**FORECLOSURE** original principal amount FOUR HUNDRED T THOUSAND A DOLLARS NO/100THS (\$410.000.00) (as amended. modified or revised from time to time, the Note), with interest thereon as provided for therein, there will be sold for 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 for sale on the first Tuesday in February, 2023 (the Sale), all property described in said Security Deed, including, but not limited to, declarant's rights, if any, and, without limitation, the following described property (or so scribed property (or so much thereof as has not, as of said first Tuesday, been previously released from the lien of the Security Deed by duly executed and recorded instruments. ALL THAT instrument): ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK B, FLOW-ERY BRANCH CROSSING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 22-24, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREINE HERETO, TAX PAREFENCE HEREITO, TAX PAREFENCE HER ERENCE HERETO. TAX PAR-CEL NUMBER R3007 720 The sums due under said Security Deed (the Indebtedness) have been, and are hereby, declared due because of default under the terms of said Security Deed and Note, including, but not limited to the nonpayment limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purpose of applying the proceeds thereof to the payment of the Indebtedness secured 2023 of the indebtedness secured by the Security Deed and the Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees hav ing been given as provided by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the under-signed, the party in posses-sion of the property is Lawrence W. Jones or tenant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by in-spection of the property; (iii) any and all unpaid real and personal property ad val-orem taxes, special assess-ments and covernmental as ments and governmental assessments; (iv) any and all prior restrictions, rights of way, and assessments of record, if any, appearing of record prior to the date of the Security Deed; (v) any and all restrictions, right of and all restrictions, rights of way, and assessments of record appearing of record after the date of the Security Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend and modify the terms of the Note and the Security Deed is as follows: Ms. way, and assessments of Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, GA 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judi-

30326 (470) 427-3700#70) 427-3700 427-3700 950 91445 1/11,18,25,2/1, 2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

cial sales in the State of Georgia in limited circum-

Georgia III IIIIIIEE CITCUITS
stances. CITIZENS AND ITS
COUNSEL ARE ACTING AS
DEBT COLLECTORS, AND
ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE. CITIZENS

BANK as Attorney-in-Fact for LAWRENCE W. JONES Con-tact: Ron C. Bingham, II, Esq. Adams and Reese LLP

3424 Peachtree Road, NE. Suite 1600 Atlanta, Ger

By virtue of a Power of Sale contained in that certain Security Deed from Clifton D.
Kildare to Mortgage Electronic Registration Systems, Inc., as nominee Paramount Reside Residential Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, 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 Four Thousand Nine Hundred Twenty Four and 00/100 dollars (\$204,924.00) with interest thereon as provided therein, as last transferred to Amerias last transferred to Ameri-home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for cash before the courthouse door of Gwinnett Country, 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 an property described in says Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 4 of the 6th District, Gwinnett the 6th District, Gwinnett County, Georgia, being Lot 51, Block A, Lakeside Ridge Subdivision, Unit One, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 96, Page 282, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of reference and made a part of INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA this description, being improved property. Said property may more commonly be known as **4256 Shoreside** Circle, Snellville, GA 30039 The debt secured by said 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-05963-2 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 2/01/2023 Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments 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 (no-

tice of intent to collect after

neys fees having been given). Case #: 22-001658-3 The individual or entity that

## **FORECLOSURE**

has full authority to negotiate, amend and modify all terms of the loan is Ameri-Home Mortgage Company, LLC, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the unthe 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 a particular to the subject to th disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valoren taxes, including taxes, which constitute liens upon said property whether or not now due erty 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, 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 Clifton D. Kildare 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 status of the loan with the holder of the Security Deed. AmeriHome Mortgage Company, LLC as Attorney-in-Fact for Clifton D. Kildare Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/11/23; 01/18/23; 01/25/23; 907 90270 1/11,18,25,2/2,

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from JAMES KNIGHT to MORTGAGE ELECTRONIC REGISTRA-

ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR OUICKEN LOANS INC., dated June 8, 2019, recorded June 21, 2019, in Deed Book Julie 8, 2019, recorded Julie 21, 2019, in Deed Book 56678, Page 800, 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 Eleven Thousand Nine Hundred Twenty-Five and 00/100 dollars (\$111,925.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fk/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for 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 107 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK B, UNIT 6, OF PINE RIDGE COUNTRY CLUB ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 237, GWINNETT COUNTY, GEORGIA, RECORDS. cash at the Gwinnett County 237, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 2157 LAKE RIDGE TERRACE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more comthe property is monly known as 2157 LAKE RIDGE TER, RIDGE TER,
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 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 (no-tice 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 undersigned. 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 an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-

brances; 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 session of the property is JAMES KNIGHT, 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 belief of the undersigned. 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Los Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508 - 0944. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to 162.2 shall be construed to require a secured creditor to regotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, LLC F/K/A GUICKEN LOANS INC. as Attorney in Fact for JAMES KNIGHT THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED

950 90896 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 **FORECLOSURE** 

by Mark A. Lauterman to Mortgage Electronic Regis-Systems. "MERS") as nominee for Countrywide Bank, FSB, dated September 26, 2007, and recorded in Deed Book 48307, Page 803, Gwinnett County, Georgia records, as last transferred to Wilming ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of CSMC 2017-RPL1 Trust, Or CSMC 2017-RPL1 Trust,
Mortgage-Backed Notes,
Series 2017-RPL1 by Assignment recorded in Deed
Book 55430, Page 70, Gwinnett County Georgia Book 59430, Page 70, Gwin-nett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$194,850.00, 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 witt-February, 2023, to witt-February, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 69 of the 7th District of Gwinnett County, Georgia, being Lot 43, Block B, Unit One, Hambridge North, as per plat recorded in Plat Book 50, Page 93, Gwinnett County, Georgia records, said plat of Gwinnett County, Georgia, Georgia records, said plat being incorporated herein and made a part hereof by reference; being property known as No. 282 Inwood known as No. 282 Inwood Trail, according to the present system of numbering houses in Gwinnett County, Georgia. The debt 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 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 282 Incommonly known as 282 Inwood Trail, Lawrenceville, GA 30043, 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): Mark A. Lauterman or tenant or tenants. Said property will be Lauterman or tenant or ten-ants. Said property will be sold subject to (a) any out-standing 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 in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted cubicate (4) 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 nonjudicial 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 preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full amend and modify all terms of the mortgage with the debtor is: Select Portfolio debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The forego-ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to pendiate amend or modito negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemengranted in the alorement-tioned security instrument, specifically being Wilming-ton Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity

Dates 01/18/2023, NOTICE OF SALE UNDER POWER but solely as Owner Trustee of CSMC 2017-RPL1 Trust. of CSMC 2017-RPL1 Trust, Mortgage-Backed Notes, Series 2017-RPL1 as attorney in fact for Mark A. Lauterman Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, FC22-073 950 91497 cluding taxes which are a cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-

1/11,18,25,2/1,2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

950 91497

POWER GEUNGIA, GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from SHUAIB
MAHMUD and KIMBERLY T.
MAHMUD TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC AS
SOMIMEE

tions,

TION SYSTEMS INC AS NOMINEE FOR SOUTHTRUST MORTGAGE CORPORATION, dated September 27, 2002, recorded October 11, 2002, in Deed Book 29159, Page 0079, 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 Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courtbours within the local 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 27 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, DIT FOUR OF THE MOORNINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND

CORPORATED HEREIN AND

**FORECLOSURE FORECLOSURE** 

MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 4705 RIVER-SOUND DR, 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 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 terms of the Security. der the terms of the Security der 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 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; as-sessments; liens; encumsessments; lens; encum-brances; 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 SHUAIB MAHMUD, KIM-BERLY T. MAHMUD, 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 loap with 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: Rushmore Loan Manage Rusminore Loan Management Services, LLC, Loss Mitigation Dept., 15480 La-guna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in 0.C.G.A. Section 44-14-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. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLE-LY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUIST as Attorney in Fact TRUST as Attorney in Fact for SHUAIB MAHMUD, KIM-TOT SHUALB MAHMUD, KIMBERLY T. MAHMUD THE BELOW LAW FIRM MAY BEHELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTÁINED 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. RLM-19-04868-4 Ad Run Dates 01/11/2023, 950 90882 1/11,18,25,2/1 STATE OF GEORGIA

RESTRICTIONS

all zoning ordinances; as-

restrictions

brances:

AND

covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and 01/25/2023, best of the undersigned, the owner and party in possession of the property is MARY W MCNORRILL, HOWELL H MCNORRILL III, ESTATE AND/OR HEIRS AT COUNTY OF GWINNETT LAW OF HOWELL MCNOR-LAW OF HOWELL MCNOWN-RILL III, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-Because of a default under the terms of the Security Deed executed by Mary E. McIntosh and Ronald Alan McIntosh to Mortgage Elec-tronic Registration Systems, as nominee for Wachovia Mortgage Corpora-tion dated December 7, 2005, and recorded in Deed Book 45655, Page 64, as last modified in Deed Book 56208, Page 848, Gwinnett tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al all terms of the loan (al-though not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm County Records, said Secu-County Records, said Secu-rity Deed having been last sold, assigned, transferred and conveyed to Wells Far-go Bank NA, securing a Note in the original principal amount of \$210,400.00, the Beach, FL 33409, Telephone Number: 866-503- 5559.
Nothing in O.C.G.A. Section
44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebted or modify the terms of the ness 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 mortgage instrument.
MORTGAGE ASSETS MAN-MORTGAGE ASSETS MANAGEMENT, LLC as Attorney
in Fact for MARY W MCNORRILL, HOWELL H MCNORRILL III 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: the Courthouse door in said to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL WILL BE USED FOR IHAI
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
RMU-22-05540-4 Ad Run 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 Dates 01/11/2023, 01/18/2023, 01/25/2023, TO PLAT OF SURVEY RECORDED IN PLAT BOOK 73, PAGE 241, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-02/01/2023 950 91743 1/11,18,25,2/1, 2023 OF ARE INCORPORATED
HEREIN BY REFERENCE
THERETO. Said property is
known as 1205 Tribble Walk
Court, Lawrenceville, GA
30045, together with all fix-**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 (in-

07, 2004 and recorded on November 17, 2004 in Deed Book 38870, Page 644, in the Office of the Clerk of Superior Court of Fulton Counperior Court of Pation Courty, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Sixtem Thought and 20(10) curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricamount of two hundred sys-teen Thousand and 00/100 dollars (\$216,000.00) with interest thereon as provided therein, as last transferred to MCLP Asset Company, Inc. by assignment to be record-ed, will be sold at public out-cry to the highest higher for 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 indebted-ness and all expenses of cry to the highest bidder for cash before the courthouse door of Fulton County, Geor-gia, or at such place as has or may be lawfully designatsaid 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 pert prohibited, under the ed as an alternative location, ed 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 BEILING IN LAND LOT 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 OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
354, 1ST DISTRICT, 1ST
SECTION, FULTON COUNTY,
GEORGIA, LOT 27, BLOCK A,
WINDSONG TRACE SUBDIVISION, F.K.A. FINLEY
MEADOWS UNIT II, PER
PLAT RECORDED IN PLAT
BOOK 180, PAGES 95 AND
96 FILITON COUNTY 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.-McIntosh: Ronald Alan FULTON COUNTY RDS, SAID PLAT BY RECORDS, SAID PLAT BY THIS REFERENCE BEING IN-CORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DE-SCRIPTION. Said property 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

debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this Case

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MARY W MCNORRILL and HOWELL H MCNORRILL III to WELLS

950- 89640 12/28,2022,1/4

11,18,25,2/2, 2023

**FORECLOSURE** 

FARGO BANK, N.A., dated 22-010455-1 sale, includ-May 20, 2011, recorded June 3, 2011, in Deed Book 50706, Page 689, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original amount of One ing 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 MCLP Asset principal amount of One Hundred Sixty-Six Thousand Five Hundred and 00/100 Company, Inc., 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an as-is basis without any representation, warranty or recourse against dollars (\$166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the above-named or the unassigned and transferred with Mortgage Assets Management, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of cole on the first Tuesday. dersigned. 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 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 ubdates or not now due. house, within the fegal 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 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNEL-LVILLE NORTH SUBDIVISION, UNIT 4, AS PER PLAT stitute lens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said constitute lens upon and 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 wateries of LVILLE NORTH SUBDIVI-SION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORbelief of the undersigned, the owners and party in pos-session of the property are Katrina Schuler-Mitchell and PORATED HEREIN BY THIS
REFERENCE AND MADE A
PART PF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1812 or tenant(s). The sale will be IION. SAID PROPERTY IS
ING KNOWN AS 1812
DRIFTWOOD PLACE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA. SUBJECT TO ANY EASEMENS OF 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. MCLP Asset Company, Inc. as Attorney-in-Fact for Katrina Schuler-Mitchell Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203 Tallahassen Fl. 32312: RECORD. Said legal description being controlling, however the property is more uia Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/11/23; 01/18/23; 01/25/23; 02/01/23 commonly known as 1812 DRIFTWOOD PLACE, SNEL-LVILLE, GA 30078. 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. 1/11,18,25.2/1, 2023

UNDER POWER

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens-Because of a default under the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo es 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 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 pur-Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; asamount 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 Country, 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 PELAT RECORDED IN PLAT BOOK 70, PAGE 1006, GWINNETT COUNTY. sessments; liens; encum-BOOK 70, PAGE 106, GWIN-NETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION 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 tures and personal property attached to and constitutin a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (in ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions zoning ordinaries, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of said sale as provided in said Deed, and the balance, if 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 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 DEBT COLLECTOR. ANY IN-

NOTICE OF SALE LINDER POWER STATE OF GEORGIA, COUNTY OF FULTON By virtue of a Power of Sale contained in that certain Secontained in that certain se-curity Deed from Katrina SchulerMitchell to WILM-INGTON FINANCE, A DIVI-SION OF AIG FEDERAL SAV-INGS BANK, dated October

DEBT COLLECTOR. ANY IN-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 NOTICE OF SALE UNDER POWER may more commonly be known as 6260 Song Breeze Trace, Duluth, GA 30097. The debt secured by said Security Deed has been and is based and security and the secured by said Security Deed has been and is based and security and security and security security. is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The

**FORECLOSURE** 

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 will be sold subject to any outstanding ad valproperty 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. matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be con-ducted subject (1) to confir-cation that the 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 secured creditor. the secured creditor. 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 GROUB LIP & Attorneys and no. 22-079679 LÖGS 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 89099 12/28,1/4,11,18,25, 2022

To: Gwinnett Daily Post

From: MK Consultants, Inc., One West Deer Valley Road, Ste. 103, Phoenix, AZ 85027, (P) 623-434-5560 Publish: 1/11, 1/18, 1/25,

TS # 2022-03737 Notice Of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Marty Williams, married man to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for HomeBridge Finominee for HomeBridge Financial Services, Inc., its successors and assigns, dated 4/16/2018, and recorded on 4/25/2018, in Deed Book 55841, Page 0361, Gwinnett County, Georgia records, as last assigned to Freedom Mortane Corporation by assignment of the service of the servic gage Corporation by assignment recorded on 5/19/2021 in Deed Book 58744, Page 00498. The subject Security Deed was modified by Loan Modification recorded as Deed Book 59969 Page 00200 and recorded on Deed Book 59969 Fage 00200 and recorded on 05/24/2022, conveying the after-described property to secure a Note in the original principal amount of \$359,026.00, with interest thereon as provided for therein, there will be sold at the original principal amount of the original amount of the original principal amount of the original principal amount of the original amount of the original principal amount of the original principal amount or the original principal 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 27/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 166 Of The 5th Land District Of Gwinnett County, Georgia And Being Lot 27, Unit One Of Bay Creek Manor Subdivision, All As More Particularly Shown On A Plat Of Said Subdivision Recorded At Plat Book 112, Pages 191-193, Gwinnett County, Plat Records Which Plat Is Incorporated Herein By Reference porated Herein By Reference Thereto For A More Com-plete Description Of Said Lot. Said property is comknown as 288 Cove Drive Loganville, GA 30052. The indebtedness se-cured by said Security Deed has been and is hereby declared due because 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 the sale, as provided in the Security Deed and by law including after. and by law, including attor-neys' fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotiate, amend or modify all terms of the loan (although terms of the loan (atmough not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, 10500 Kincard Drive Hisners, IN 46037. Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordina nances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the indexcipant, the nantylise) knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Marty Williams or tenant(s) or other occupants. 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-

and (3) any right of redemp-tion or other lien not extin-

guished by foreclosure. The sale is conducted on behalf of the secured creditor un-

der the power of sale grant-

ed in the aforementioned se-

curity instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Marty Williams. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa

Ana, CA 92705, (888) 403-4115, TS # 2022-03737 For sale information, visit. https://www.nestortrustee.-com/sales-information or call (888) 902-3989, 060 0409-141419-25-04

950 91081 1/11,18,25.2/1,

STATE OF GEORGIA

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

COUNTY OF GWINNETT

COUNTY OF GWINNETT 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 Mulls Fax. 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 en tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, 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 DELAND JUNG AND BEING 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 **FORECLOSURE** 

Note in the original principal amount of \$301,520.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en rire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday will off the first fuesday, 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 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 COUNTY, GEORGIA, BEING LOT 25, BLOCK A, UNIT TWO, OF THE OAKS AT APPALACHEE FARMS AS PER LAT 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. A PART OF THIS DESCRIP-TION. Said property is known as 989 Pathview Ct, Dacula, GA 30019, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any to will be sold studied to advantage of 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 inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to 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 is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation 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 gent File no. 22-079663 LOGS LEGAL GROUP LLP\* LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at
Law 211 Perimeter Center
Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 2202535/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 950 89099 12/28,1/4,11,18,25, 2022 Notice of Sale Under Power.
State of Georgia,
County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given Deed to Secure Debt given
by SEH GYU PARK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS GRANTEE, AS NOMINEE
FOR JUST MORTGAGE INC,
ITS SUCCESSORS AND ASSIGNS , dated 03/29/2007,
and Recorded on

SIGNS , dated 03/29/2007, and Recorded on 04/03/2007 as Book No. 47737 and Page No. 0725 GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AND ALIAX MORTGAGE LOAN AJAX MORTGAGE LOAN TRUST 2021-G, MORT-GAGE-BACKED SECURITIES, SERIES 2021-G (the Secured Creditor), by assignment, conveying the after-described property to secure original principal amount of \$564,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the lega hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE TITL DISTRICT 167 OF THE 7TH DISTRICT GWINNETT COUNTY, GERO GWINNETT COUNTY, GERO-GIA, BEING LOT 30, BLOCK A, WILDWOOD AT MCGIN-NIS FERRY, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE 174-175 GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE THERETO. The debt secured by said Deed to Secure Debt has been and is hereby dehas been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro vided in the Note and Deed vided in the wore and beed to Secure Debt. Because the debt remains 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, in-cluding attorneys fees (no-tice of intent to collect attorneys fees having been given). U.S. BANK NATION-AL ASSOCIATION AL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BE-HALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECU-RITIES, SERIES 2021-G holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. GREGORY FUNDING LLC, acting on be-half of and as pecessary in FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTAGAGE LOAN TRUST 2021-6, AND TOTAL PROPERTY OF A CONTROL OF THE ACTION O MORTGAGE-BACKED SECU-RITIES, SERIES 2021-G (the current investor on the loan), is the entity with the

loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44-14-162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify quired to amend or modify the terms of the loan. To the the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 941 HEATHCHASE

DRIVE, SUWANEE, GEORGIA 30024 is/are: SEH GYU 30024 is/are: SEH GYU PARK or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the

FORECLOSURE

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 ILS Rankrunted under the U.S. Bankrupt ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the security deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATIONAL ASSOC BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE ON BEHALF OF
AND WITH RESPECT TO
AJAX MORTGAGE LOAN
TRUST 2021-G, MORTGAGE-BACKED SECURITIES
SEPILES 2021-G ag Alticas GAGE-BACKED SECURITIES,
SERIES 2021-G as Attorney
in Fact for SEH GYU PARK.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. 00000009682469 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341-5398 Tele-950 91223 1/11,18,25,2/1,

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

curity Deed from MISTY
PEARSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
FIDELITY BANK D/B/A FI-DELITY BANK MORTGAGE, dated June 28, 2016, record-ed June 30, 2016, in Deed Book 54398, Page 0432, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Thirty-Three Thousand One Hundred Thirty and 00/100 dollars (\$333,130.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to signed 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 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 217 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 3 OF HIGHLAND MANOR SUBDISION FKA PARADISE HIGHLAND MANOR SUBDIVISION FKA PARADISE
NORTH, AS PER PLAT
RECORDED IN PLAT BOOK
123, PAGE 159, RECORDS
OF GWINNETT COUNTY,
GEORGIA, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF. Said legal description
being controlling, however
the property is more commonly known as 2106 CALEDONIA
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 indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other pavments provided for ur der 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 undersigned. The sale will also be following subject to the 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 an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumsessments; liens; encum-brances; 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 MISTY PEARSON, VIRGIL L PEARSON, III, or tenants(s). The sale will be conducted ne sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the 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: Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB, Loss Mitigation Dept., 5151 Corporate Drive, Troy, MI 48098, Tele-phone Number: 800-393phone Number: 800-393-4887. 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 LÖAN SERVIC-ING LLC as Attorney in Fact for MISTY PEARSON THE for MISTY PEARSON 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

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DERONDA

01/25/2023, 02/01/2023

1/11,18,25,2/2, 2023

950- 89637

100. Peachtree Corners. GA

30071 Telephone Number (877) 813-0992 Case No. (877) 813-0992 Case No. FLB-22-05551-7 Ad Run Dates 12/21/2022, 01/11/2023, 01/18/2023,

F PERSON and WESLEY G
PERSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACT-ING SOLELY AS GRANTEE, AS NOMINEE FOR SUN-TRUST MORTGAGE, INC., dated March 27, 2007, recorded April 13, 2007, in Deed Book 47780. 244, Gwinnett County, Geor-gia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eighty-Three Thousand Nine Hundred and 00/100 dollars