FORECLOSURE **FORECLOSURE** May 20, 2011, recorded June 3, 2011, in Deed Book 50706, Page 689, Gwinnett County, Georgia Records, said Security Deed having to Secure Debt. The debt remaining in default, this sale County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original will be made for the purpose expenses of this sale, as provided in the Deed to Secure Debt and by law, in principal amount of One Hundred Sixty-Six Thousand cluding attorneys fees (no-tice of intent to collect attor-Five Hundred and 00/100 tice of intent to collect attorneys fees having been given). Said property is commonly known as 2995 GWINNSTONE CIRCLE SNELLVILLE, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or dollars (\$166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sole on the first Tureday. undersigned, the party (or parties) in possession of the of sale on the first Tuesday subject property is (are): NIGEL MENTORE or tenant or tenants. Said property will be sold subject to (a) any in January, 2023, all proper ty described in said Securit Deed including but not limit det of the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNEILY UILLE NORTH SURDIoutstanding 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 SNELLVILLE NORTH SUBDI 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 VISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-PORATED HEREIN BY THIS REFERENCE AND MADE A PART PF THIS DESCRIP-PART PF THIS DESCRIPTION. SAID PROPERTY BEING 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, SNELLVILLE, GA 30078. The inthat the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which processes the control of the security of the control of the security of allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of LVILLE, GA 30078. The in-Georgia, the Deed Under debtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. 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. Pursuant to O.C.G.A. Section 44-14-The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expensto O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing ontwithstanding, nothing in 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-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 out any representation, warranty or recourse against the above-named or the undersigned. The sale will also be shall be construed to require the secured creditor to negosubject to the following items which may affect the tiate, amend or modify the title: any outstanding ad valterms of the Deed to Secure orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters Debt described herein. This sale is conducted on behalf of the secured creditor un-der the power of sale granted in the aforementioned se curity instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for NIGEL MENTORE Parkway Law Group, LLC 1755 North Brown Road Suits 150 Lawrenceylle, 6A which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances; restrictions: covenants, and any Suite 150 Lawrenceville, GA 30043 404.719.5155 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-30043 30043 404./19.5155
NOVEMBER 9, 16, 23, 30,
DECEMBER 7, 14, 21, 28,
2022 22-0249 THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY session of the property i MARY W MCNORRILL NOULLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-86826 11/9,16,23,30, 12/7,14,21,28, 2022 HOWELL H MCNORRILL ESTATE AND/OR HEIRS AT LAW OF HOWELL MCNOR-RILL III, or tenants(s). The sale will be conducted subsale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the state of the learn with the held. STATE OF GEORGIA NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Newal S.
Mohammed to Wells Fargo
Bank, N.A. dated June 9,
2010, and recorded in Deed
Book 50176, Page 876,
Gwinnett County Records,
securing a Note in the original principal amount of NOTICE OF SALE 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 (although not required by law to do so) is: PHH Mortgage to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section

## COUNTY OF GWINNETT

nal principal amount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby se-44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the 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, February 7, 2023, during the legal hours of sale, before the Courtbeave does in said mortgage instrument. MORTGAGE ASSETS MAN-MORIGAGE ASSETS MANA-AGEMENT, LLC as Attorney in Fact for MARY W MC-NORRILL, HOWELL H MC-NORRILL III THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT 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 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT AT SARATOGA SUBDIVISION. UNIT III. AS PER Courthouse door in TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-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. RMU-22-05540-1 Ad Run Patre. VISION, UNIT III, AS PER PLAT RECORDED IN PLAT PLAI RECORDED IN PLAI BOOK 70, PAGE 106, GWIN-NETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND 12/21/2022 950 88916 12/7,14,21,28, BEING IMPROVED PROPER-TY KNOWN AS 2038 HIGH ROCK AVENUE ACCORDING TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. Said property is
known as 2038 High Rock 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, GWIN-Avenue, Lawrenceville, GA 30044, 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-49980, Page 0404, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Ser-vices, LLC in Book 57236, Page 00175, conveying the after-described property to secure a Note of even date in the original principal amount of \$64,705.00, with interest at the rate specified therein, there will be sold by the uning ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricthere will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Geortions, 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 indebted-ness and all expenses of gia, within the legal hours of sale on the first Tuesday in sale on the first luesgay in January, 2023, to wit: Jan-uary 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 6 TH DISTRICT OF GWINNETT 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) COUNTY, GEORGIA, AND BEING LOT 8, BLOCK B OF GWINNSTONE SUBDIVI-SION ACCORDING TO PLAT OF SUBDIVISION RECORDto 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 credi-OF SUBDIVISION RECORD-ED 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 INCORPO-DATE HERBIN AND to an with the secured credi-for. The property is or may be in the possession of Newal S. Mohammed, suc-cessor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076360 LOGS LEGAL (ERCULP LIP & Attorney and OF WHICH ARE INCURRY RATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE WITH ALL THE RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMIS-ES IN ANYMISE ADDED

Dates

12/14/2022.

Notice of Sale

Under Power

Georgia, GWINNETT County

ES IN ANYWISE APPER-TAINING OR BELONGING. BEING IMPROVED PROPER-

TY KNOWN AS 2995 GWINNSTONE CIRCLE,

30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

GIA. 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

SNELL VILLE

GEORGIA

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ARMANDO

NOTICE OF SALE

076360 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, 63 30346 (770) 220-2535/jw https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950- 89625 12/14,21,28, 2022, 1/4,11,18,25, 2/1, 2023

FORECLOSURE

GWINNETT COUNTY GEOR-

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said legal description being controlling, however the property is more commonly known as 668 BRIARHURST

CT, LAWRENCEVILLE, GA 30046. The indebtedness se-3004b. 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 indebted-

ness remaining in default, this sale will be made for the

purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having

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 undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by

an accurate survey or by an

inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

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 ARMANDO K MONTANO, CANDICE M MONTANO, or

CANDICE M MONTANO, 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

amend or modify all terms of the loan (although not re-quired by law to do so) is: BSI Financial Services, Loss Mitigation Dept., 314 S. Franklin Street PO Box 517,

Attn: Cashiering, Titusville, PA 16354, Telephone Num-ber: 800- 327-7861. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to

require a secured creditor to

negotiate, amend, or modify

negotiate, amend, or modify the terms of the mortgage instrument. SERVIS ÖNE, INC DBA BSI FINANCIAL SERVICES as Attorney in Fact for ARMANDO K MON-TANO, CANDICE M MON-TANO THE BELOW LAW EIDM MAY DE LEID TO BE

FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE

USED FOR THAT PURPOSE

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

813-0992 Case No 2-04866-2 Ad Rur

(877) 813-0992 BSI-22-04866-2

UNDER POWER

Because of a default under the terms of the Security Deed executed by **Dwight D. Morrow and Mary Morrow to** 

Mortgage Electronic Regis-

Nominee for Quicken Loans
Inc. dated June 21, 2018,
and recorded in Deed Book
55975, Page 0876, Gwinnett

Sosyn, rage over, Gwilliams County Records, said Secu-rity Deed having been last sold, assigned, transferred and conveyed to Quicken Loans Inc. securing a Note in the original principal amount of \$138,446.00, the

holder thereof pursuant to said Deed and Note thereby

said beed 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

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 131 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA LOTS 1 AND 2, BLOCK J, SWEETWATER ESTATES SUBVISION, AS PER PLAT RECORDED IN

ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "L", PAGE 336, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. Said property is known as 166 Valley Rd., awrengeville. CA 3004

Lawrenceville, GA 30044, 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

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, any assessments in endi-

encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the pay-ment of said indebtedness

and all expenses of said sale

2022

as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be con-K MONTANO and CANDICE M MONTANO to MORTGAGE THE WORLD THE WORLD THE SECURITY FINANCIAL CORPORATION, dated ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to January 4, 2017, recorded January 4, 2017, recorded January 17, 2017, in Deed Book 54873, Page 601, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the pricinal principal amount of final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dwight D Morrow; Mary Morrow, suc-Morrow, Mary Morrow, Suc-cessor in interest or tenant (s). Rocket Mortgage, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Dwight D. Morrow and Mary Mor-row File no. 22-079514 LOGS LEGAL GROUP LLP\* original principal amount of Two Hundred Two Thousand Three Hundred Eighty and 00/100 dollars (\$202,380.00), with interest (\$20,500.00), will illineight for therein as provided for therein, said Security Deed having been last sold, assigned and transferred to SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, there LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/GR https://www.logs.com/ \*THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
950-86119 will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in January, 2023, all property described in said all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 6, BLOCK B, SUGARLOAF MANDR SUBDIVISION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 163, GWINNETT COUNTY GEOR-950-86119 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
Deed executed by Courtney
Navy to Montrage Flectionic

FORECLOSURE

Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated De-cember 20, 2017, and recorded in Deed Book recorded in Deed Book 55623, Page 0451, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$315,192.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured 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, February 7, 2023, during the legal hours of sale, before the Courthouse door in said the Cournouse 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 OF LAND LYING AND BEING IN LAND LOT 124, 6TH DISTRICT, CITY OF LILBURN, GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS RATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF Said property is known as 92 Pebble Pond Drive, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. 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 by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S.

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 89099 12/28,1/4,11,18,25, 2022

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

Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-fact for Courtney Nava File no. 22-079679 LOGS LEGAL 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

Courtney

possession of

Dates 12/07/2022, 12/14/2022, 12/21/2022, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE 12/28/2022 950 88912 12/7,14,21,28, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by James P.
Nugent to Wells Fargo Bank, N.A. dated August 15, 2003, and recorded in Deed Book 35016, Page 222, as last modified in Deed Book 60050, Page 646, Gwinnett County Records, securing a Note in the original principal amount of \$301,520.00, the holder thereof pursuant to said Deed and Note thereby secured the product of the said beautiful the said beautiful the said beautiful the said beautiful the said secured the said securing the said securing a Note in the said secured the said securing a Note in the s secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the reprivary /, 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 AND TRICK AND REIMS IHAI IRACI OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 1D OF THE
2ND DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 25, BLOCK A, UNIT
TWO, OF THE OAKS AT AP-TWO, OF THE OAKS AT APPALACHEE FARMS AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 173-174, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, WHICH COUNTY, GEORGIA, WHICH RECORDED PLAT IS HERE-BY INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said property is known as 989 Pathview Ct, Dacula, GA 30019, 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 at valorem taxes (including taxes which are a lien, whether or not now due and payable), the are a lien, winterfor or inow 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 assessments, liens, encum-brances, 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 said sale will be applied to the payment of said indebt-edness 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

FORECLOSURE 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 James P. Nugent, Kimberly F. Nugent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for James P. Nugent File no. 22-079663 LOGS LEGAL GROUP LLP attorneys and Counselors at the control of the control audit of the status of the Attorneys and Counselors at Law 211 Perimeter Center Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/jw https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE INSED FOR THAT PURPOSE USED FOR THAT PURPOSE 950 89099 12/28,1/4,11,18,25, 2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from DARRELI PARKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC, dated December 18, 2021, recorded December 28, 2021, in Deed Book 59550, Page 128, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of

original principal amount of One Hundred Seven Thousand Four Hundred Forty-Eight and 00/100 dollars (\$107,448.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, One Hundred Seven Thounett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF GWINNETT: SITUATED IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 225 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK B OF GOVERNORS RIDGE SUBDIVISION, UNIT ONE AS PER Deed including but not limit GOVÉRNORS ŘIDGE SUBDI-VISION, UNIT ONE AS PER PLAT ŘECORDED IN PLAT BOOK 52, PAGE 50, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT IS BY THIS REFERENCE BEING IN-CORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DE-SCRIPTION. TAX ID NO: R62258057 TAX ID NO: R62258057 BEING THE R6225BU57 BEING THE R6225BU57 BEING THE SAME PROPERTY CON-VEYED BY WARRANTO DEED GRANTOR: AMANDA PARKER GRANTEE: DAR-RELL L. PARKER DATED 22/13/2004 BECORDED 02/13/2004 RECORDED 02/19/2004 RECORDED: 02/19/2004 DOC#/BOOK-PAGE: NA / 37110-00204 ADDRESS: 5622 EXECUTIVE WAY, NORCROSS, GA ADURESS. 3022 EXECUTIVE WAY, NORCROSS, GA 30071 Said legal description being controlling, however the property is more commonly known as 5622 EXECUTIVE WAY, NORCROSS, GA 30071. The indebtedness equired by said Sequiriby. Secured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said Security Deed. The indebted-

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 under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valtitle: any obtastanting ao val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to

ness remaining in default, this sale will be made for the

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 DARRELL PARKER, ESTATE AND/ OR HEIRS OF LAW OF DARRELL PARKER, 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, authority to negotiate of the loan (although not required by law to do so) is:
PennyMac Loan Services,
LLC, Loss Mitigation Dept. 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DARRELL PARKER THE BELOW LAW FRIM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR HAT PURPUSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-05790-1 Ad Run
Dates 12/28/2022. Dates 12/28/2022, 02/08/2023, 02/15/2023, 02/15/2023, 02/22/2023, 03/01/2023 950 90443 12/28,2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from Henry Robenson Pierre to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, and Society Deed Book 57614 Page 2014 Security Deed Booken said Security Deed having said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Two Thousand Seven Hundred Seven and 00/100 dollars (\$232,707.00) with interest thereon as provided these thereon as provided therein

FORECLOSURE

FORECLOSURE

westerly right of way line of Old Peachtree Road; run thence along said right of way line in a Southeasterly Solutions, Ind. dba New American Funding, its successors and assigns, record cessors and assigns, record-ed in Deed Book 59922. Page 00145, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett direction and following the curvature thereof, a distance of 76.77 feet to a point, continue thence along said right of way line South 9 degrees 24 minutes 00 seconds East 123.23 feet to an R-Bar found, which is the place or point of beginning. The debt secured by said Security Deed is evidenced by a County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the lenative 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 IN LAND
LOT 234 OF THE 5TH DISTRICT OF GWINNETT
COUNTY, GEORGIA BEING
LOT 153, BLOCK A, COLD
WATER CREEK SUBDIVISION, UNIT TWO, AS MORE
PARTICULAR DESCRIBED Commercial Promissory Commercial Promissory Note dated January 5, 2009, in the principal amount of \$1,351,405.46, payable, principal and interest from the date thereof shown on said Note on the unpaid balsaid Note on the unpaid bai-ance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Se-curity Deed as a result of the nonpayment of installments SION, UNIT IWU, AS MURE
PARTICULAR DESCRIBED
ON PLAT OF SURVEY
RECORDED AT PLAT BOOK
91, PAGE 173, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT owed thereunder. The total balance of said debt has, therefore, been declared due and the Security Deed foreclosable according to its terms. The debt remaining in AND LEGAL DESCRIPTION
THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be
known as 1401 Jernigan default, the property will be sold to the highest bidder for cash as the property of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, Prow and Maureen A. Prow, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attorneys' fees having been given), and the lawful expenses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record with priknown as 1401 Jernigan
Bluff, Lawrenceville, GA
30045. The debt secured by
said Security Deed has been
and is hereby declared due
because of, among other
possible events of default, possible events of default, non-payment of the monthly installments on said loan. The debt Case #: 22-004388-4 remaining in default, this sale will be made for the and restrictions, easements and liens of record with priority over the Security Deed referenced above. To the best of the undersigned's knowledge and belief, the property is in the possession of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, and will be sold as the property of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow. The undersigned will execute a deed to the purchaser as authorized sale will be induct for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entitle that he have full authority to tity that has full authority to negotiate, amend and modify all terms of the loan is Bro-ker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 . Said property will be sold on an as-is basis without any repthe purchaser as authorized in the aforementioned Security Deed, Stephen J. Prow al/ka Steve Prow and Maureen A. Prow, By: SouthState Bank, N.A., fl/ka CenterState Bank, N.A., as successor in interest by merger to South State Bank fl/ka SCBT df/b/a CBT, a Division of SCBT, bivision of SCBT, N.A. d/b/a CBT, a Division of SCBT, a Division of SCBT, a Division of SCBT, a Division of SCBT, N.A. d/b/a CBT, a Division of SCBT, N. the purchaser as authorized as-is basis without any representation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which a Division of SUB1, N.A., successor in interest to Community Bank and Trust as Attorney-inFact Hulsey, Oliver & Mahar, LLP P. 0, Dox 1457 Gainesville, GA 30503 (770) 532-6312 constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which 950 88154 12/7,14,21,28, 2022 **Notice of Sale** constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said. Security Deed, To, the Under Power. State of Georgia

said Security Deed. To the best of the knowledge and

belief of the undersigned, the owners and party in pos-session of the property are Henry Robenson Pierre and

or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the

status of the loan with the holder of the Security Deed.

Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact:

Hopenson Pierre Contact:
Padgett Law Group: 6267
Old Water Oak Road, Suite
203, Tallahassee, FL 32312;
(850) 422-2520 Case #: 22004388-4 Ad Run Dates:
01/25/23; 02/01/23;
12/28/22; 01/04/23;
01/14/23; 01/18/23

950 90702 1/11,18,25, 2/1,

COUNTY OF GWINNETT

Under and by virtue of the power of sale contained in

that certain Deed to Secure Debt ("Security Deed")
Stephen J. Prow a/k/a

Prow and Maureen A. Prow

dated November 20, 2006, recorded at Deed Book

47290, Pages 512-515 of the Gwinnett County Deed Records, the undersigned will sell at public outcry to the highest bidder for cash

the highest bidder for čash before the door of the Courthouse of Gwinnett County, Georgia, during the legal hours of sale, on the first Tuesday in January, that being January 3, 2023, the following described property: Tract One All that tract or parcel of land lying and being in Land Lot 57 of the 7'h Land District, Gwinnett County, Georgia, and being more particularly described

County, Georgia, and being more particularly described as follows: Beginning at a point on the western 80 foot right of way of Old Peachtree Road 1,082.68 feet North 8 degrees 34 minutes 00 West, as measured leans the western 90 feet

utes 00 West, as measured along the western 80 foot right of way of Old Peachtree Road, from an iron pin set at the intersection formed by the western side of the 80 foot right of way of Old Peachtree Road with the Northwesterly 80 foot right of way of Old Fountain Road; extending thence North 9 degrees 24 minutes 00 seconds west, a distance of 200.00 feet to a

distance of 200.00 feet to a point; extending thence South 81 degrees 26 min-utes 04 seconds West, a dis-tance of 552.16 feet to a

point on the easterly side of property now or formerly

property now or formerly owned by Evelyn Ewing; extending thence South 9 degrees 00 minutes 00 seconds East measured along

the easterly side of said Ew

the easterly side of said Ewing property, a distance of 200.00 feet to a point; extending thence North 81 degrees 25 minutes 58 seconds East a distance of 553.55 feet to a point on the western 80 foot right of way of Old Peachtree Road and the point of beginning. Tract Two All that tract or parcel of land lying and being in

of land lying and being in Land Lot 57 of the 7'h Land

Land Lot 57 of the 7'h Land District, Gwinnett County, Georgia, containing 2.5290 acres as shown on plat of survey for Joe A. Smith and Mary M. Smith prepared by Hannon, Meeks, & Bagwell, Surveyors & Engineers, Inc dated March 8, 1979, and more particularly described as follows: beginning at an R-Bar found on the South-

R-Bar found on the South-westerly right of way line of Old Peachtree Road (80 foot right of way) located 1282.68 feet Northwesterly

as measured along said right of way line from its point of

intersection with the North westerly right of way line of Old Fountain Road (80 foot right of way); run thence South 81 degrees 26 min-

utes 04 seconds West 552.16 feet to an R-Bar found; run North 9 degrees 00 minutes 00 seconds West 200.00 feet to an R-Bar found; run thospa. North 91

found; run thence North 81

degrees 27 minutes 01 sec-onds East 547.54 feet to an R-Bar found on the South-

01/11/23: 01/18/23

NOTICE OF SALE

UNDER POWER

2023

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by MARCELA RAMOS to
COASTAL LENDING CORPORATION , dated 06/04/2002,
and Recorded on
08/09/2002 as Book No.
28325 and Page No. 0080,
GWINNETT County, Georgia
records, as last assigned to
JPMORGAN CHASE BANK. records, as last assigned to JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE ASSERTION (the Sepured MANHATTAN MORTGAGE
CORPORATION (the Secured **Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the orig-inal principal amount of \$152,250.00, with interest at \$152,250.00, With Interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Pueddwin Legal with the country of the Tuesday in January, 2023, the following described property: ALL THAT TRACT property: ALL IHAI IHACI
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
214 OF THE 6TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 37,
BLOCK A, BROOK HOLLOW
TRACE, ACCONDING TO
THE PLAT OF SUBJECT
PROPERTY RECORDED AT
PLAT BOOK 75 PAGE 130,
GWINNETT COUNTY, GEORGIA REAL ESTATE
BECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE
APART OF THIS DESCRIPTION. BEING IMPROVED

PART OF IHIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 5700 HOLLOW RIDGE LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events 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, including attorneys fees (notice of intent to collect attorneys fees having been given). JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE HOME SY MERGER TO CHASE sale will be made for the BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. JPMORGAN CHASE ty. JPMORGAN CHACL BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in con-sultation with JPMORGAN CHASE BANK, N.A. SUCCES-SOR BY MERGER TO

CHASE BAINN, N.A. SUCCES-SOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (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, JP-MORGAN CHASE BANK, NA-101416. 12/7,14,21,28,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE TIONAL ASSOCIATION May be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. 43219, 8bb-501-5705. 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

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or ten-ant/tenants. Said property will be sold subject to (a) any outstandino ad valorem any outstanding ad valorem taxes (including taxes which are a lien, but not vet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, and (c) all matters of

record superior to the Deed

to Secure Debt first set out

FORECLOSURE

above, including, limited to, asse 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. Bankruptcv Code: and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERG-ELC SUCCESSOR BY MERG-ER TO CHASE MANHATTAN MORTGAGE CORPORATION as Attorney in Fact for MARCELA RAMOS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009459942 BARRETT DAFFIN FRAPPIER TURNER & FNGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341-5398 950-88797 12/7,14,21,28,2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Se-curity Deed from Niove M. Rodriguez to Mortgage Elec-tronic Registration Systems, Inc. as grantee, as nomine Homestar Financial Corp., its successors and assigns, dated April 10, 2019 and recorded on April 15, 2019 in Deed Book 56525, Page 00835, in the Office of the Clerk of Superior Court of Gwinnett County, Pagerals, acid Sequity, Deed Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Sixty Thousand Two Hundred and 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to New as last transferred to New Nez LLC d/b/a Shellpoint Mortgage Servicing, recorded in Deed Book 57457, Page 194, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as Georgia, or at such place as has or may be lawfully des-ignated as an alternative lo-cation, 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 HALL HARD ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, HAMPTON PARK, UNIT II, AS PER PLAT RECORDED IN PLAT BROK 89 PAGE 261 AS PER PLAT RECURDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 1999 Shin Court, Buford, GA **30519.** The debt secured by said

security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attor ntce of intent to collect attorneys fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all

terms of the loan is New Rez LLC d/b/a Shellpoint Mort-Said property will be sold

gage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107. 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 items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable: d) special aserty whether or not now due and payable; d) special as-sessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of 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 Niove M. Rodriguez and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

New Rez LLC d/b/a Shell-point Markage Saying point Mortgage Servicing as Attorney-in-Fact for Niove M. Rodriguez
Contact:
Padgett Law Group: 6267

vvaler Uak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 11/30/22; 12/07/22; 12/14/22; 12/21/22; 12/28/2022 11/30,

UNDER POWER

Because of a default under the terms of the Security Deed executed by Jose Sanchez to FT Mortgage Companies d.b.a HomeBanc Mortgage Corporation dated May 21, 1999, and recorded in Deed Book 18475, Page 106, Gwinnett County 106, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and con-veyed to Nationsar Mort-gage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$97,400.00, the holder thereof pursuant to said Deed and Note thereby setured has declared the original principal amount of the principal setup. 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, February 7, 2023, during the legal hours of sale, before the Courthouse door County, sell at public outcry

OF LAND LYING AND BEING
IN LAND LOT 224 OF THE
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA AND BEING LOT 17, BLOCK F OF
THE MARSHES AT OAK-COUNTY, GEORGIA AND BEING LOT 17, BLOCK FOR THE MARSHES AT OAKBROOK, UNIT ONE, AS SHOWN AND DESIGNATED ON A PLAT THEREOF RECORDED AT PLAT BOOK 24, PAGE 71, IN THE CLERK'S OFFICE FOR THE SUPERIOR COUNTY, GEORGIA TO WHICH PLAT REFENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, TION AS TO THE METES BOUNDS AND LOCATION OF SAID PROPERTY. Said property is known as **5777 Ever** glades Trail, Norcross, GA 30071, 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 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 on any matters which thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric tions, 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 indebted-ness 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 creditor. The property is or may be in the possession of Jose Sanchez; Esmeralda Torres Sanchez; Esmeralda Torres Loera, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Jose Sanchez File no. 17-066746 LOGS LEGAL no. 17-066/46 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

FORECLOSURE

to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Clarence** 

Savage, Jr. to Mortgage Electronic Registration Sys-

950 88910

LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-

DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT

tems, Inc., as grantee, as nominee for Homestar Fi-nancial Corp., its successors and assigns dated April 15, 2015, and recorded in Deed Book 53501, Page 826, Gwinnett County Records, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. se-curing a Note in the original principal amount of \$185,576.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, suant to the power of contained in said Deed, 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 sach the property described. cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 71 of the 6th District, Gwinnett County, Georgia, being Lot 37, Block A, Unit One; Killian Forest Subdivision, as per plat recorded in Plat Book 49, Page 278; revised in Plat Book 52, Page 153, Gwinnett County, Georgia Records, which plats are incorporated which plats are incorporated herein by reference for a more complete description. Subject Property Address: 3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known as 3846 Riverbank Drive SW, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if a part of said property, i 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. curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said above. The proceeds of sale sale 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

ioan with the secured creditor. The property is or may be in the possession of Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Clarence Savage, Jr. File no. 19-075351 LOGS LEGAL 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 loan with the secured credi FORMATION WILL BE USED FOR THAT PURPOSE.

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

950 89628 12/21,28,2022,1/4,11,18,25, 2/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from HAKAN SENKAL and ZAHIRA SENKAL ZYAMI to MORT-

GAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION , dated October 29, 2014, recorded October 30, 2014, in Deed Book 53206, Page 0217, Gwinnett County, Georgia Records, said Secu Georgia Records, said Secti-rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Six Thousand One Hundred Ninety-Six and 00/100 dol-lars (\$206,196.00), with in-