ZONING

Snellville, Georgia 30078. Application information may also be found on the Citys website at www.snellville.org.
934 89911 1/4, 2023

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received an application (**#SUP 22-07)** from Brian Vu, member of ABN Investment Group, LLC (property owner) requesting a Special Use Permit and variances from the exterior wall finish materials of the Snellville Unified Development Ordinance for a Drive-Thru Restaurant on a 0.775± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2484 E. Main Street, Snellville (Tax Parcel 5026 240).

A Public Hearing with the Planning Commission, as provided by law, on the request is scheduled for Tuesday, **January 24, 2023 at 7:30 p.m**. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said requests and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later date.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the Citys website at www.snellville.org.
934 90693 1/4, 2023

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville, Georgia will consider a text amendment to the text of The Unified Development Ordinance (UDO) for the City of Snellville, Georgia **(UDO),** adopted 10-26-2020 and last amended **11-28-2022.**

The proposed amendment to Article 6 (Use Provisions) of Chapter 200 of the UDO to establish definitions, applicable zoning districts and use standards for: a) Retail Sales of Beer, Wine, and/or Distilled Spirits for Off-Premises Consumption (Package Store); b) Halfway House; and Boat, Recreational Vehicle, Utility or Enclosed Trailer Sales, Leasing, Rental, or Service.

A copy of the proposed amendment is available for review on the City of Snellville website (www.snellville.org) and in the office of the Planning and Development Department located in Snellville City Hall, 2nd Floor, 2342 Oak Road, Snellville, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. during normal business hours.

A Public Hearing with the Planning Commission, as provided by law, is scheduled for **January 24, 2023 at 7:30 p.m.** in the Council Chambers, Snellville City Hall, 2342 Oak Road, Snellville, Georgia to consider said amendment and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and final action tentatively scheduled for **February 27, 2023 at 7:30 p.m.** in the Council Chambers, Snellville City Hall, where the Mayor and City Council has the authority to amend the UDO as they deem appropriate, constitutional, and in the best interest of the citizens of Snellville.

The Mayor and Council will also be considering a separate amendment to Chapter 6 (Alcoholic Beverage Ordinance) of the city Code of Snellville, Georgia.

The public is invited and encouraged to attend the public hearings. All citizens are advised that the adoption of the proposed text amendment could affect: the use of any property located within the City; the definitions of words as applied to the zoning and use of any property located within the City; the display of any signs within the City; procedures contained in the UDO; table of contents; addenda; and other conditions, requirements or allowed items or uses contained in the chapter of the UDO listed above.

For inquiries please call the Public Information Office 770-985-3517. Case #UDO 23-01
934 90693 1/4, 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jay Hezekiah Pearson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns. dated 8/18/2017 and recorded in Deed Book 55352 Page 492 and modified at Deed Book 59434 Page 41 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of $319,113.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 101 of the 6th District, Gwinnett County, Georgia, and being known as Lot 12, Block B, Unit Two Cherokee Woods Subdivision, according to plat of recorded in Plat Book 1, Page 289, Gwinnett County, Georgia records, and being more particularly described as follows:

Beginning at a Point on the Northwesterly side of warrior trail 140.0 Feet Northeasterly as measured along the Northwesterly side of warrior trail, from a point formed by the intersection of the Northwesterly side of warrior trail with the Northeasterly side of Cole Road; Extending thence Northeasterly as measured along the Northwesterly side of warrior trail a distance of 140.0 Feet to a point; extending thence Northwesterly a Distance of 185 0 Feet to a point; Extending thence Southwesterly a distance of 140.0 feet to a point; Extending Thence Southeasterly a distance of 185.0 Feet to a point on the Northwesterly side of Warrior trail.

Parcel ID: R6101 036

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 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 the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **4711 Warrior Trl Sw, Lilburn, GA 30047** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jay Hezekiah Pearson or tenant or tenants.

LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Jay Hezekiah Pearson

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1154-2163A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2163A

950-89610 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Areba Danielle Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., its successors and assigns, dated November 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be recorded 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 TWENTY-ONE THOUSAND EIGHT HUNDRED THIRTY-ONE AND 0/100 DOLLARS ($121,831.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Areba Danielle Duncan or a tenant or tenants and said property is more commonly known as **404 Simonton Oak Lane, Lawrenceville, Georgia 30045.** Should a conflict arise between the property address and the legal description the legal description will control.

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.

Nationstar Mortgage LLC
as Attorney in Fact for
Areba Danielle Duncan
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

AU that tract or parcel of land lying and being in Land Lot 182 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A, of Ridgeview Subdivision, Unit Two, as per plat thereof recorded in Plat Book 105, page 272-273, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/mac 2/7/23
Our file no. 22-07474GA – FT2
950-88715 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Hiwot Tesfai and Beyene Tekle to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Mortgage Corp, its successors and assigns , dated July 19, 2002, recorded in Deed Book 28187, Page 23, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 59630, Page 254, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWENTY-FIVE AND 0/100 DOLLARS ($137,025.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Hiwot Tesfai or a tenant or tenants and said property is more commonly known as **4074 Indian Trace, Lilburn, Georgia 30047.** Should a conflict arise between the property address and the legal description the legal description will control.

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.

MidFirst Bank
as Attorney in Fact for
Hiwot Tesfai and Beyene Tekle
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 30, BLOCK F, STONEMONT SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

MR/jay 2/7/23
Our file no. 22-09316GA – FT17
950-89924 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.
950-89924

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey C Hill to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LLC., its successors and assigns, dated October 27, 2021, recorded in Deed Book 59487, Page 835, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment recorded in Deed Book 60334, Page 840, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY THOUSAND SEVEN HUNDRED SIXTY-NINE AND 0/100 DOLLARS ($230,769.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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 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 the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey C Hill or a tenant or tenants and said property is more commonly known as **294 Lamden Court, Lawrenceville, Georgia 30046**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

CrossCountry Mortgage, LLC
as Attorney in Fact for
Jeffrey C Hill
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

The following described property in the County of Gwinnett, State of Georgia, to-wit:

All that tract or parcel of land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia and being Lot 21, Block "D", Quinn Ridge Forest Subdivision, Unit One, as per plat recorded in Plat Book 44, Page 193, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by this reference.

Tax ID: R5172A062
MR/ca 2/7/23
Our file no. 22-09588GA – FT18
950-89856 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ANGELINA DELORES DAVELLA BERRIOS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION,** dated July 25, 2019, recorded July 30, 2019, in Deed Book 56769, Page 766, 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-Five Thousand Two Hundred Ninety and 00/100 dollars ($225,290.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Lakeview Loan Servicing, LLC.,** there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK A, TWIN BRANCHES SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 89, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as **1820 TWIN CT, LAWRENCEVILLE, GA 30043.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record 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 ANGELINA DELORES DAVELLA BERRIOS, DAVID THOMAS CIENA BERRIOS, 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 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: 800-909-9525. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for ANGELINA DELORES DAVELLA BERRIOS 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. LNC-22-06284-1 Ad Run Dates 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023
950 91345
1/4,11,18,25,2/1

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Darlene M. Carter and Ellery E. Carter and Gregory Maddox to Home123 Corporation** dated March 24, 2006, and recorded in Deed Book 46389, Page 336, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates,** securing a Note in the original principal amount of $153,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said 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 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 THE 1587TH DISTRICT, GM, STATE OF GEORGIA, COUNTY OF GWINNETT, ENCOMPASSING 2.18 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNAHOO AND ASSOCIATES , INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLAT FOR JOE IVEY AND PAMELA IVEY" , SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as **650 Wiley Lane, Auburn, GA 30011,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the 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 loan with the secured creditor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or tenant(s). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Certificates as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory Maddox File no. 18-068201 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.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 90441
12/28,1/4,11,18,25,2/1, 2023

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 **Tabatha Y. Coleman to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SUMMIT FUNDING, INC.**, dated April 06, 2018 and recorded on April 10, 2018 in Deed Book 55808, Page 0253, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Ninety-Nine Thousand Two Hundred Ninety-Eight and 00/100 dollars ($199,298.00) with interest thereon as provided therein, as last transferred to SUMMIT FUNDING, INC. by assignment recorded in Deed Book 60311, Page 261, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 24 of the 7th District, of Gwinnett County, Georgia, being Lot 7, Block A, Unit Four, Fountain Glen Subdivision, as per plat recorded in Plat Book 75, Page 292, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said property may more commonly be known as **1515 Fontana Circle, Lawrenceville, GA 30043**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment 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 attorneys fees having been given). Case #: 22-009404-1 The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is SUMMIT FUNDING, INC., 3138 E. Elwood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be 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 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 property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Tabatha Y. Coleman and or tenant(s). The sale will be conducted subject to 1) 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. SUMMIT FUNDING, INC. as Attorney-in-Fact for Tabatha Y. Coleman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 12/28/22; 01/04/23; 01/11/23; 01/18/23; 01/25/2023; 02/01/2023
950-88804,
12/28,1/4,11,18,25,2/1,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Tony Anthony Hefflin to Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper** dated October 18, 2019, and recorded in Deed Book 56988, Page 608, as last modified in Deed Book 58937, Page 295, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage LLC d/b/a Mr. Cooper,** securing a Note in the original principal amount of $226,818.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the 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 County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: The land hereinafter referred to is situated in the City of Tucker, County of Gwinnett, State of GA, and is described as follows: All that tract or parcel of land lying and being in Land Lot 168 of the 6th District of Gwinnett County, Georgia, being Lot 3, Block A, Brookwood Park Subdivision, as per plat recorded in Plat Book 57, Page 74, Gwinnett County, Georgia Records. Being the same property conveyed from June H. Walburn to Tony Anthony Heflin by deed dated March 27, 2018 and recorded April 2, 2018 in Book 55792 and Page 778, of official records. Said property is known as **1190 Glenbrook Ct, Tucker, GA 30084,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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 loan with the secured creditor. The property is or may be in the possession of Tony Anthony Hefflin, successor in interest or tenant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Tony Anthony Hefflin File no. 22-079719 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 90439
12/28,1/4,11,18,25,2/1, 2023

Notice of Sale
Under Power
Georgia,
GWINNETT County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **NAKITA R. JOHNSON and NORMA J. JOHNSON to BANK OF AMERICA N.A.,** dated April 9, 2008, and recorded in Deed Book 48777, Page 50, GWINNETT County, Georgia records, and last assigned to **BankUnited N.A.** in Book 59503, Page 787, conveying the after-described property to secure a Note of even date in the original principal amount of $201,832.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 57 OF BUILDING 18 OF THE RESERVE AT IVY CREEK, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 114, PAGES 275-277, AND BUILDING 18 BEING MORE FULLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM THE LAND LOT CORNER COMMON TO LAND LOTS 144, 145, 176, AND 177; RUNNING THENCE ALONG TH LAND LOT LINE COMMON TO LAND LOTS 144 AND 145, SOUTH 30 DEGREES 02 MINUTES 03 SECONDS EAST A DISTANCE OF 164.39 FEET TO A POINT. THENCE SOUTH 29 DEGREES 59 MINUTES 57 SECONDS EAST A DISTANCE OF 493.69 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID LAND LOT LINE, NORTH 60 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 84.83 FEET TO AN IRON PIN FOUND; THENCE NORTH 60 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 681.12 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED APPALOOSA LANE (80'R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE NORTH 60 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON A PROPOSED (50'RW); THENCE CROSSING SAID APPALOOSA LANE NORTH 60 DEGREES 26 MINUTES 03 SECONDS EAST A DISTANCE 50.18 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 166.29 FEET TO AN IRON PIN FOUND; THENCE NORTH 22 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 195.21 FEET TO AN IRON PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 126.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 37 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 347.66 FEET TO AN IRON PIN FOUND; THENCE SOUTH 41 DEGREES 05 MINUTES42 SECONDS WEST A DISTANCE OF 140.87 TO A POINT AND THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 59 DEGREES 47 MINUTES 18 SECONDS EAST A DISTANCE OF 65.00 FEET TO A POINT, THENCE SOUTH 30 DEGREES 12 MINUTES 42 SECONDS EAST A DISTANCE OF 199.83 FEET TO A POINT; THENCE SOUTH 59 DEGREES 47 MINUTES 18 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT; THENCE NORTH 30 DEGREES 12 MINUTES 42 SECONDS WEST A DISTANCE OF 199.83 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINING 0.298 ACRES (12,989 SQUARE FEET) MORE OR LESS. BEING A PORTION OF THE PROPERTY CONVEYED TO CHATEAU CONSTRUCTION, INC. BY WARRANTY DEED DATED JANUARY 23, 2006 AND RECORDED IN DEED BOOK 46105, PAGE 617, GWINNETT COUNTY, GEORGIA RECORDS. LESS AND EXCEPT: PROPOSED BUILDING 18 CONSISTS OF LOTS 53 THROUGH 61 OF THE RESERVE AT IVEY CREEK; LOTS 53-56 AND 58-61 ARE NOT CONVEYED HEREBY AND ARE NOT INCLUDED IN THIS LEGAL DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as **2081 APPALOOSA MILL CIRCLE BUFORD, GA 30519,** 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 parties) in possession of the subject property is (are): NAKITA R. JOHNSON AKA NAKITA JOHNSON-PORTER, NORMA J. JOHNSON, and or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that 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 allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be 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 44-14-162.2, 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 notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30043, 404.719.5155 NOVEMBER 23, 30, DECEMBER 7, 14, 21, 28, 2022 AND JANUARY 4, 11, 18, 25, FEBRUARY 1, 2023 22-0319 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 87604
11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER

Because of a default under the terms of the Security Deed executed by **Mary E. McIntosh and Ronald Alan McIntosh to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation** dated December 7, 2005, and recorded in Deed Book 45655, Page 64, as last modified in Deed Book 56208, Page 848, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank NA,** securing a Note in the original principal amount of $210,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the 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 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 231 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 136, BLOCK A, UNIT ONE, TRIBBLE MILL WALK SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 73, PAGE 241, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property is known as **1205 Tribble Walk Court, Lawrenceville, GA 30045,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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 loan with the secured creditor. The property is or may be in the possession of Mary E. McIntosh; Ronald Alan McIntosh, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Mary E. McIntosh and Ronald Alan McIntosh File no. 12-029607 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 PURPOSE.
950- 89640 12/28,2022,1/4 11,18,25,2/2, 2023

STATE OF GEORGIA
COUNTY OF GWINNETT
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 $197,342.00, 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, 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 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 PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWINNETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPERTY 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 Avenue, 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 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 loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076360 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 LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950- 89625 12/14,21,28, 2022, 1/4,11,18,25,
2/1, 2023

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 Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc.** dated December 20, 2017, and 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 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 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 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 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 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 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 Courtney Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-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 DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 89099
12/28,1/4,11,18,25, 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 **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 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 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 1D OF THE 2ND DISTRICT, GWINNETT