

**FORECLOSURE**

COUNTY, GEORGIA, BEING LOT 25, BLOCK A, UNIT TWO, OF THE OAKS AT PALACHEE FARMS AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 173-174, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said property is known as **909 Pathview Ct, Decatur, GA 30019**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including 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 James P. Nugent; Kimberly F. Nugent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for James P. Nugent File no. 22-079663 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at 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 89099 12/28,1/4,11,18,25, 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 **Henry Roberson Pierre to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns**, dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Two Thousand Seven Hundred Seven and 00/100 dollars (\$232,707.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Ind. dba New American Funding, its successors and assigns, recorded in Deed Book 59922, Page 00145, 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 IN LAND LOT 234 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 153, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT TWO, AS MORE PARTICULAR DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be known as **1401 Jernigan Bluff, Lawrenceville, GA 30045**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt Case #: 22-004388-4 remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717. Said property will be sold on an as-is basis without any 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 on 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 Henry Roberson Pierre and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Roberson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Case #: 22-004388-4 Ad Run Dates: 01/25/23; 02/01/23; 12/28/22; 01/04/23; 01/11/23; 01/18/23 950 90702 1/11,18,25, 2/1, 2023

**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 **Jose Sanchez to Ft Mortgage Companies d.b.a HomeBanc Mortgage Corporation** dated May 21, 1999, and recorded in Deed Book 18475, Page 106, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Nationsar Mortgage LLC d/b/a M. Cooper**, securing a Note in the original principal amount of \$97,400.00, 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 224 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 17, BLOCK E OF THE MARSHES AT OAKBROOK, UNIT ONE, AS SHOWN AND DESIGNATED ON A PLAT THEREOF RECORDED AT PLAT BOOK 24, PAGE 71, IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS TO THE METES, BOUNDS AND LOCATION OF SAID PROPERTY. Said property is known as **5777 Everglades Trail, Norcross, GA 30071**, 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 Jose Sanchez; Esmeralda Torres Loera, successor in interest or tenant(s). Nationsar Mortgage LLC as Attorney-in-Fact for Jose Sanchez File no. 17-066746 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 88910

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

Because of a default under the terms of the Security Deed executed by **Clarence Savage, Jr. to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Homestar Financial Corp., its successors and assigns** dated April 15, 2015, and recorded in Deed Book 53501, Page 826, 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 \$185,576.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, 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 71 of the 6th District, Gwinnett County, Georgia, being Lot 37, Block A, Unit One, Killian Forest Subdivision, as per plat recorded in Plat Book 49, Page 278; revised in Plat Book 52, Page 153, Gwinnett County, Georgia Records, which plats are incorporated herein by reference for a more complete description. Subject Property Address: 3846 Riverbank Drive, Lilburn, GA 30047 Parcel ID: R6071 227 Said property is known as **3846 Riverbank Drive SW, Lilburn, GA 30047**, together with all fixtures and personal property attached to and constituting a part of said property, if 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 Clarence Savage, Jr., successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Clarence Savage, Jr. File no. 19-075253 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 IN-

**FORECLOSURE**

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 89628 12/21,28,2022,1/4,11,18,25, 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 **Jairo A. Villarreal and Gladys E. Villarreal to First Union National Bank** dated March 15, 2002, and recorded in Deed Book 26866, Page 180, Gwinnett County Records, securing a Note in the original principal amount of \$40,000.00, 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 PARCEL OF LAND BEING IN LAND LOT 236 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, TIMBERCREEK SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 9, PAGE 125, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS. Said property is known as **3826 Murdock Ln, Duluth, GA 30096**, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of HomeBanc Mortgage recorded March 8, 2004 in Book 37317, Page 266 securing \$113,750.00 and made prior by subordination agreement recorded March 8, 2004 in Book 37317, Page 264 Said property will be sold subject to any outstanding ad valorem taxes (including taxes which 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 Gladys E Villarreal and Jairo A Villarreal, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Jairo A. Villarreal and Gladys E. Villarreal File no. 22-079686 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CF \*CF\_REFERENCE\_I NITIALS\*\* <https://www.logs.com/> \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 89635 12/28,1/4,11,18,25,2/1,2023

**PLEASE DO YOUR SHARE**



**Running out of room....**  
**Check out the latest Real Estate listings**

**Advertising?**

**Our local content reaches your local customer**

**Let us be your #1 Choice**