**FORECLOSURE** PARCEL ID: R6083 PARCEL ID: R6083 COMMONLY KNOWN 3839 COTSWOLD DR Under and by virtue of the Power of Sale contained in a Security Deed given by Amber Nicole Johnson to Mortgage Electronic Registration 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, fail-Systems, Inc., as grantee, as nominee for Trailblazer sible events of belatili, all ure 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 surpose of poving the same as nominee for Trailolazer
Mortgage, LLC, dated April
11, 2022, and recorded in
Deed Book 59859, Page 467,
Gwinnett County, Georgia
Records, as last transferred Records, as last transferred to PHH Mortgage Corporation 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 to secure a Note in the original principal amount of 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 ocllect 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: Cardinal Financial Company Limited Partearship pany, Limited Partnership they can be contacted at (866) 397-5370 for Loss 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 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 encumassessments, liens, encum assessments, lents, encuring 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 understined, the production undersigned, the party in possession of the property is Mohammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hudaib or tenant(s); and said property is more commonly known as 3839 Cotswold Dr Sw, Lilburn, GA 30047. The sale will be con-ducted subject to (1) confirmation that the sale is not mation 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 extinguished by foreclosure. Car-dinal Financial Company, Limited Partnership as Attor-ney in Fact for Mohammad of the loan (although not reney in Fact for Monammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hu-daib. Brock & Scott, PLL 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no: 22-18524 950 90891 1/11,18,25,2/1

of the loan (although not required by law to do so) is:
PHH Mortgage Corporation
they can be contacted at 1800-750-2518 for Loss Mitigation 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 taxwill be sold supject 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 proceeding of the property. NOTICE OF FORECLOSURE NETT COUNTY, GEORGIA spection of the property, any assessments, liens, encum-Under and by virtue of the Power of Sale contained in a Security Deed given by James Nathan Jackson and assessments, liens, encum-brances, zonling 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 Carlos J. Negron Reyes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, dated June 29, 2006, and recorded in Deed Book 46762 Deep 40, Chippeth 46763, Page 40, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, is more commonly known as 1107 Lossie Ln, Grayson, GA 30017. The sale will be conducted subject to (1) confirmation that the sale is 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 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 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 R&S file no. 22-18329 Court of Gwinnett County Georgia Records, conveying the after-described property to secure a Note in the original 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 2661 B&S file no.: 22-18329 950 90894 1/11,18,25,2/1 bidder for cash before the courthouse door of Gwinnett 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 23, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK D OF KENSINGTON CREEK, UNIT ONE. AS RECORDED IN PLAT BOOK 114, PAGES 151-152, GWINNETT COUNTY, GEORGIA DEED RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION. The debt secured by said Securi-Under Power Georgia, GWINNETT County

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a beed 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 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, 2023, to wit: February 7, 2023, the follow-ing described property ALI

PLETE DESCRIPTION. The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

sible events of deadult, abuse to be 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 ing described property: ALL THAT TRACT OR PARCEL purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to OF LAND LYING AND BEING IN LAND LOT 144 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 57 OF BUILDING 18 OF collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although COUNTY GENERAL BEING 18 OF THE RESERVE AT IVY CREEK, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 114, PAGES 275-277, AND BUILDING 18 BEING MORE FULLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM THE LAND LOT CORNER COMMON TO LAND LOTS 144, 145, 176, AND 177; RUNNING THENCE ALONG TH LAND LOT LINE COMMON TO LAND LOTS 144, AND 145, SOUTH 30 DEGREES 02 MINUTES 03 SECONDS EAST A DISnot required by law to do so) is: Selene Finance they can is. Selette Finance they con-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 tax-es (including taxes which are a lien, but not yet due DEGREES 02 MINUTES 03
SECONDS EAST A DISTANCE 07 164.39 FEET TO A
POINT. THENCE SOUTH 29
DEGREES 59 MINUTES 57
SECONDS EAST A DISTANCE 0F 493.69 FEET TO
AN IRON PIN FOUND;
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60
DEGREES 12 MINUTES 40
SECONDS EAST A DISTANCE 0F 843.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE 0F 881.12 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE 0F 681.12 FEET TO
AN IRON PIN FOUND ON
THE SOUTHWESTERLY
RIGHT-OF-WAY LINE 0F
PROPOSED APPALOSA
LANE (80 RW); THENCE and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 or tenant(s); and said property is more commonly

PIN FOUND; THENCE NORTH 22 DEGREES 24

commonly known as 928 Harvest Broo Dr, Lawrenceville, GA 30043. The sale will be con-ducted subject to (1) confir-mation that the sale is not RIGHT-OF-WAY LINE OF PROPOSED APPALOOSA LANE (80°R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE NORTH 60 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON A PROPOSED (50°RW); THENCE CROSSING SAID APPALOOSA LANE NORTH 60 DEGREES 26 MINUTES 50 SECONDS EAST A DISTANCE 50.18 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 1.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 162.9 FEET TO AN IRON PIN FOUND; THENCE NORTH 22 DEGREES 24 mation 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 redemption or other lien not extinuished by foreelseys I.S. guished by foreclosure. U.S. Bank Trust National Association, 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 91912 1/11.18.25.2/1.2023

**FORECLOSURE** 

**FORECLOSURE** MINUTES 04 SECONDS EAST A DISTANCE OF 195.21 FEET TO AN IRON PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 126.58 FEET TO AN IRON PIN FOUND: THENCE NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA PIN SOUTH FOUND; THENCE 37 DEGREES 41 SOUTH 37 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 347.66 FEET TO AN IRON PIN FOUND; THENCE SOUTH 41 DEGREES 05 MINUTES42 SECONDS WEST A DISTANCE OF 140.87 TO A POINT AND THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 59 DETAILS THENCE NORTH 59 DETAILS THENCE NORTH 59 DETAILS AND T THUS ESTABLISHED;
THENCE NORTH 59 DE:
GREES 47 MINUTES 18
SECONDS EAST A DISTANCE OF 65.00 FEET TO A
POINT, THENCE SOUTH 30
DEGREES 12 MINUTES 42
SECONDS EAST A DISTANCE OF 199.83 FEET TO A
POINT; THENCE SOUTH 51
SECONDS WEST A DISTANCE OF 65.00 FEET TO A
POINT THENCE NORTH 30 to secure a wote 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 outry to the highest bidder for each before the courtthere 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 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, 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 the Note and Security Deed hander of the purpose of paying the same and all expenses of TANCE OF 65.00 FEET TO A
POINT: THENCE NORTH 30
DEGREES 12 MINUTES 42
SECONDS WEST A DISTANCE OF 199.83 FEET TO A
POINT AND THE TRUE
POINT OF BEGINNING. SAID
TRACT CONTAINING 0.298
ACRES (12.989 SQUARE
FEET) MORE OR LESS. BEING A PORTION OF THE
PROPERTY CONVEYED TO
CHATEAU CONSTRUCTION,
INC. BY WARRANTY DEED
DATED JANUARY 23, 2006
AND RECORDED IN DEED
BOOK 46105 PAGE 617,
GWINNETT COUNTY, GEORGIA RECORDS. LESS AND
EXCEPT: PROPOSED BUILDING 18 CONSISTS OF LOTS ING 18 CONSISTS OF LOTS
53 THROUGH 61 OF THE
RESERVE AT IVEY CREEK;
LOTS 53-56 AND 58-61 ARE
NOT CONVEYED HERBBY AND ARE NOT INCLUDED IN THIS LEGAL DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of the secure of th fault, 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 redue because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2081 APPALOOSA known as 2081 APPALOOSA MILL CIRCLE BUFORD, GA 30519, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): NAKITA R. JOHNSON AKA NAKITA JOHNSON PORTER, NORMA J. JOHNSON, and or tenant or tenants. Said property will

tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-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 above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-

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 sulfit of 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 rescis-sion of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the

loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mort-gage Services, LLC Atten-tion: Loss Mitigation Departtion: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale 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 AIR NORMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30043, 404.719.5155 NOVEMBER 404./19.5155 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 DISCORDATION OR TAINED

INFURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 950 8/604 11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY 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 original principal amount of FOUR HUNDRED TEN THOUSAND AND NO/100THS DOLLARS (\$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 at public outcry to the high-est bidder for cash before est bidder for cash before the courthouse door of GWINNETT COUNTY, Geor-gia, 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 de-

scribed property (or so much thereof as has not, as of said first Tuesday, been

**FORECLOSURE FORECLOSURE** 

lien of the Security Deed by duly executed and recorded instrument): ALL TRACT OR PARCEL 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, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREING PREFERENCE HERETO. TAX PAREFERENCE HERETO. TAX PAREFERENCE LAND LYING AND BEING IN 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 of the Indebtedness as and when due. 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 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 the Note, notice of intention to collect attorneys fees having 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 inspection of the property; (iii) any and all unpaid real and personal property ad valorem taxes, special assessments and covernettales. 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 refrictions, rights 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 and all restrictions, rights of 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
Dead, in the Note and the Security 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 contraction of the loan with 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-judision of judicial and non-judicial sales in the State of Georgia in limited circumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES Contact: Ron C. Bingham, II, Esq. Adams and Reese LL. 3424 Peachtree Road, NE, 3424 Peachtree Road, NE, 3424 Peachtree Road, NE. Suite 1600 Atlanta, Georgia

30326 (470) 427-3700#70) 427-3700 950 91445 1/11,18,25,2/1, 2023 NOTICE OF SALE LINDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-Residential

curity Deed from Clifton D. Kildare to Mortgage Elec-tronic Registration Systems, Inc., as nominee Paramount Resido Paramount 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 Thoubrances: 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 Amerihome Mortgage Company, LLC, recorded in Deed Book 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 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 Dead 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, Gwinnel Lot require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN 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 WILL BE USED FOR THAT PURPOSE. Attorney Contact: 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 95, Page 282, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of this description, being imthis description, being improved property. Said property may more commonly be known as 4256 Shoreside Circle, Snellville, GA 30039. 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. OKN-22-05963-2 Ad Run Dates 01/11/2023, 01/25/2023, 02/01/2023 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 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 attor-NETT COUNTY neys fees having been given). Case #: 22-001658-3
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Ameri-

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

NETT 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
NOMINEE FOR
SOUTHTRUST MORTGAGE
CORPORATION dated 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 CORPORATION. dollars (\$280,000,00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National

Home Mortgage Company, LLC, 425 Phillips Blvd, Ew-ing, NJ 08618. Said property will be sold on an as-is basis without any representation, warranty or recourse against

the above-named or the un-

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 survey or by an inspection of the property; c) any outstanding ad valoren taxes, including taxes, which constitute liens upon said property whather or not now due

erty whether or not now due

and payable; d) special as-sessments; e) the right of re-

FORECLOSURE

demption 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 pos-session of the property are Clifton D. Kildare and or ten-ant(s). The sale will be conant(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. 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, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se contained in that certain se-curity Deed from JAMES KNIGHT to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., date June 8. 2019. recorded June QUICKEN LOANS INC., dated June 8, 2019, recorded June 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, as-signed and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County covenants, 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, preparty. All 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 SHUAIB MAHMUD, KIMBERLY 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 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 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 IN PLAT BOOK 26, PAGE 237, GWINNETT COUNTY GEORGIA

GEORGIA

WHICH RECORDED PLAT IS

WHICH RECORDED PLAT IS

INCORPORATED HEREIN BY

REFERENCE AND MADE A

PART OF THIS DESCRIP
TION; BEING IMPROVED

PROPERTY KNOWN AS

2157 LAKE RIDGE TERRACE

ACCORDING TO THE

PRESENT SYSTEM OF

NUMBERING HOUSES IN

GWINNETT COUNTY, GEOR
GIA. Said legal description GFORGIA RECORDS amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC , Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. 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 GIA. Said legal description being controlling, however the property is more com-monly known as 2157 LAKE RIDGE TER, negotiate, amend, or modify ingulate, anieliu, of monitage the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTEE OF THE RIDGE IER, LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-LY AS IRUSIEE UF IHE TRUMAN 2021 SC9 TITLE TRUST AS Attorney in Fact for SHUAIB MAHMUD, KIM-BERLY T. MAHMUD THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW JE SO ANY clared 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 with-

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 sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-Dates 01/18/2023 subject to the following items which may affect 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 NOTICE OF SALE UNDER POWER 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; 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 JAMES KNIGHT, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. restrictions: tion that the sale is not pro-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, 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 ft/s/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944, Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to

950 90896 1/11.18.25.2/1

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 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, BEING LOT 45, BLOCK G, UNIT FOUR OF THE MOORINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23, PAGE 25, PAGE 23, PAGE 25, PAGE to the highest bidder for BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREOF. MADE A FART REREUT.
Said legal description being
controlling, however the
property is more commonly
known as 4705 RIVERSOUND DR, SNELLVILLE,
GA 30039. The indebtedness
covered by social. 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 un-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 times 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; encum-; liens; encum-restrictions; and any other matters of record superior to

subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or which are a lien, whenter 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; DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 all zoning ordinances: assessments; liens; encumcovenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and 01/11/2023. 01/25/2023 belief 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

950 90882 1/11,18,25,2/1

STATE OF GEORGIA COUNTY OF GWINNETT 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, Inc. as nominee for Wa-chovia Mortgage Corporation dated December 7, 2005, and recorded in Deed Book 45655, Page 64, as last modified in Deed Book 56208, Page 848, Gwinnett County Records, said Security Deed having heap last rity Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank NA**, securing a Note in the original principal amount of \$210,400.00, the helder thereof pursuant to holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed. will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 231 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 136, BLOCK A, UNIT ONE, TRIBBLE MILL WALK SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 73, PAGE 241, GWINNETT 73, PAGE 241, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property is known as 1205 Tribble Walk Court, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property. if a part of said property, if any. Said property will be sold subject to any outstanding 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, covenants, and matters of record superior to the

secure a Nôte of even date, in the original principal amount of Two Hundred Sixteen 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 recorded, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has Security Deed first set out above. The proceeds of said 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 gia, 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 institution but not limit. U.S. Bankruptcy Code and described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 354, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, LOT 27, BLOCK A, (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 Mary McIntosh: Ronald Alan McIntosh, successor in interest or tenant(s). Wells

**FORECLOSURE** FORECLOSURE

WINDSONG TRACE SUBDI-VISION, F.K.A. FINLEY MEADOWS UNIT II, PER PLAT RECORDED IN PLAT Fargo Bank, N.A. as Attor-ney-in-Fact for Mary E. McIntosh and Ronald Alan McIntosh File no. 12-029607 LOGS LEGAL GROUP LLP\* LUGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-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- 89640 12/28,2022,1/4

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. Said property may more commonly be known as 6260 Song Breeze Trace, Duluth, GA 30097. 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, his sale will be made for the purpose of paying the same and all expenses of this Case #: 22-010455-1 sale, including attorneys fees (notice of 11,18,25,2/2, 2023 NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from MARY W curity Deed from MARY W MCNORRILL and HOWELL H MCNORRILL III to WELLS FARGO BANK, N.A., dated 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 principal amount of One Hundred Sixty-Six Thousand #: 22-010455-1 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., 55 Beattle 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. principal amount of One Hundred Sixty-Six Thousand Five Hundred and 00/100 dollars (\$166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items without many fiftent than the sale will also be subject to the following items without many effect the beed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the high est 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 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNEL-VILLE NORTH SUBDIVISION, UNIT 4, AS PER PLAT be sübject 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 audemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhibits of ways and any other SION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNEY rights-of-way and any other natters 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 COUNTY, RECORDS, GEORGIA WHICH RECORDED PLAT IS INCOR-RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART PF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1812
DRIFTWOOD PLACE ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA. SUBJECT TO ANY EASEMENTS
AND RESTRICTIONS OF session of the property are Katrina Schuler-Mitchell 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 confirmation and addit 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: RECORD. Said legal description being controlling, however the property is more 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 commonly known as 1812 DRIFTWOOD PLACE, SNEL-DRIFTWOOD PLACE, SNEL-LVILLE, GA 30078. The in-debtedness 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-1/11.18.25.2/1. 2023 STATE OF GEORGIA **COUNTY OF GWINNETT** 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 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 es of the sale, including at-

UNDER POWER

Because of a default under the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo Bank, N.A. dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, securing a Note in the original principal amount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for each the property described 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 SUM-MIT AT SARATOGA SUBDI-MII AI SARATIOGA SUBUI-VISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWIN-NETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR WHICH PLAI IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPER-TY 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 fix-tures and personal property attached to and constituting a part of said property,

restrictions

LAW OF HOWELL MCNOR-

RILL III, 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 confirmation and

mation and audit of the sta-

tus 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 (al-

an terms of the loan day to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone

Beach, FL 33409, Telephone Number: 866-503- 5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be con-strued to require a secured creditor to negotiate, amend,

creditor to negotiate, amend, or modify the terms of the mortgage instrument. MORTGAGE ASSETS MANAGEMENT, LLC as Attorney in Fact for MARY W MCNORRILL, HOWELL H MCNORRILL, HOWELL H 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: 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 Dates 01/11/2023, 01/25/2023, 02/01/2023

02/01/2023 950 91743 1/11,18,25,2/1,

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF FULTON

COUNTY OF FULTON
By virtue of a Power of Sale
contained in that certain Security Deed from Katrina
SchulerMitchell to WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, dated October
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 Coun-

perior Court of Fulton Coun-ty, Georgia, said Security Deed having been given to secure a Note of even date,

2023

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 restanting the state of th demption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mattions, 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 indebtedpayment of said interests of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076360 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/iw loan with the secured credi-N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 360 96625 12/14/21/29 950- 89625 12/14,21,28, 2022, 1/4,11,18,25, 2/1, 2023

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

Because of a default under the terms of the Security Deed executed by Courtney Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$315,192.00, the holder thereof pursuant to said Deed and Note thereby **FORECLOSURE** 

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, BOOK 180, PAGES 95 AND 96, FULTON COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING IN-CORPORATED HEREIN AND MADE A PART HEREOF FOR will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said to courthouse door in Save to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 6TH DISTRICT CITY OF LIBIUM. IN LAND LUT 124, 61H DISTRICT, CITY OF LIBURN, GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES AT PLAT BOOK AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEORGÍA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF Said property is known as 92 Pebble Pond Drive, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the proporty any assessments light. erty, any assessments, liens encumbrances, zoning ordi-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 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 be distributed as provided by law. The sale will be con-ducted subject (1) to confir-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 property is or may be in the possession of Courtney Nava, successor in interest Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parknay, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535(mt)\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 89099 12/28,1/4,11,18,25, 2022

TS # 2022-03737

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 91055 tems, Inc., as Grantor, as nominee for HomeBridge Finominee for Homebruge ri-nancial 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 as signed to Freedom Mort 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
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 public outcry to the highest bidder for cash before the County, Georgia, within the legal hours of sale on 2/7/2023, the following de-2/7/2023, 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 Al 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 commonly known as 288 Lily Cove Drive Loganville, GA 30052. The indebtedness secured by said Security Deed has been and is hereby de clared 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 ex-penses of the sale, as pro-vided in the Security Deed 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 (although not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No. 855-690-5900. Nothing in 0.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or

> closed by an accurate survey and inspection of the prop-erty, any assessments, lend, encumbrances, zoning ordi nances, restrictions, covenants, and any other covenants, and any other matters of record superior to the Security Deed first set out above. To the best 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 redempand (3) any right of redempand (a) any right of recently-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 granted in the aforementioned seed in the atorementioned se-curity instrument, specifical-ly 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

modify the terms of the se-

curity 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-