FORECLOSURE

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 Selena Eatman to Mortgage Elec-tronic Registration Systems, Inc. as nominee for South Inc. as nominee for Southeast Mortgage of Georgia, Inc., its successors and assigns, dated March 27, 2019 and recorded on April 1, 2019 in Deed Book 56496, Page 810, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original of even date, in the original principal amount of Two principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00) with interest thereon as provided therein, as last transferred to Lakeas last transfered to Lakeview Loan Servicing, LLC, recorded in Deed Book 59206, Page 678, 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 has or may be law-fully designated as an alternative location, within the legal hours of sale on the first Tuesday in December, 2022, all property described in said Security Deed including but not limited to the following

described property: All that tract or parcel of All that tract of parcel of land lying and being in Land Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 13, Block A, Unit One of Chateau Royale as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Geor-gia records, which reference is made for the purpose of incorporating the same as a part herein

Said property may more commonly be known as 1385 Chalet Circle, Lawrenceville, GA 30043. The debt secured by said Security Deed has been and 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 attorney's fees (notice of intent to collect attorney's fees having been

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Lakeview Loan Servicing, LLC, 425 Phillips Blvd, Ewing, NJ

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 items which may affect the title: a) zonling 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 assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said 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 Selena Eatman 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 state of the loss with the state. tus of the loan with the hold-

er of the Security Deed. Lakeview Loan Servici Lakeview Loan Servicing, LLC as_Attorney-in-Fact for Selena Eatman Contact:

Contact:
Padgett Law Group: 6267
Old Water Oak Road, Suite
203, Tallahassee, FL 32312;
(850) 422-2520
Ad Run Dates: 10/19/22;
11/02/22;
11/09/22: 11/16/2022;
11/09/22: 11/16/2022; 11/23/2022; 11/30/2022;

950-84339 11/9,16,23,30,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Peter Harris and Felicia Y Harris to Mortgage Electronic ris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC, dated September 15, 2005, and recorded in Deed Book 44793, Page 0075, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded January 27. Loan Modification Agreement recorded January 27, 2020 in Book 57206, Page 241 in the amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-One and 19/100 (\$155,671.19) Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded May 2, 2016 in Book 54253, Page 561 in the amount of One 561 in the amount of One Hundred Fifty-One Thousand Hundred Fifty-One Thousand Four Hundred Thirty-Four and 63/100 (\$151,434.63) Gwinnett County, Georgia Records, as last transferred to LPP Mortgage, Inc. fl/ka LPP Mortgage LTD by assignment recorded on March 27, 2009 in Book 49374 Page 362 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Seventy-One Thousand and 0/100 dollars (\$171,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder cash before the courthouse door of Gwinnett house door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48 OF THE 5TH DISTRICT GWINNETT COUNTY, GEORGIA BEING LOT 5 BLOCK AUNIT ONE, OAKLAND PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 150. IN THE OFhouse door of Gwinnett

RECORDED IN PLAT BOOK
51, PAGE 150, IN THE OFFICE OF THE CLERK OF THE
SUPERIOR COURT OF
GWINNETT COUNTY, GEORGIA WHICH RECORDED
PLAT IS INCORPORATED
HEREIN BY REFERENCE
AND MADE A PART OF THIS
DESCRIPTION. The debt secured by said Security Deed
has been and is hereby de-

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 pro-

vided in the Note and Securi-

ty Deed. The debt remaining in default, this sale will be

FORECLOSURE

made for the purpose of paying the same and all ex-penses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). The entity havbeen given). The entity hav-ing full authority to negotiate, amend or modify all terms of the loan (although terms of the loan (atthough not required by law to do so) is: LPP Mortgage, Inc. f/ka LPP Mortgage LTD they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above To the best knowledge and belief of the undersigned, the party in possession of the property is Peter Harris or tenant(s); and said property is more commonly known as 2372 Condor Drive, Lawrenceville, GA 30044. The sale will be conducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. LPP Mortgage, Inc. f/k/a LPP Mortgage LTD as Attorney in Fact for Peter Harris and Ferris and Service Very Reverse Rock & Scott licia Y Harris, Brock & Scott,

PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 17-04264 950-83567 10/5.12.19.26.2022

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

contained in that certain Security Deed from EFRAIN PUGA HERNANDEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BRAND MORTGAGE GROUP, LLC, dated Jule 29, 2016, recorded July 5, 2016, in Deed Book 54409, Page 699, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original been given to secure a Note of even date in the original principal amount of One Hundred Forty-Two Thousand Three Hundred Seventy-Three and 00/100 dollars (\$142,373.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, signed and transferred to PennyMac Loan Services, 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 December, 2022, all property described in said Security Deed including but not limited to the following described property:

property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 111 AND 112 OF THE 5TH DIS-AND 112 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK B, KINGSPORT NORTH SUBDIVISION, UNIT ONE, PER PLAT RECORDED IN PLAT BOOK 33 PAGE 289, GWINNETT COUNTY GEORGIA DE PEOPORS GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

ENCE.
Said legal description being controlling, however the property is more commonly known as 929 DALLAS WAY LAWRENCEVILLE , GÁ

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 re-maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect 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 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 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: Inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EFRAIN PUGA HER-NANDEZ, or tenants(s).

NANUEL, 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 of could be said to the sale of the sa firmation and audit of the status of the loan with 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: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-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 SER-

VICES, LLC
as Attorney in Fact for
EFRAIN PUGA HERNAN-

THE BELOW LAW FIRM MAY BE HELD TO BE ACT-MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PUR-

POSE. Attorney Contact: hubin. Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Corners, GA 30071 Telephone Number: (877)

813-0992 Case No. PNY-22-04685-1 Add Run Dates 10/26/2022, 11/09/2022, 11/16/2022, 11/23/2022, 11/30/2022 10/26,11/9,16,23,30,2022

FORECLOSURE

FORECLOSURE

réstrictions

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT

indebtedness secured by said Security Deed has been and is hereby declared due because of default under the COUNTY. terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Pamela A. Hondzinski and paying the same, all expens-Mark S. Hondzinski es of the sale, including at-Mark S. Hondzinski to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Ohio Savings Bank, dated July 23, 2004, and recorded in Deed Book 3938, Page 1173 George County 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 in Deed Book 39398, Page 0173, Gwinnett County, Georgia Records, subse-quently modified by a Loan Deed. Said property will be sold on an "as-is" basis Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also Modification Agreement recorded March 14, 2016 in Book 54152, Page 105 in the amount of One Hundred Thirty-One Thousand Seven Hundred Six and 07/100 (\$131,706.07) Gwinnett 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 redemption of the right of redemption of re (\$131,706,07) Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agree-ment recorded June 12, 2019 in Book 56657, Page 182 in the amount of One Hundred Twenty-Four Thouany taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumsand Two Hundred Eighty-Five and 59/100 (\$124,285.59) Gwinnett brances: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and (\$124,285.59) Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trustee best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is LAVANDA JAMES, ESTATE AND/ OR HEIRS OF LAW OF LAVANDA JAMES, or ten-ants(s). The sale will be con-ducted subject (1) to confirby assignment recorded on July 15, 2022 in Book 60085 July 15, 2022 in Book 60085
Page 00676 in the Office of
the Clerk of Superior Court
of Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of One
Hundred Forty-Eight Thousand Five Hundred and
0/100 dollars (\$148,500.00),
with interest thereon as set
forth therein, there will be ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORforth therein, there will be amend or moonly all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 80-265. phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-cured creditor to negotiate, GWINNETT COUNTY, GEOR-GIA, BEING LOT 73, BLOCK GIA, BEING LOT 73, BLOCK A, UNIT TWO, HILLCREST GLENN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGE 82, GWINNETT COUNTY RECORDS SAID PLAT BEING INCORPORATED HEREING INCORPORATED HEREING PROPERS AND BEING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREING INCORPORATED HEREIN BY REFERENCE THEREIO. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in amend, or modify the terms of the mortgage instrument. INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER
TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN DENTIAL MORTGAGE LOAN
TRUST 2018-3 as Attorney
in Fact for LAVANDA JAMES
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE LISED FOR THAT DID in the manner provided in the Note and Security Deed. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms

MATION 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 NSSHP-22-04804-1 Ad Run
Dates 10/05/2022,
10/12/2022, 10/19/2022,
10/26/2022 10/5,12,19,26,2022 amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suits 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security salid properly will be solve subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the

property, any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of

record superior to the Secu-

rity Deed first set out above

the party in possession of the property is Pamela A. Hondzinski and Mark S.

Hondzinski or tenant(s); and

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed

and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association, not in its individual careaction, not are supported by the delay of the second se

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-

2661 B&S file no.: 22-10484 950-82340

10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER

GEORGIA.

Deed executed by Charles Philip Kent to SouthTrust Bank dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett 39676, Page 183, GWINNER County Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and 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, will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse door in said County, sell at public outcry to the highest bidder the best knowledge and lief of the undersigned, e party in possession of for cash, the property described in said Deed, to-wit ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, AVALON MEADOWS SUBDIVISION, UNIT ONE, AS SHOWN IN PLAT BOOK 67, PAGE 27, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND for cash, property de rolligilist of telah(s), asaid property is more commonly known as 1305 Hill-crest Glenn Cl, Sugar Hill, GA 30518. The sale will be conducted subject to (1) confirmation that the sale is BY THIS REFERENCE MADE A PART OF THIS DE-SCRIPTION; SAID PROPER-TY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO PRESENT SYSTEM

trustee for RCF 2 Acquisition
Trust as Attorney in Fact for
Pamela A. Hondzinski and
Mark S. Hondzinski. Brock &
Scott, PLLC 4360 Chamblee NUMBERING IN GWINNETT NUMBERING IN GWINNETT COUNTY, GEORGIA. Said property is known as 2863 Avalon Meadow Court, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said property if any. Said said property, if any. Said property will be sold subject orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, nances, covenants, and matters of

GEURGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from LAVANDA JAMES to MORTGAGE ELEC-TRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, dated August 29, 2005, in Deed Book 44178, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Two Thousand and 00/100 dollars (\$92,000.00), with interest thereon as provided 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 by law. The sale will be con-ducted subject (1) to confir-cation that the said 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 dollars (\$92,000.00), within interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Citibank, N.A., not in its individual capacity but solely as the secured creditor. The property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, Owner Trustee for New Residential Mortgage Loan Trust 2018-3, there will be sold at public outcry to the highest bidder for cash at the Gwin-N.A. successor by merger to SouthTrust Bank as Attornett County Courthouse, within the legal hours of sale ney-in-Fact for Charles Philip Kent File no. 20-076537 LOGS LEGAL GROUP LLP* within the legal hours of sale on the first Tuesday in November, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/JP https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR, ANY INFORMA-TION ORTAINED WILL BE OR PARCEL OF LAND LYING AND BEING IN LAND LOT 61 OF THE 5TH DISTRICT, GWINNETT COUNTY: GEORGIA BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK A, CHARLESTON LAKE, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 38, PAGE 90, GWINDETT COUNTY, GEORGIA RECORDS WHICH PLAT BY REFERENCE IS INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION. THE RIMPROVEMENTS THEREON BEING KNOWN

USED FOR THAT PURPOSE. 950-83569 10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

TION OBTAINED WILL BE

By virtue of a Power of Sale contained in that certain Security Deed from Mandy Robin Leveque to Mortgage Mandy Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, dat-ed May 17, 2021 and record-ed on June 18, 2021 in Deed Book 58860, Page 00294, Inc. the Office of the Clerk of Su-perior Court of Gwinnett

THEREON BEING KNOWN AS 3230 POND RIDGE

AS 3230 POND RIDGE TRAIL, SNELLVILLE, GEOR-GIA - 30078. Said legal de-scription being controlling, however the property is more commonly known as

SNELLVILLE. GA 30078. The

POND RIDGE TRI

FORECLOSURE FORECLOSURE

County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty-Five Thousand Eight Hundred Thirty-Four and 00/100 dollars (\$225,834.00) with interest (\$22,634.00) Will littled therein, as last transferred to Broker Solutions, Inc. D/B/A New American Funding, recorded in Deed Book 60147, Page 513, aforesaid records, will be sold at public autor, to be sold at public outcry to the highest bidder for cash before 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 bours of sale as an alternative location, within the legal hours of sale on the first Tuesday in December, 2022, 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 347 of the 7th District, Gwinnett County, Georgia, being Lot 61, This birth, deminer confirmed to the fairview Park Townhomes Unit 1 as per plat thereof recorded in Plat Book 99, Pages 90 & 91, Gwinnett County Records; which plat is incorporated herein by reference and made a part reference and made a part hereof: together with subject to all right, title and interest in and to those certain covenants, restrictions and easements as contained in Declaration of Covenants. Conditions & Restrictions for Fairview Park recorded in Deed Book 28492, Page 93, Gwinnett County, Georgia Records; as amended from the best for the conditions of the conditi time to time. Said property may more commonly be known as 5987 Turfway Park Court, Sugar Hill, Case #: 22-007547-1 GA 30518. The

debt secured by said Securident 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 attorney's fees (notice of intent to collect attrorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions less de New York ker Solutions Inc. dba New American Funding, 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 resentation, warranty or reresentation, warranty or resentation, warranty of 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 any outstanding ad valorem taxes, including taxes, which constitute liens upon said property 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 acid constitute liens upon said property; g) all restrictive easements, rights-of-way and any other matters of record superior to

matters of récord supérior 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 Mandy Robin Leveque and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the 11.S. prohibited under the U.S Bankruptcy code and 2) final confirmation and audit of the confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Case #: 22-007547-1 Mandy Robin Leveque Contact: Padgett Leve Cray 5987 Old Water Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 11/23/2022; 11/30/2022 10/26/22 11/02/22 11/02/22; 11/09/22; 11/16/22 Case #: 22-007547-1 950-83895

22-007771-1

10/26,11/2,9,16,23,30, 2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED GEORGIA. 0F STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain security deed executed by Jerry Glenn Lindsey, hereinafter referred to as Grantor, to referred to as Grantor, to Chase Manhattan Mortgage Corporation recorded in Deed Book 22309, beginning at page 114 and re-recorded at Deed Book 22443, Page

163 and as modified at Deed Book 47476, Page 605 and as modified at Deed Book 52304, Page 647, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undergiand attempt of the production of the county of the production of the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in November 2022, 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 141 of the 5th District of Gwinnett County, Georgia, being shown and designated as Lot 7, Block E, Addition to Forest Hills Subdivision, Unit 2, as shown on a plat of subdivision recorded the Republic Pages 174 ed at Plat Book H, Page 174 & 175, Gwinnett County, & 175, Gwinnett County, Georgia records, which is in-corporated herein and made a part hereof. The property is also known as 345 Forest Valley Road, Lawrenceville, Georgia 30045, according to the current numbering system in Gwinnett County. Said legal description being controlling, however, the Property is more commonly known as: **345 Forest Valley** Road, Lawrenceville, GA 30046 Said property will be sold on an "as-is" basis without any representation,

STATE OF GEORGIA COUNTY OF GWINNETT warranty or recourse against the above-named or the un-dersigned. The sale will be subject to the following items which may affect the NOTICE OF SALE UNDER POWER title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the property: any assessments. liens. ency, any assessments, nens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be coninc., its Successors and as-signs dated September 1, 2016, and recorded in Deed Book 54590, Page 407, as-last modified in Deed Book 59719, Page 75, Gwinnett County Records, said Secuducted 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 MidFirst through its division Midland Mortgage is the entity with authority to negotiate, authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in pagespecial of the property. possession of the property possession of the property is believed to be Jerry Glenn Lindsey and Sandra D. Lind-sey and Phillip Glenn Lind-sey, Administrator of Estate of Jerry Glenn Lindsey, and The Representative of Estate The Representative of Estate of Sandra D. Lindsey, or tenant(s) MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6864 THIS 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 WILL BE USED FOR THAT PURPOSE. 950-83501

10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Deborah D. Marshall and Johnny L.
Marshall to Crossland
Mortgage Corp, dated April
30, 1999 and recorded on
May 21, 1999 in Deed Book 18437, Page 28, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed Georgia, said Security Deéd having been given to secure a Note of even date, in the original principal amount of One Hundred Sixteen Thousand Seven Hundred Eighty-Six and 00/100 dollars (\$116,786.00) with interest thereon as provided therein, as last transferred to LAKE-VIEW LOAN SERVICING, LLC, recorded in Deed Book 56405, Page 802, aforesaid records, will be sold at public outcry to the highest bidlic outcry to the highest bid-der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alter native location, 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 not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 213 of the 6th District of Gwinnett County, Georgia, being shown and depicted as Unit 39 in Building 11 on plat entitled "Pinnacle Pointe Unit Two", recorded in Plat Book 80, Pages 258, 259 & 260, Gwinnett County, Georgia Records; which plat is incorporated herein by reference porated herein by reference and made a part hereof. To-GETHER WITH all ease-ments contained in Declara-tion of Covenants, Conditions, and Restrictions for Pinnacle Pointe Homeown Pinnacle Pointe Homeown-ers Association, date November, 1997, filed for record on November 14, 1997 at 1:35 P.M. and recorded in Deed Book 15035, Page 232, Gwinnett County, Georgia Records; as amended in Deed Book 15510, Page 120, aforesaid records; and as further

records; and as further amended from time to time. Said property may more commonly be known as 2028 Pinnacle Pointe, Norcross, GA 30071. Case #: 22-00///1-1 Ine deut 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 be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of inattorney's rees (notice of in-tent to collect attorney's fees having been given). The indi-vidual or entity that has full authority to negotiate, amend and modify all terms amend and moduly at terms of the loan is Lakeview Loan Servicing, LLC, 5151 Corporate Drive Troy, MI 48098. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the aboverecourse 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 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 property 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, 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, belief of the undersigned. the owners and party in possession of the property are Deborah D. Marshall and Johnny L. Marshall 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. Lakeview Loan Servicing, LLC as Attorney-in-Fact for Deborah D. Marshall and Johnny L. Marshall Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite Old Water Oak Road, Single 203, Tallahassee, FL 32312; (850) 422-2520 Case #: 22-007771-1 Ad Run Dates: 11/23/2022; 11/30/2022; 12/07/2022; 12/14/2022; 12/21/2022; 12/28/2022; 10/26/22; 11/09/22; 11/09/22; 11/09/22; 11/16/22 950-85281 10/26,11/2,9,16,23,30,12/7,1 4,21,28,2022

Because of a default under the terms of the Security Deed executed by Timothy D. McKimmy and Dahlia S. McKimmy AVA/A Dahlia S. McFarlane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and as-

rity Deed having been last

FORECLOSURE

sold, assigned, transferred and conveyed to **Quicken Loans, Inc.** securing a Note in the original principal amount of \$183,353.00, the secured has declared the en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse doc in fore the Courthouse door in fore the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: TAX ID NUMBER(S): R7046 234 LAND SITUATED IN THE COUNTY OF GWINNETT THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 7TH DISTRICT, GWINNETT TOUNTY, GEORGIA, BEING
COUNTY, GEORGIA, BEING
LOT 13, BLOCK D, UNIT
TWO, ASHFORD AT RIVER
COLONY, AS PER PLAT
RECORDED AT PLAT BOOK
50, PAGE 64, GWINNETT
COUNTY COUNTY. GEORGIA RECORDS, WHICH
RECORDS WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS:

COMMONLY KNOWN AS:
1084 BELLAIRE CT,
LAWRENCEVILLE, GA
30043-6222 Said property is
known as 1084 Bellaire
Court, Lawrenceville, GA
30043, together with all fixtures and personal property
attached to and constituting
a part of said property, if
any. Said property will be
sold sublect to any outstandany. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions covenants and mattions, coverlains, 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 ness and an 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 credition. tor. The property is or may be in the possession of Tim-othy D. McKimmy; Dahlia S. McKimmy and Dahlia S. McKimmy, successor in in-terest or tenant(s). Rocket Matters 116 (1/16). Ocidete McKimmy, successor in Interest or tenant(s), Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Timothy D. McKimmy and Dahlia S. McKimmy AfK/A Dahlia S. McFarlane File no. 19-073471 LOGS LEGAL GROUP LLP* Attorneys and Coupselors at I aw 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 PURPOSE. 950-82365- 9/28.

9/28. 10/5,12,19,26,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Hardy Meadows, Jr. and Ramona Miller to Mortgage Electronic Registration Systems, Inc., as Nominee for Accredited Home Lenders, Inc.
dated August 31, 2006, and
recorded in Deed Book
47011, Page 796, Gwinnett
County Records, said Security Deed having been last
sold, assigned, transferred
and conveyed to U.S. Bank
National Association, as
Trustee for ABFC 2006-HE7
Trust, Asset Backed Funding
Corporation Asset Backed
Certificates, Series 2006HE1, securing a Note in the HE1, securing a Note in the original principal amount of \$134,400.00. the holder \$134,400.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, November 1, 2022, 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 69 of the 5th District, Gwinneth County, Georgia, being Lot County, Georgia, being Lot 37, Block A of Martin's Pointe Subdivision, as per plat recorded in Plat Book 46, Page 42, Gwinnett Coun-Georgia records, said plat this reference being incorporated herein and made a part hereof for a more complete description. Said complete description. Sat property is known as 2972 Summit Peak Way, Snel-Iville, GA 30078, 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 cutstanding ad valorem taxoutstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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 brances, zoning ordinances. to confirmation that the sale 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 Hardy Meadows, Jr and Ramona Miller, successor in interest or tenant(s). U.S.

Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1 as Attorney-in-Fact for Hardy Meadows, Jr.

Fact for Hardy Meadows, Jr. and Ramona Miller File no. 22-079173 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

FORECLOSURE

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

950-83568 10/5,12,19,26,2022 NOTICE OF FORECLOSURE SALE COUNTY, **GWINNETT** GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Cass E. Netherton and Laura C. Netherton to South State Mortgage, Inc. dated June 25, 1999 and recorded on July 8, 1999 in Deed Book 18739, Page 241, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association, act in its individual capacity. not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016 CTT by Assignment of Secu-rity Deed recorded on January 21, 2020 in Deed Book

uary 21, 2020 in Deed Book 28061, Page 368, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of One Hundred Thirty-Four Thousand And 00/100 Dollars (\$134,000,00), with interest (\$134,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022 the following described property: All that tract or parcel of land lying and being in Land Lot 306, 6th District, Gwin-Lot 306, bit District, GWIn-nett County, Georgia, being Lot 29, Block F, Lockridge Forest, Unit V, Section II, as per plat recorded at Plat Book "P", Page 260, Gwin-nett County records, said plat being referred to and plat being reterred to and made a part of this description. Tax ID #: R6306 140 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Na-tional Association, not in its individual capacity but solely as trustee for the RMAC
Trust, Series 2016-CTT, can
be contacted at 888-5047200 or by writing to 15480
Laguna Canyon Road, Suite
100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet the sold acutable). due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens,

encumbrances, zoning ordi nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. the best knowledge and belief of the undersigned. the parties in possession of the property are Cass E. Netherton and Laura C. Netherton or tenant(s); and said property is more com-monly known as 6659 Ridge Moore Drive, Doraville, ĞA 30360. 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. U.S. Bank National Association, not in its individu sociation, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as Attorney in Fact for Cass E. Netherton and Laura C. Netherton McMichael Taylor Gray, LLC 3550 Engineering Drive, Suita 260 Peachtra Cor-3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

00418 950-83565 10/5,12,19,26,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER Because of a default under the terms of the Security Deed executed by Sharon Marie Partin to Wells Fargo Marie Partin to Weis Fargo Bank, N.A. dated July 17, 2006, and recorded in Deed Book 46811, Page 0155, as last modified in Deed Book 55265, Page 442, Gwinnett County Records, securing a County Records, securing a Note in the original principal amount of \$77,674.00, the holder thereof pursuant to said Deed and 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, will on the first Tuesday, November 1, 2022, during the legal hours of sale, be fore 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 certain parcel of land situate in Land Lot 70, 7th District, County of Gwinnett and State of Georgia being known as Lot 20, Block C, of Fairview Station Subdivision. rainview Station Subdivision.
Unit Two, as per plat recorded in Plat Book 7, Page 20,
Gwinnett County Records,
which plat is incorporated
herein by reference and
made a part hereof. Said
property is known as 862
Rrighton
Drive. Brighton Drive, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or

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

be distributed as provided by law. The sale will be con-

ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to

final confirmation and audit

of the status of the loan with

the secured creditor.

property is or may be in the possession of Sharon Marie Partin, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-fact for Sharon Marie Partin File no. 19-073403 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Jaw 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 PURPOSE. 950-82362 10/5,12,19,26,2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Melinda E. Poku to Mortgage Elec-E. Poku to Mortgage Electronic Registration Systems, Inc., as Nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper dated December 3, 2019, and recorded in Deed Book 57109. Page 491, Gwinnett County Records, 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 \$306,327.00, the holder thereof pursuant os aid Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, edness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, De-cember 6, 2022, 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 institute in the City of Dee is situated in the City of Dac-ula, County of Gwinnett ula, County of Gwinnett, State of GA, and is described as follows: Being in land Lot 298 and 311 of the 5th Dis-290 and 311 of the 3th 252 trict of Gwinnett County, Georgia and being Lot 27, Harbins landing estates subdivision - phase 3 as per plat recorded in plat Book 141, Pages 132, Gwinnett county, Georgia records. Being the same property conveyed from Almont Homes Ne, Inc. to Melinda E. Poku by deed dated January 18, 2019 and recorded January 25, 2019 in Book 56380 and Page in Book 56380 and Page 261, of official records. APN: R5311 404 Said property is known as 2856 Cove View Court, Dacula, GA 30019, together with all fixtures and personal property attached 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, erty, any assessments, items, 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 and the balance, if any, wil 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 The Representative of the Estate of Melinda E. Poku, successor in interest or tenant(s). Na tionstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Melinda E. Poku File -078886 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR

WILL BE USED FOR THAT PURPOSE. 950-85027 10/26.11/2.9.16.23.30 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A

DEBT COLLECTOR. ANY IN

By virtue of a Power of Sale contained in that certain Se-curity Deed from JONATHAN L. PYLANT and REBECCA MCGUIRE PYLANT to UNION FEDERAL BAK OF INDI-ANAPOLIS, dated June 6, 2003, recorded July 3, 2003, in Deed Book 33430, Page 0228, 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 One Thousand Seventy-Five and (\$101,075.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, 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 December, 2022, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, TIMBER VALLEY, AS PER PLAT RECORDED IN PLAT BROKE 74, PAGE 8, IN PLAT BOOK 74, PAGE 8, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION CASE INCO DESCRIPTION. Said legal description being controlmore commonly known as 1561 TIMBER HTS DR, LOthe right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey GANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the and inspection of the prop erty, any assessments, liens terms of said Security Deed. encumbrances, zoning ordi-The indebtedness remaining nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. in default, this sale will be made for the purpose of paying the same, all expense

es of the sale, including at

torneys' fees (notice to col-

torneys rees (nouce to con-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

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 val-orem taxes (including taxes