FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from WILLIAM B
CLARK to WELLS FARGO
BANK, N.A., dated August

21, 2013, recorded September 17, 2013, in Deed Book 52518, Page 730, Gwinneth Country, Georgia Records, said Security Deed having been given to secure a Note of even data in the original

of even date in the original principal amount of One Hundred Two Thousand Five Hundred and 00/100 dollars (\$102,500.00), with interest

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

Federal Home Loan Mort-gage Corporation, as Trustee for the benefit of the

Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 2020-1,
there will be sold at public
outcry to the highest bidder
for cash at the Gwinnett

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 includ-ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAND ALL THAT TRACT OR PAND

The indebtedness secured

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

lect 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 with-

soid on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem tayes (including tayes

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

all 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 pos-

session of the property is WILLIAM B CLARK, ANGELI-NA NELMS CLARK, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not rophibited, under the LLS

prohibited under the U.S. Bankruptcy Code and (2) to

final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full

authority to negotiate, amend or modify all terms

amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119,

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale BY VITUE OI A POWER OI SAC CONTAINED IN THAT CERTAIN SE-CURITY DEED FROM BONIFACIO BRAVO to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR GHANIEE, AS NOWINEE FOR EQUIFIRST CORPORATION, dated May 3, 2004, recorded July 9, 2004, in Deed Book 38993, Page 200, Gwinnett County, Georgia Records, said Security Deed having County, Georgia Recoros, said Security Deed having been given to secure a Note of even date in the original amount of One

principal amount of One Hundred Thirty-Five Thou-sand One Hundred and 00/100 dollars (\$135,100.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to New Residential Mortgage Loan Trust 2017-6, there will be sold at public outcry to the highest bidder for cash the Gwinnett County Courthouse, within the legal 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: ALĽ THAT TRACT OR PARCEL IHAI IRACI OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 185 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
KNOWN AS LOT 15, BLOCK A OF CHANDLER WOODS A OF CHANDLER WOUDS, TRACT ONE - EAST SIDE, UNIT 1, PARCEL 001, AS PER PLAT RECORDED AT PLAT BOOK 99, PAGE 23, AND ALL REVISIONS OF SAID PLAT RECORDED AS OF THE DATE OF RECORD-ING OF THIS DEED, IF ANY, GWINNETT COUNTY, GEOR-GIA RECORDS, SAÍD PLAT AND ALL REVISED PLATS. AND ALL REVISED PLATS,
IF ANY, BEING INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF
CAPTIONED PROPERTY
AND BEING IMPROVED
ADDRESS AND PROPERTY KNOWN AS 494
LEAFLET IVES DRIVE,
LAWRENCEVILLE, GA 30045 ACCORDING TO PRESENT SYSTEM

PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more com-ייטר is ty is known LEAFLET wn as 494 IVES DR, LAWRENCEVILLE, GA 30045. The indebtedness se-cured by said Security Deed has been and is hereby de clared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the temps of the Security der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and pavable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-brances; restrictions brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is BONIFACIO BRAVO, or ten-ants(s). The sale will be conducted subject (1) to confirducted 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 reguired by law to do so) is: quired by law to do so) is:
Nationstar Mortgage LLC,
Loss Mitigation Dept., 8950
Cypress Waters Blvd, Coppell, TX 75019, Telephone
Number: 888-480-2432/833685- 8589. Nothing in
O.C.G.A. Section 44-14162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDEN-INSTUDIENT. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 as Attorney in Fact for BONIFACIO BRAVO THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR. UNDER FEDERAL LAW IESO ANY NINFORMA. TOR, 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, Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-20-01759-9 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 91741 1/11,18,25,2/1, 2023 NETT COUNTY
By virtue of a Power of Sale contained in that certain

NOTICE OF SALE UNDER POWER GEORGIA, GWINcontained in that certain Security Deed from MARQUITA LASHAWN BUTLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INC. AS GRANTEE, AS NOM-INEE FOR EVERETT FINAN-CIAL, INC D/B/A SUPREME LENDING, dated August 18, 2015, recorded September 4, 2015, in Deed Book 53800, Page 609, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to 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 of even date in the original principal amount of One Hundred Seventy-Six Thou-sand Seven Hundred Thirty-Nine and 00/100 dollars (\$176,739.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bublic outry to the highest bidder for cash at the Gwin-nett 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
321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 40, BLOCK A, OF PEMBROOK FARMS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-**ENCE** Said legal description being controlling, however

FORECLOSURE

the property is more com-monly known as **5020 DU-VAL PT WAY SW, SNEL-LVILLE, GA 30039**. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause 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 expens-es of the sale, including at-torneys 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, war out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 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 posthe owner and party in possession of the property is MARQUITA LASHAWN BUT-LER, 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 nego tiate, amend or modify all terms of the loan (although terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583, Nothing in 0.C.G.A., Section 44-14-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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for MARQUITA LASHAWN BUTLER 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 require a secured creditor to PURPUSE: Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-06550-1 Ad Run
Dates 01/11/2023, 01/18/2022

02/01/2023 950 90885 1/11,18,25,2/1 STATE OF GEORGIA COUN-

01/18/2023, 01/25/2023,

TY OF GWINNETT NOTICE OF SALE UNDER POWER 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 rity Deed naving sold, assigned, 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

secured has declared the entire amount of said indebted-

TO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIP-

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 suited about the said property.

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 values are taxed to the right of redemption of any values are taxed.

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, zoning ordinances

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 credi-

tor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or ten-

ant(s). Wells Fargo Bank

N.A., as Trustee, for Carring

ton Mortgage Loan Trus Series 2006- NC2 Asse Backed Pass-Through Ce

tificates 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 At-

Parkway, N.E., Suite 300 AF-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950

950 90441 12/28,1/4,11,18,25,2/1, 2023

Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, Pohyriary 7, 2023, during the require a secured creditor to negotiate, amend, or modify negoriate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPO-RATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-DIE MAC SEASONED LOANS legal hours of sale, before the Courthouse door in said to 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 DIE MAC SEASONED LOANS
STRUCTURED TRANSACTION TRUST, SERIES 2020-1
as Attorney in Fact for WILLIAM B CLARK 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.
SPS-22-00479-2 Ad Run
Dates
01/11/2023,
01/25/2023,
01/25/2023, 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 PARTIC.
ULARLY 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
VIEW, SAID PLAT BEING OF
RECORD IN THE OFFICE OF
THE CLERK OF SUPERIOR
COUNTY, GEORGIA, IN THE
PLAT BOOK 53, PAGE 133A; WHICH SAID PLAT AND
THE RECORDING THEREOF
ARE BY REFERENCE HERETO INCORPORATED HEREIN
TO INCORPORATED HEREIN

Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 90873 1/11,18,25,2/1 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**. 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 NinetyEight 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 sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or 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. lowing 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 Subdivi-Four, Fountain Glen Subdivi-sion, 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 com-monly 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, 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 the same (so

including attorneys fees (no-tice of intent to collect attor-

FORECLOSURE

neys fees having been given). Case #: 22-009404-1 The individual or entity that has full authority to negoti-ate, amend and modify all terms of the loan is SUMMIT FUNDING, INC., 3138 E. El-wood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be 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 redemotion of any taying alldemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ichts of surv. and any other covenants, easements, rights-of-way and any other 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 Tabatha Y. Coleman and Order Y. Coleman and Ord ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 93, OF THE 7TH DISTRICT. GWINNETT COUNTY, GEORGIA BLOCK R, THE BRANCHES, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as 1861 SHADY CREEK LANE, LAWRENCEVILLE, GA 30043. The indebtedness secured renant(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 V. Coleman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 12/28/22; 01/11/23; 01/04/23; 01/18/23; 01/25/2023: 02/01/2023

12/28,1/4,11,18,25,2/1,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from EARL D CRAWFORD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETER-

CENTER, LLC DBA VETERANS UNITED HOMES LOANS
dated March 18, 2019,
recorded March 20, 2019, in
Deed Book 56475, Page
00060, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal
amount of One Hundred
Mingsty-Fight Thousand Fight Ninety-Eight Thousand Eight Hundred Fifty-Two and 00/100 dollars (\$198,852.00), with interest

(\$198,852.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned 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 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 LOT 347 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK GWINNETT COUNTY, GEOR-GIA, BEING LOT 5, BLOCK A, OF UNIT ONE, MEDLOCK RIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 123, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. A.P.N. #: R4347 151 Said le-gal description being con-

gal description being con-trolling, however the proper-ty is more commonly known as 4368 James Wade Drive, Snellville, GA 30039. 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 collections). lect 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, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

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 EARL D CRAWPORD, or tenants(s). The sale will be con-EARL D CRAWFORD, 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, 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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for EARL D CRAWFORD THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION BETAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 require a secured creditor to Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06316-1 Ad Run Dates 01/11/2023, 01/18/2022

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 Abayomi Daniel and Tameka Daniel to Mortgage Elec-

tronic Registration Systems.

Inc., as grantee, as nomi-

950 90878 1/11,18,25,2/1

01/25/2023,

01/18/2023, 02/01/2023

FORECLOSURE

nee for CrossCountry Mort-gage, LLC, dated July 17, 2020, and recorded in Deed Book 57699, Page 758, Book 57699, Page 758, Gwinnett County, Georgia Records, subsequently mod-ified by a Loan Modification Agreement recorded April 1, 2022 in Book 59833, Page 414 in the amount of One 414 in the amount of One Hundred Eighty-Two Thousand Four Hundred Eighty-Eight and 12/100 (\$182,488.12) Gwinnett County, Georgia Records, as last transferred to Cross-Country Mortgage, LLC by assignment recorded on December 13, 2022 in Book 60349 Page 00515 in the Office of the Clerk of Superior fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveyir the after-described proper to secure a Note in the orig to secure a Note in the original principal amount of Two Hundred Fifteen Thousand Nine Hundred Fisteen and 0/100 dollars (\$215,916.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash between the courthouse does of highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 114 of the 6th District of Gwinnett County, Georgia, being Lot 22, Block "D", Roundtree Subdivision, Unit 2, as per plat recorded in 2, as per plat recorded in Plat Book 9, Page 221, Records of Gwinnett County, Georgia, which plat is hereby referred to and made a part of this description. The debt secured by said Security. 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 pro-vided in the Note and Securivided 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 attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: CrossCountry Mortgage, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writ-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 to any foreclosure. Said property will be sold 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 restrictions, covenants, and matters of record superior to 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 Abayomi Daniel and Tameka Daniel or tenant(s), and said property, is more Tameka Daniel or tenant(s); and said property is more commonly known as 5134 Arbor Ln Sw, Lilburn, GA 30047. The sale will be conducted subject to (1) 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 status of the loan with the holder of the security deed

nolder of the security deed and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. CrossCountry Mortgage, LLC as Attorney in Fact for Abay-omi Daniel and Tameka Daniel. Brock Scott, PLLC 4360. Chambles. Purpused Daniel. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-19041 950 90892 1/11,18,25,2/1 NOTICE OF EDDERLOSUDE SALE UNDER POWER GWIN-NETT COUNTY, 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 Ah-mad Elkhatib and F. Obeid

aka Fadia H. Obeid to Mort-gage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding, Inc. dated July 26, 2002 and recorded on August 7, 2002 in Deed Book 28292, Page 0150, Gwinnett County, Georgia Records, modified by Loan Modification recorded on August 12, riodined by Coal Modification recorded on August 13, 2019 in Deed Book 56805, Page 00734, Gwinnett County, Georgia Records, and corrected by Affidavit recorded on April 18, 2022, Page 18, Page 18, 2022, Page 18, 2021, Page 18, 2021 in Deed Book 59874, Page 00574 and later assigned to Forethought Life Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book April 24, 2020 in Deed Book 57426, Page 00510, Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Two Hundred Twenty Thousand And 00/100 Dollars (\$220,000.00), with interest thereon as set forth therein, there will be sold at public 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, within the legal hours of sale on February 7, 2023 the following described property: All that tract or parcel of land lying and being in Land Lot 271 of the 6th District, Gwinnett County, Georgia, being Lot 24, Block B, Wyntree Subdivision, Unit Two as per plat 24, BIOCK B, Wyntree Suddivision, Unit Two as per plat recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incorporated herein and made a part of the record thereof by reference Parcel ID: 82071-175 ence. Parcel ID: R6271 175
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 Security Deed and by law, including attorneys fees (notice of intent to neys rees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance Company, can be contacted at 888-504,7200 or by writing to 504-7200 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 due and payable), any matters which might be disclosed by any accurate.

disclosed by an accurate survey and inspection of the

FORECLOSURE

property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Ahmad Elkhatib or tenant(s); and said property is more commonly known as 3070 Wyntree Drive, Norcross, GA 30071. The sale will be conducted subject (1) to confirmation that the sale 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 the holder of the security deed. Forethought Life In-surance Company as Attor-ney in Fact for Ahmad Elkhatib and F. Obeid aka Fa-dia H. Obeid McMichael Tay-lor Gray, LLC 3550 Engi-neering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00555 950 91909 1/11,18,25,2/1, of the status of the loan with 950 91909 1/11,18,25,2/1,

2023 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 Mo-hammad **Yusif Fuad Hudaib** hammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hudaib to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for Cardinal Financial Company, Limited Partner-ship d/b/a Sebonic Finan-cial, dated March 16, 2022, and recorded in Deed Book 59797, Page 246, Gwinnett County, Georgia Records, as last transferred to Cardinal sat transferred to Cardinal Financial Company, Limited Partnership by assignment recorded on December 13, 2022 in Book 60349 Page 00593 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 Two Hundred ThirtyFour Thousand Five Hundred and 0/100 dollars (\$234,500.00), 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 last transferred to Cardina highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: ALL THAT TRACT OR PARECEL OF LAND LYING AND BEING IN LAND LOTS 71 & 84 OF THE 6TH DISTRICT COUNTY, GEORGIA, BEING LOT 35, BLOCK B, MCDANIEL'S BLUFF, AS PER PLAT THEREOF PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 181, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED PLAT IS INCOME
PORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION.
PARCEL ID: R6083 179
PARCEL ID: R6083 179
COMMONLY KNOWN AS
3820 COTSWOLD DR SW PARCEL ID: R6083 179
COMMONLY KNOWN AS:
3839 COTSWOLD DR SW,
LILBURN, GEORGIA 30047
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 remaining in default, this sale will be made for the

and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by lawin do sa) not required by law to do so) is: Cardinal Financial Com pany, Limited Partnership they can be contacted at (866) 397-5370 for Loss Mitigation Dept. or by writ ing to 1 Corporate Drive, Suite 360, Lake Zurich, Illi-nois 60047, to discuss pos-sible alternatives to avoid foreclosure. Said property will be sold subject to any will be sold 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 Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mohammad Yusif Fuad Hudaib and Sereen Hasain Hudaib or tenant(s); and said property is more and said property is more commonly known as 3839 Cotswold Dr Sw, Lilburn, GA 30047. The sale will be conducted subject to (1) 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 redemp-tion or other lien not extin-guished by foreclosure. Car-dinal Financial Company, Limited Partnership as Attor-ney in Fact for Mohammad

purpose of paying the same and all expenses of this sale, as provided in Security Deed

ney in Fact for Monammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hu-daib. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18524 056 009801 1/(11.18.25.24) 950 90891 1/11.18.25.2/1 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 James Nathan Jackson and James Nathan Jackson and Carlos J. Negron Reyes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Prine State Mortgage Corporation, dated June 29, 2006, and recorded in Deed Book 46763, Page 40, Gwinnett County, Georgia Records, as last transferred to U.S. Bant Trust National Association. Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on March 2, 2022 in Book 59739 Page 00083 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 origin nal principal amount of One Hundred Seventy-Seven Thousand Fifty and 0/100 dollars (\$177,050.00), with interest thereon as set forth therein, there will be sold at while active to the highest public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Februlegal hours of sale on Febru-ary 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23, 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK D OF KENSINGTON CREEK, UNIT Road Suite 200A, Anaheim, CA 92806, Telephone Num-ber: 800-561-4567. Nothing in O.C.G.A. Section 44-14-

FORECLOSURE

ONE, AS RECORDED IN PLAT BOOK 114, PAGES 151-152, GWINNETT COUN-TY, GEORGIA DEED TY, GEORGIA DEED RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION. 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 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all ate, 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, Suite 500, Coppell,
Texas 75019, 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 due and payable), any matters which might be disclosed by an accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, 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 James Nathan Jackson and Carlos J. Negron-Reyes

and Carlos J. Negron-Reyes or tenant(s); and said property is more commonly known as **928 Harvest Brook**Dr. Lawrenceville, GA **30043**. The sale will be conducted subject to (1) 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 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 the individual case. tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for James Nathan Jackson and Carlos J. Negron Reyes. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-16824 950 1/11,18,25,2/1,2023 91912

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from FERNANDO JIMÉNEZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS., dated May 15, 2001, recorded June 15, 2001, in Deed Book 23535, Page 12, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hun-

Three Thousand Four Hundred Ninety-Two and 00/100 dollars (\$93,492.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to assigned and transferred to BANK OF AMERICA, N.A., 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 247 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, LAKE WINDSON AS

GIA, BEING LOT 20, BLOCK
C, LAKE WINDSOR
HEIGHTS SUBDIVISION, AS
SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE
140A, GWINNETT COUNTY,
GEORGIA REAL ESTATE
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. BEING IMPROVED
PROPERTY KNOWN AS 122
NORTH WOODLAND DRIVE,
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEORGIA Said legal description GWINNETI COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more com-monly known as 122 NORTH WOODLAND DRIVE, DORAY-ILLE, GA 30340-1424. 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 attentions of the sale, including attentions of the sale, including attentions of the sale. torneys 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 with out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad 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; encumsessments; liens; encum-prances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is FERNANDO JIMENEZ, MARIA IMMENEZ or tagents FERNANDO JIMENEZ, MARIA JIMENEZ, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. hibited 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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass.

162.2 shall be construed to

require a secured creditor to

negotiate, amend, or modify

FORECLOSURE

the terms of the mortgage instrument. BANK OF AMER-ICA, N.A. as Attorney in Fact for FERNANDO JIMENEZ BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-16-01311-31 Ad Run Dates 11/30/2022, 01/11/2023, 01/25/2023, 02/01/2023, 02/01/2023, 05/01/2023, 05/01/2023, 05/01/2023, 05/01/2023, 05/01/2023, 05/01/2023, 05/01/2023 88540 11.30,1/11,18,25,2/1, 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 Am-ber Nicole Johnson to Mort-age Flority (Pagistration ber Nicole Johnson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Trailblazer Mortgage, LLC, dated April 11, 2022, and recorded in Deed Book 59859, Page 467, Gwinnett County, Georgia Records, as last transferred to PHH Mortgage Corpora-tion by assignment recorded tion by assignment recorded on August 26, 2022 in Book 60161 Page 104 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property the after-described property the atter-described property to secure a Note in the original principal amount of Three Hundred Forty-One Thousand Eight Hundred Forty-Five and 0/100 dollars (\$341,845.00), with interest thereon as set forth therein, there will be sold at public 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 February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 101, 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 1107, Building Unit 15, Block "C" of Cooper Springs, as depicted on Plat of Survey of said Subdivision/Phase recorded at Plat Book 155, Pages 1-8, Gwinlegal hours of sale on Febru-

sion/Phase recorded at Plat Book 155, Pages 1-8, Gwinnett County, Georgia records, Reference is made to the aforementioned Plat for a more detailed description. 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 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 attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, given). The entity harving under authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Death or by writing to gation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (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 Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Amber Nicole Johnson or tenant(s); and said property is more commonly known as 1107 Lossie Ln, Grayson, as 1107 Lossie Ln, Grayson, GA 30017. The sale will be conducted subject to (1) 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

holder of the security deed and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. PHH Mortgage Corporation as At-torney in Fact for Amber Nicole Johnson. Brock & Scott, PLLC 4360 Chambles

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18329 950 90894 1/11,18,25,2/1 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 Under Power the original principal amount of \$201,832.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Geor-gia, within the legal hours of sale on the first Tuesday in February 7, 2023, to wit: February 7, 2023, the follow-ing described property. All ing described property: ALL THAT TRACT OR PARCEL ING DESCRIBED PROPERTY: ALL

THAT TRACT OR PARCEL

OF LAND LYING AND BEING
IN LAND LOT 144 OF THE

TH DISTRICT, GWINNETT

COUNTY, GEORGIA BEING
COT 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 DE
SCRIBED AS FOLLOWS: TO

FIND THE TRUE POINT OF

BEGINNING, COMMENCE

FROM THE LAND LOT COR
NER 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

SECONDS EAST A DIS
SECONDS EAST A DIS
SECONDS EAST A DIS
TANCE OF TEACH

COMMON TO LAND

LOTS 144 AND 145, SOUTH 30

SECONDS EAST A DIS
SECONDS EAST A DIS
TANCE OF TEACH

THENCE OF THENCE

THENCE OF TEACH

THENCE OF THENCE

THENCE OF THENCE 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 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 THE SUUTTION THE RIGHT-OF-WAY LINE UP

FORECLOSURE LANE (80'R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE NORTH 60 DEGREES MINUTES 40 SECON 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 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 166.29 FEET TO AN HOUN
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 FIN 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; M THE TRUE BEGINNING AS ESTABLISHED THENCE NORTH INERVOE NORTH 59 DE-GREES 47 MINUTES 18 SECONDS EAST A DIS-TANCE OF 65.00 FEET TO A POINT, THENCE SOUTH 30 DEGREES 12 MINUTES 42 SECONDS EAST A DIS-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 POINT; HENCE 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 ACRES (12,989 SQUARE FEET) MORE OR LESS. BE-ING 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, GEOR-GIA RECORDS. LESS AND EXCEPT: PROPOSED BUILD ING 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
LIES LEGAL DESCRIPTION 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 in-tent 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. the best knowledge and be lief of the undersigned, the party (or parties) in possession of the subject property is (are): NAKITA R. JOHN-SON AKA NAKITA JOHN-SON-PORTER, NORMA J. JOHNSON, and or tenant of tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which

above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) fi nal 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 pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding 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 1500, South Department 1 tion. Loss willyadion beparament 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 nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor un der the power of sale grant-ed in the aforementioned se-curity instrument, specifical-ly being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORMA J. JOHNSON and NORMA J.
JOHNSON Parkway Law
Group, LLC 1755 North
Brown Road, Suite 150,
Lawrenceville, GA 30043,
404.719.5155 NOVEMBER 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

are a lien, but not vet due and payable), (b) any mat-

closed by an accurate survey and inspection of the prop-erty, and (c) all matters of

record superior to the Deed

to Secure Debt first set out

950 11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

WILL BE USED FOR THAT PURPOSE.

INFORMATION

By virtue of a Power of Sale contained in that certain Deed to Secure Debt, Fixture Filing and Security Agreement dated June 16, 2020 filed and recorded June 17 2020 in Deed Book 57581, Page 698, Gwinnett County, Georgia records (as amend-ed, modified or revised from time to time, the Security Deed), from Lawrence W Jones to Citizens Bank (Citizens), said Security Deed having been given to secure that certain U.S. Small Business Administration Note dated June 16, 2020 in the