FORECLOSURE

for 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 Courty Courthouse,
within the legal hours of sale
on the first Tuesday in Janon the first tuesday in January, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115, 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 29, HANARRY POINTE, AS PER PLAT RECORDED IN PLAT BOOK SE PAGE 200 CHAINNETT RECORDED IN PLAT BOOK
36, PAGE 290, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART OF THIS DESCRIPTION, BEING PROPERTY
KNOWN AS 371 SARAH
LANE ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
SAID COUNTY. Said legal
description being controldescription being control-ling, however the property is more commonly known as 371 SARAH LN, LAWRENCEVILLE, GA

30046. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default 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 been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warout 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 valerant tayes (folluting tayes orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other 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 HAKAN SENKAL, ZAHIRA SENKAL YAMI or tenants

HAKAN SENKAL, ZAHIRA SENKAL ZYAMI, 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, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number 800-909-9825. Nothing in 0.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negolate, amend, or modified the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for HAKAN SENKAL, ZAHIRA SENKAL ZYAMI THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEET COL-FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PORPOSE
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
LNC-22-05955-1 Ad Rubin
L1007/2022 12/07/2022 12/14/2022 12/21/2022 950 88914 12/7,14,21,28,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARY B MORTGAGE CORPORATION dated January 23, 2001, recorded February 7, 2001, in Deed Book 22213, Page 0001, Gwinnett County,

U001, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original and

date in the original principal amount of One Hundred Twenty-Six Thousand Two Hundred Fifty and 00/100 dollars (\$126,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to ANS AFFAIRS, AN OFFICER OF THE UNITED STATES, OF THE UNITED STATES, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in January, 2023, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19 AND BEING IN LAND LOT 19 AND GOTHER STHDISTRICT OF GWINNETT COUNTY, GEOR-46 OF THE STHDISTRICT OF GWINNETT COUNTY, GEOR-GIA RECORDS, BEING LOT 3, BLOCK "B" OF STRAW-BRIDGE, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 223, IN THE OFFICE OF THE CLERK OFSUPERIOR OF GWINNETT RECORDS, WHICH PLAT IS INCORPORATED HERE
INAND MADE A PART
HEREOF BY REFERENCE Said legal description being controlling, however the property is more commonly known as 2420 LOFTON COURT, LAWRENCEVILLE, GA 30044. The indebtedness 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-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the Sale, In-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Consultader 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 not now due and pavable) 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-

liens; encum-restrictions

FORECLOSURE

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 MARY B SHERMAN, or ten-ants(s) The sale will be con-MARY B SHEKIMAN, or ten-ants(s). 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 holder of the Security Deed. The of the Security the nolder 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:
BSI Financial Services, Loss
Mitigation Doest 214.6.5 quired by law to do so) is:
SSI Financial Services, Loss
Mitigation Dept., 314 S.
Franklin Street PO Box 517,
Attn: Cashiering, Titusville,
PA 16354, Telephone Number: 800- 327-7861. Nothing
in O.C.G.A. Section 44-14162.2 shall be construed to
require a secured creditor to
negotiate, amend, or modify
the terms of the mortgage
instrument. THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE
UNITED STATES as Attorney
in Fact for MARY B SHERMAN THE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Rubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BSI-22-06025-1 Ad Run Dates 12/01/2022 12/21/2022 12/21/2022 12/21/2022 Dates 12/14/2022, 12/21/2022. 12/28/2022 950 88920 12/7,14,21,28,

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

Investor on the loan), is tree 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, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3855 YOSEMITE PARK LANE, SNELLVILLE, GEORGIA 30039 is/are: EDG-INA T. SMITH or tenant/tenant said property will he Because of a default under the terms of the Security Deed executed by Reginald A. Sitton to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for America's Wholenee for Åmerica's Wholesale Lender, its successors and assigns dated January 11, 2006, and recorded in Deed Book 46060, Page 562, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to THE BANK OF NEW YORK MELLON F/K/A The Bank of New Yorks trustee for the INA T. SMITH or tenant/ten-INA T. SMITH or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-New York as trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6, securing a Note in the origi-Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will securing a Note in the origi-nal principal amount of \$140,800.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying amount of said indebtedness the holder of the security 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 pre-In said Deed, to-Wit: All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being Lot 29, Block A, Unit One of Safehaven Point Subdivision, as per plat thereof recorded in Plat Book 86, and 174 as revised in Plat and audit of the status of the loan as provided in the pre-ceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for EDGINA T. SMITH. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007658966 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP loan as provided in the prepage 174, as revised in Plat Book 88, page 170, Gwinnett County, Georgia Records, which recorded plat is incorwithin recorded plat is incorporated herein by reference and made a part of this description. Said property is known as 3762 Jackson Shoals Drive, BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950-88691 12/7,14,21,28, Shoals Drive, Lawrenceville, GA 30044, together with all fixtures and together with all rixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valorem taxes (including taxes

NOTICE OF SALE

GWINNETT COUNTY, GEORGIA orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-Because of default in the payment of the indebtedness, secured by that certain Deed to Secure Debt and Seclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all exonesse of said sale closed by an accurate survey curity Agreement from Top Design Group, LLC (Borrower) to ABL RPC Residential Credit Acquisition LLC (Secured Creditor), located at Deed Book 59775, Page 519, Gwinnett County, GA records, Secured Creditor records, Secured Creditor pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, and pursuant to O.C.G.A Section 9-13-161(a) will on the first Tuesday in January 2023, during the legal hours of sale, at the Counthouse door in Gwinnett County, Georgia. and all expenses of said sale as provided in said Deed and the balance, if any, will be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S.
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
prospession of Reginald Sitin Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said property is of may be in the possession of Reginald Sitton, successor in interest or tenant(s). The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6 as Attorney-in-Fact for Reginald A. Sitton File no. 18-071154 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 WILL BE USED FOR THAT possession of Reginald Sit-

All that tract or parcel of land lying and being in Land Lot 75 and 76 of the 6th District, Gwinnett County, Georgia, being Lot 7, Freeman South Subdivision, as per plat recorded in Plat Book 136, Pages 251-254, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. All that tract or parcel of scription.

and other personal property conveyed by said deed. The sale will be held sub-ject to any unpaid taxes, assessments, rights-of-ways, easements. covenants or restrictions, liens, and other superior matters of record which may Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by EDGINA T. SMITH to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS"), AS NOMINEE FOR SUNTRUST MORTGAGE, INC. D/B/A SUN
AMERICA MORTGAGE, ITS
SUCCESSORS AND ASaffect said property.

WILL BE USED FOR THAT PURPOSE

950 88925 12/7,14,21,28, 2022

SUCCESSORS AND

MODIFICATION

MENTS BOOK 52382, 301; BOOK 53699, 429 AND BOOK

497,

County, Georgia records

last assigned to BANK OF AMERICA, N.A. (the Se-cured Creditor), by assign-ment, conveying the after-

described property to secure a Note of even date in the original principal amount of \$171,150.00, with interest at

the rate specified therein, there will be sold by the un-

there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in January, 2023, the following described property: ALL THAT TRACT

property: ALL THAT TRACT OR PARCEL OF LAND LYING

SIGNS , dated 05/28/2004, and Recorded on 06/04/2004 as Book No. 38518 and Page No. 0133, AS AFFECTED BY BOOK 53230, PAGE 643, LOAN

OOK 54770, GWINNETT

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the powerful ded holder of the security deed. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said deed.

telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms afficity, and moonly an termination of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or entity is not revidual or entity is not required by law to negotiate, amend, or modify the terms of the loan.

purchaser as provided in the aforementioned Security

FORECLOSURE

FORECLOSURE

TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been also and isbarba the secured in the secured by the secured in the secu

AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 26, UNIT TWO OF WYNTERHAVEN SUBDIVISION AS MORE CLEARLY SHOWN ON THAT CERTAIN PLAT RECORDED AT PLAT BOOK 100, PAGE 297-298, GWINNETT COUNTY GEORGIA BECORDS. Acquisition LLC as agent and attorney in fact for Top Designs Group LLC Katz Durell, LLC 6065 Roswell Road, Suite 880 Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR
AND IS ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT **PURPOSE** 950- 89233 12/7,14,21,28,

said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay then NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY 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 By virtue of a Power of Sale contained in that certain Security Deed from JEANETTE 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 howing been WASHINGTON TUIDER and WILLIAM W. TUIDER to BENEFICIAL MORTGAGE CO. OF GEORGIA, dated November 9, 2001, recorded November 27, 2001, in Deed Book 25297, Page 0013, Gwinnett County, Georgia Records, said Security Deed paying hear given to secure fees having been BANK OF AMERICA, neys Tees intalling beginning of the MERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on beginning of the MERICA of t having been given to secure a Note of even date in the original principal amount of Twelve Thousand Sixteen and 44/100 dollars (\$12,016.44), with interest thereon as provided for ASSOCIATION, acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to West Coast Servicing, Inc., there will be sold at public there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in January, 2023, all property described in said Security Deed including but not limited to the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23, 7TH DISTRICT, GWINNETT there will be sold at public GWINNETT DISTRICT, GWINNET I
COUNTY, GEORGIA, BEIGN
LOT 25, BLOCK A,
BRIGHTON ESTATES SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
86, PAGE 109, GWINNETT
COUNTY GEORGIA 86, PAGE 1U9, GWINNETI
COUNTY, GEORGIA,
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE FOR A
MORE DETAILED DESCRIP-

TION. TAX MAP OR PARCEL ID NO.: R7023-159 Said legal description being controlling, however the property is more commonly known as 1074 BRIGHTON COVE TRL, LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the all expenses 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 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 displayed by which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions: brances: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

besi of the undersigned, the owner and party in possession of the property is JEANETTE WASHINGTON TUIDER, WILLIAM W. TUIDER, 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 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: WEST COAST SERVICING, INC., Loss Mitigation Dept., 7911 Warner Ave. Suite 200 Huntington Beach, CA 92647, Telephone Number: 714.596.6333, ext. 11. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a seconstrued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WEST COAST SERVICING, INC. as Attorney in Fact for JEANETTE WASHINGTON TUIDER, WILLIAM W. TU-IDER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-

TION OBTAINED WILL BE USED FOR THAT PURPOSE.

USED FOR THAT PORPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. WCO-12-02410-2 Ad Run Dates 12/07/2022

together with all fixtures

protective

The name, address and To the best knowledge and

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said deed, and the undersigned will execute a deed to the purchaser as provided in the

FORECLOSURE

2004 in Book 37317, Page 266 securing \$113,750.00 and made prior by subordination agreement recorded March 8, 2004 in Book 37317, Page 264 Said property will be sold subject to any outstanding ad valorem taxes (including taxes which taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the an accurate survey and inaudit of the status of the loan with the secured creditor. The property is or may be in the possession of Gladys E Villarreal and Jairo A Villarreal, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attor-ney-in-Fact for Jairo A. Vil-larreal and Gladys E. Villarreal File no. 22-079686 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***

NITIALS***
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 950 89635 12/28,1/4,11,18,25,2/1,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JOSEPH
YOUNG to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
HOMEBRIDGE FINANCIAL
SERVICES, INC., dated December 14, 2015, recorded
December 30, 2015, in Deed
Book 54019. Page 0041. December 30, 2015, in Deed Book 54019, Page 0041, 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 Four Hundred Eighty and 00/100 dollars (\$220,480.00), with interest hereon as provided for thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for sold at the Country C MENTS THEREON BEING KNOWN AS 2391 WILLOW SHADE LANE, LOGANVILLE, GEORGIA - 30052. Said legal description being control ling, however the property is more commonly known as 2391 WILLOW SHADE LANE LOGANVILLE, GA 30052 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 re-maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments. ments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, warabove-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-

which are a lien, whether or not now due and payable)

an accurate survey or by an inspection of the property:

of the loan (although not re-

phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a se-

PURPOSE. Attorney Contact

2/28/2022 950-87221 12/7,14,21,28

12/21/2022

Dates 12/14/2022

Dates 12/14/2022, 12/07/2022, 12/21/2022, 950 88926 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 Jairo A. Villarreal and Gladys E. Vil-larreal to First Union National Bank dated March 15. 2002, and recorded in Deed Book 26866, Page 180, Book 26866, rage ..., Gwinnett County Records, securing a Note in the origi-aringinal amount of nal principal amount of \$40,000.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will 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: ALL THAT PARCEL OF LAND BENG IN LAND LOT 236 OF THE 6TH DISTRICT OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEORA-GIA, BEING LOT 22, BLOCK A, TIMBERCREEK SUBDIVI-SION, UNIT ONE, AS SHOWN ON PLAT OF SUB-JECT PROPERTY RECORD-ED AT PLAT BOOK 9, PAGE 125, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS. Said property is known as 3826 Murdock Ln, Duluth, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to

that certain Security Deed in favor of HomeBanc Mort-

