

**FORECLOSURE**

and made prior by subordination agreement recorded March 8, 2004 in Book 37317, Page 264 Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Gladys E Villarreal and Jairo A Villarreal, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Jairo A Villarreal and Gladys E Villarreal File no. 22-079686 LOGS LEGAL GROUP LLP, Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/\*\*\*\*OF\_REFERENCE\_INITIALS\*\*\*\*  
https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
950 89635  
12/28,1/4,11,18,25,2/1,2023

**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 Qing Wang to Mortgage Electronic Registration Systems, Inc., solely as nominee for Just Mortgage, Inc., dated October 04, 2010 and recorded on October 12, 2010 in Deed Book 50323, Page 0152, 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 Sixty Thousand Five Hundred Forty and 00/100 dollars (\$160,540.00) with interest thereon as provided therein, as last transferred to MCLP Asset Company, Inc. by assignment to be recorded, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 182 of the 7th District, Gwinnett County, Georgia, being Lot 49, Block A of Amelia Parc Subdivision, as plat thereof recorded in Plat Book 115, pages 279 and 280, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said property may more commonly be known as **3388 Earhart Way, Buford, GA 30519**. 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 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 Company, Inc., Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Case #: 22-009881-1 Dallas, TX 75019. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Qing Wang and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. MCLP Asset Company, Inc. as Attorney-in-Fact for Qing Wang 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; 02/01/23 950 1/11,18,25,2/1, 2023

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

Under and by virtue of the power of sale contained with that certain Security Deed dated April 11, 2007, from **Mark T. Wasiele and Kristine C. Wasiele to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.**, recorded on April 19, 2007 in Deed Book 47793 at Page 892 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR3** by Assignment and said Security Deed having been given to secure a note dated April 11, 2007, in the amount of \$1,092,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 635, BLOCK F, SUGARLOAF COUNTRY CLUB SUBDIVISION, PHASE III, POD 7A, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGES 3-4, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BEING THE SAME PROPERTY CONVEYED TO MARK T. WASIELE AND KRISTINE C. WASIELE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM JIM BANKES, INC BY DEED DATED JUNE 5, 2001 AND RECORDED JULY 5, 2001 IN BOOK 23716, PAGE 0211 IN THE CLERK OF SUPERIOR COURT'S OFFICE FOR GWINNETT COUNTY, GEORGIA. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SET-BACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE FOR GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the

**FORECLOSURE**

there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 312, 7th District Gwinnett County, Georgia, being Lot 541, Unit V, Phase II, Edinburg, as per plat recorded in Plat Book 93, Page 156, Gwinnett County records, which plat is hereby referred to and made a part of this description by reference. Commonly known as: **3388 Binghurst Road, Suwanee, GA 30024** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 3388 Binghurst Road, Suwanee, GA 30024, 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): Kenneth Washington and Stephanie E. Washington or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in O.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 Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 as attorney in fact for Kenneth Washington and Stephanie E. Washington 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. FC21-119 950 91500 1/11,18,25,2/1,2023

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

By virtue of a Power of Sale contained in that certain Security Deed from RAHEL WOLDEKIDAN to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for First Option Mortgage, LLC, a Limited Liability Company, dated June 13, 2014, recorded June 18, 2014, in Deed Book 52974, Page 106, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Eight Thousand Eight Hundred Forty-Five and 00/100 dollars (\$228,845.00), 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 LYING AND BEING IN LAND LOT 107 OF THE 6TH DISTRICT, LOT 15, BLOCK B, RIVER STONE, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 37-38, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **3586 Bridge Walk Dr, Lawrenceville, GA 30044**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RAHEL WOLDEKIDAN, NAHAM G MESSELE, ESTATE AND/OR HEIRS AT LAW OF RAHEL WOLDEKIDAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for RAHEL WOLDEKIDAN 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:

**FORECLOSURE**

Note. The debt remaining in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Mark T. Wasiele and Kristine C. Wasiele. The property, being commonly known as **2703 Thurleston Ln, Duluth, GA, 30097** in Gwinnett County, will be sold as the property of Mark T. Wasiele and Kristine C. Wasiele, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewisville, TX 75067-4177, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR3 as Attorney in Fact for Mark T. Wasiele and Kristine C. Wasiele 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Ruppani For this firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-005576 A-4766629 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023, 950 91722 1/11,18,25,2/1, 2023

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

By virtue of a Power of Sale contained in that certain Security Deed from RAHEL WOLDEKIDAN to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for First Option Mortgage, LLC, a Limited Liability Company, dated June 13, 2014, recorded June 18, 2014, in Deed Book 52974, Page 106, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Eight Thousand Eight Hundred Forty-Five and 00/100 dollars (\$228,845.00), 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 LYING AND BEING IN LAND LOT 107 OF THE 6TH DISTRICT, LOT 15, BLOCK B, RIVER STONE, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 37-38, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **3586 Bridge Walk Dr, Lawrenceville, GA 30044**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RAHEL WOLDEKIDAN, NAHAM G MESSELE, ESTATE AND/OR HEIRS AT LAW OF RAHEL WOLDEKIDAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for RAHEL WOLDEKIDAN 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:

**FORECLOSURE**

Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-00514-13 Ad Run Dates 01/11/2023, 02/01/2023, 01/18/2023, 01/25/2023, 950 88927 1/11,18,25,2/1, 2022



Cash in on a Classic. Start Something New. Buy and sell the easy way with the Classifieds. **RIGHT HERE!** IN TODAY'S Gwinnett Daily Post www.gwinnettdailypost.com classifieds in print and online. To place an ad, call: 770-236-9988



Why is he so happy? He just found a sweet new apartment in our Classifieds! Free approvals to own in Gwinnett and beyond, visit your search online at www.gwinnettdailypost.com Gwinnett Daily Post classifieds in print and online To place an ad call 770-236-9988

# Little Ads Big Results



# GARAGE SALE DEALS \$34.95 FOR 3 DAYS

FREE GARAGE SALE KIT WITH EACH PURCHASE OF A GARAGE SALE AD!

# 770-236-9988 ANYTHING IN CLASSIFIEDS

Gwinnett Daily Post gwinnettdailypost.com