NORTH 22 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 195.21 FEET TO AN IRON PIN FOLIND: 193.ZI FEEL IU AN IRON PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 126.58 FEET TO AN IRON PIN FOLIND: THENCE Oak Cir, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes which are lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which 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 thority, any matters which might be disclosed by an ac-THE TRUE POINT OF BEGINNING, FROM THE TRUE
POINT OF BEGINNING AS
THUS ESTABLISHED;
THENCE NORTH 59 DEGREES 47 MINUTES 18
SECONDS EAST A DISTANCE OF 65.00 FEET TO A
POINT, THENCE SOUTH 30 tions. DEGREES 12 MINUTES 42 SECONDS EAST A DISTANCE OF 199.83 FEET TO A POINT, THENCE SOUTH 59

curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and mattions, coverlains, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of ness 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) POINT HENCE 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 to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of be in the possession of Vasiliy Khartonyak and Nataliya Khartonyak, successor in interest or tenant(s). Nationstar Mortgage LLC as Attornovin-Beat, for Vasiliy tionstar 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-

30346 (770) 220 2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\* INITIALS
https://www.logs.com/ \*THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-87231 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 DECARLOS
LOWE and BELINDA A LOWE to MORTGAGE FLECTRONIC

**FORECLOSURE** 

Debt and by law, including attorneys fees (notice of intent to collect attorneys fees REGISTRATION SYSTEMS, INC AS NOMINEE FOR FAIR-WAY INDEPENDENT MORThaving been given). Said property is commonly known as 2081 APPALOOSA D/B/A NORTHPOINT MORT-GAGE, dated September 30, 2015, recorded October 1, MILL CIRCLE BUFORD, GA 30519, together with all fix-tures and personal property 2015, recorded October 1 2015, in Deed Book 53852 Page 65, Gwinnett County 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, attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): NAKITA R. JOHN-SON AKA NAKITA JOHN-SON-PORTER, NORMA J. JOHNSON, and or tenant or tenants. Said property will be sold subject to (a) any sutstanding ad valorem tayfor therein, said Security Deed having been last sold, assigned and transferred to assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the 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 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 mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING above, including, but not limited to, assessments, liens, encumbrances, zoning 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 liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with 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 cales in the State of 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, cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation DACULA, GA 30019. The indebtedness secured by said Security Deed has been and and audit of the status of the is hereby declared due be-cause of default under the loan as provided in the pre-ceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms cause 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 expensators the sale is all expensators. 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 negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned sees of the sale, including at es of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or and now die and payable): not now due and payable); the right of redemption of ed in the aforementioned seany taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumpances; rectificings; curity instrument, specifically being BankUnited N.A. astorney in fact for NAI AR. JOHNSON and NORMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30043, 404.719.5155 NOYEMBER 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 curity instrument, specificalbrances; restric covenants, and any matters of record super said Security Deed. To the best of the knowledge and

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

belief of the undersigned, the owner and party in possession of the property is DECARLOS LOWE, BELINDA A LOWE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the hold-FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. tus of the loan with the hold er of the Security Deed. The COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER er 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: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, Because of a default under the terms of the Security Deed executed by Vasiliy Khartonyak and Nataliya Khartonyak to HomeBanc WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for DECAR-LOS LOWE, BELINDA A FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-06204-1 Ad Run Dates 12/07/2022 Dates 12/07/2022, 12/14/2022, 12/21/2022, 950 88911 12/7,14,21,28, UNDER POWER

belief of the undersigned.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE 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 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 Gwinnett County 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 County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL amount of said indebtedness 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 the northeasterly right-of-way line of Martin Nash Road and the northwesterly right-of-way line of grownlea right-ofway line of Brownlee
Lane (60 foot right-of-way);
run thence along the northwesterly right-of-way line of
Brownlee Lane in a northeasterly direction, and fol-lowing the meanderings thereof, a distance of thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 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 sectors. 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

**FORECLOSURE** 

thence South 31 degrees 10 minutes 36 seconds East a 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 pinutes 10 seconds feat a CORPORTATION minutes 10 seconds East a distance of 369.80 feet to a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a ing a radius of 779.23 feet and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BEGINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the Sw, Lilburn, GA 30047, to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject property will be sold subgeter to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be displaced by an accurate survey. closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, 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 be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LLS. prohibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with 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-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 Attanta, 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 restrictions

restrictions

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 Mary E. McIntosh and Ronald Alan

McIntosh to Mortgage Elec-

WILL BE USED FOR THAT

McIntosh to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation dated December 7, 2005, and recorded in Deed Book 45655, Page 64, as last modified in Deed Book 66208, Page 848, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Wells Farmannic County Records, said Security Deed having been last sold, assigned, transferred and conveved to Wells Farmannic County Records of the County Recor and conveyed to Wells Fargo Bank NA, securing a Note in the original principal amount of \$210,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said Deed will on the first Tuesday February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for to the nignest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 231 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 136 BLOCK A LINIT LOT 136, BLOCK A, UNIT ONE, TRIBBLE MILL WALK SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK RECORDED IN PLAT BOUK
73, PAGE 241, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT
AND THE RECORD THEREOF ARE INCORPORATED
HEREIN BY REFERENCE
THERETO. Said property is known as 1205 Tribble Walk Court, Lawrenceville, GA 30045, 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 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 assess-ments, liens, encumbrances, ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebteness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the

TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950- 89640 12/28,2022,1/4 11,18,25,2/2, 2023 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from MARY W MCNORRILL and HOWELL H MCNORRILL III to WELLS

FARGO BANK, N.A., dated

audit of the status of the

loan with the secured credi-

tor. The property is or may be in the possession of Mary E. McIntosh; Ronald Alan

E. McIntosh; Ronald Alan McIntosh, successor in in-terest or tenant(s). Wells Fargo Bank, N.A. as Attor-ney-in-Fact for Mary E. McIntosh and Ronald Alan McIntosh File no. 12-029607 LOGS LEGAL GROUP LLP\* Attorneys and Coupselp\*

LGM SEGAL GROUP LLP
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 AtJanta, GA 30346 (770) 2202535/GR https://www.logs.com/ "THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR. ANY INFORMA-