FORECLOSURE

orem taxes (including taxes which are a lien, whether or

FORECLOSURE

RATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Said legal description

being controlling, however the property is more com-monly known as 5020 DU-VAL PT WAY SW, SNEL-LVILLE, GA 30039. The in-

FORECLOSURE

ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty in accordance with OCGA 844.14.12.2 44-14-162.2

§ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

Note, however, that such entity is not required by law to negotiate, amend or modito negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffery W Hall or a tenant or tenants

and said property is more commonly known as 545
Highbranch Circle,
Lawrenceville, Georgia Georgia 30044. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) the application.

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 belder of the coewith deed holder of the security deed. Freedom Mortgage Corpo-

Freedom Mortgage Corporation
as Attorney in Fact for
Jeffery W Hall
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBITATEDACT OF DAR ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 1, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, HIGH-BRANCH GLEN, AS PER PLAT RECORDED IN PLAT BOOK 123, PAGES 86 AND 87, GWINNETT COUNTY

RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-TPN: R7001-729 MR/mac 2/7/23 Our file no. 5879020 FT17 950-91363 01/11/202

01/18/2023 01/25/2023. 02/01/2023 STATE OF GEORGIA COUN TY OF GWINNETT NOTICE OF SALE UNDER POWER OF SALE UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Alexis
Rose Artis and Octavius
Crouch to Mortgage Electronic Registration Systems,
Inc. MERS, acting solely as
a nominee for Mutual of
Omaha Mortgage, Inc. dated
December 3, 2020, and
recorded in Deed Book
58140, Page 674, Gwinnett
County Records, said Security Deed having been last
sold, assigned, transferred
and conveyed to Lakeview
Loan Servicing, LLC, secur-Loan Servicing, LLC, securing a Note in the original principal amount of \$397,664.00, the holder thereof pursuant to said Deed and Note thereby several based to be a said bed and the principal said bed and the cured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, March 7, 2023. during 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINDETT COUNTY GEOGRAP NETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLL-WOOD LAKES SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT PLAT RECORDED BOOK 104, PAGE 146, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: R5106 462 Subject

OF SUGAR HILL SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 75, PAGE 267, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt se-cured by said Deed to Se-cure Debt has been and is bereiby declared due be-Tax 10#: N3 100 462 Sulpled to any Easements or Restrictions of Record Said property is known as 1600 Heatherglade Ln, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said 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 said property, if any. Said property will be sold subject property will be sold subject to 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, any matters which might be disand Deed to Secure Debt. and beed to Sectife Bell 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 closed by an accurate survey and inspection of the property, any assessments, lieral encumbrances, zoning ordinations. penses 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). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, GREGORY FUND nances, 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 and all expenses of sald 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-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 Alexis R Artis, possession of Alexis H Artis, aucka Alexis Rose Artis, successor in interest or tenant (s). Lakeview Loan Servicing, LLC as Attorney-inFact for Alexis Rose Artis and Octavius Crouch File no. 23-079901 LOGS LEGAL 079901 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS*** to negotiate, amend, and modify all terms of the loan. modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, GREGORY FUND-ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. AND IS-FORMATION WILL BE USED FOR THAT PURPOSE. 950 92690 1/25,2/1,8,15,22,3/1, 2023

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 5245 GABLE RIDGE WAY, SUGAR HILL, GEORGIA 30518 is/are: GREGG D BEDNARCZYK 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 Deed NOTICE OF SALE UNDER POWER By virtue of Power of Sale contained in that Deed to Secontained in that Deed to Security
Deed") from Atlanta Freedom Builders, LLC
("Grantor") to Atlanta Private Lending, LLC
("Grantee"), dated August
17, 2021, recorded in Deed
Book 59123, page 636,
Gwinnett County, Georgia
Records and as transferred
Kirkland Financial LLC by Records and as transferred to Kirkland Financial LLC by Transfer and Assignment dated August 17, 2021, recorded in Deed Book 59156, page 624, Gwinnett County, Georgia records, said Security Deed being given to secure a note of even date therewith in the original principal amount of Three Hundred Thirty-One Thousand and 00/100 Dolto Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-Thousand and 00/100 Dol-lars (\$331,000.00), with interest from the date thereof tus of the loan with the hold

record superior to the Deed

mation and audit of the sta-

FORECLOSURE

FORECLOSURE

at the rate specified therein (the "Note"), together with any and all other indebted-

ness owing the Grantor to

Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the

is hereby declared due be-cause of default under the terms of said Note and Se-

of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued inter-

est and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, agreed profice of intensity.

provided in the Note and Se-curity Deed, notice of inten-tion to collect attorneys' fees having been given as provide-det y law; and the remain-der, if any, shall be applied as provided by law. Said property will be sold as the property of Debtor subject to all unpaid real estate ad val-

all unpaid real estate ad val-

orem taxes and governmental assessments and to all prior restrictions, rights-of-

way, and easements of record, if any, appearing of record prior to the date of

the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee. Kirkland Financial LLC Attorney

in Fact for Atlanta Freedom

Builders, LLC WILLIAM E. BRUMBY, II 17 Executive Park Dr. NE, #480 Atlanta, GA 30329 770.933.0096 Bil-

I@BrumbyLaw.com THIS FIRM IS ACTING AS A DEBT

COLLECTOR IN THIS MAT-TER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSED OF COLLECTING SAID DEBT.

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given

ed to Secure Debt given
GREGG D BEDNARCZYK
HOMEBANC MORTGAGE

CORPORATION dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT County, Georgia records, as last assigned to

dersigned at public outcry to the highest bidder for cash

property: ALL THAT TRACT AND OR PARCEL OF LAND

LYING AND BEING IN LAND LOT 305 OF THE 7TH DIS-TRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVI-

the GWINNETT County at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT

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

Notice of Sale Under Power.

CORPORATION

91702

dated

er 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 County, Georgia, within the legal 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 249 of the 5 th District, Gwinnett County, Georgia being Lot 75, Bock D, Riversprings Subdivision, Unit 1, Phase 2, according to plat recorded in and audit of the status of the loan as provided in the pre-ceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F as Attorney in Fact for GREGG D BEDNALS AND ASSOCIATION OF THE STATE O Fact for GREGG D BEDWARF-CZYK. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFO FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009677055 BARRETT

Subdivision, Unit 1, Phase 2, according to plat recorded in Plat Book 110, pages 20 & 21, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. 1955 Alcovy Trails Drive #1 Dacula, GA 30019 Tax Parcel No.: R5249 161 The indebtedness secured by the Security Deed has been and is hereby declared due be-U0U0U0U907/U55 BARREIT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Bett Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341-5398. curity Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness re-maining in default, the sale will be made for the purpose 91221 1/11,18,25,2/1, Notice of Sale Under Power Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a Deed to Secure Debt given by Veronica Berry to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Encore Credit nominee for Encore Credit Corp., dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to U.S. Bank, N.A., succes-sor trustee to LaSalle Bank National Association, on be-half of the holders of Bear Stearns Asset Backed Secu-rities I Trust 2006-HE10, Asset-Backed Certificates Seser-backer Certificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the orig-inal principal amount of \$530,100.00, with interest at the rate specified therein, there will be sold by the unthere 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 within the legal nours of says 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 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Sub-division, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this descrip-tion. Said property being made a part of this description. Said property being known as 960 Cranbrook Glen Lane according to the present system of numbering houses in Gwinnett County, Georgia. 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 V.S. BANK NATIONAL AS-SOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to ure to pay the indebtedness as and when due and in the 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 **960** Cranbrook Glen Lane, Snel-lville, GA 30078, together with all fixtures and personal property attached to and 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 in possession of the subject property is (are): Veronica Berry 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 perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will 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 contain are which allows for certain prowhich allows for certain pro-cedures 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 pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City Little M119 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 negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditors under the power of sale tor under the power of sale granted in the aforemen-tioned security instrument, tioned security instrument, specifically being U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asholders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 as attorney in fact for Veronica Berry 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 TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC15-91492

1/11.18.25.2/1.2023

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 re-

maining 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 to the purpose that the sale).

lect same having been given) and all other payments provided for under

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from VERONICA BLAKEY to JPMORGAN BLAKEY to JPMORGAN CHASE BANK N.A., dated March 24, 2008, recorded

FORECLOSURE

brances;

the terms of the Security Deed. Said property will be sold on an as-is basis with-

out any representation, war-

out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the

FORECLOSURE April 1, 2008, in Deed Book 48745, Page 0784, 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 Seventy-Seven Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to 1900 Capital Trust II, By U.S. Bank Trust National Association, Not In Its Indi-vidual Capacity But Solely As Certificate Trustee, there will be sold at public outcry to the highest bidder for to the highest bldder 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 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 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5. BLOCK B. HUNT LOT 5, BLOCK B, HUNT CLIFF SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 102 AND REVISED PLAT RECORDED IN PLAT BOOK 44, PAGE 290, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS PORATED HEREIN BY ITIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SUBJECT TO ANY
EASEMENTS OR RESTRICTIONS OF RECORD. Said legal description being con-trolling, however the proper-ty is more commonly known as 2021 HUNTCLIFF DR, LAWRENCEVILLE, GA

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED require a secured creditor to LAWRENCEVILLE, GA 30043. 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 (notice to collect same having FORMATION FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite been given) and all other payments provided for un-der the terms of the Security 100. Peachtree Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. NAT-22-03645-2 Ad Run Dates 12/28/2022, 01/11/2023, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01/18/2022, 01 Deed. Said property will be sold on an as-is basis without any representation, war-Dates 12/28/2 01/11/2023, 01/18/2 01/25/2023, 02/01/2023 ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the 950 12/28,1/11.18,25,2/1, 2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from NABIL G 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 curity Deed from NABIL G
BOUZEIDAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC AS
NOMINEE FOR AMTRUST an accurate survey or by an inspection of the property; all zoning ordinances; asessments; liens; encumbrances; restrictions; covenants, and any other MORTGAGE CORPORATION, dated September 12, 2005, recorded October 12, 2005, in Deed Book 44838, Page 0128, Gwinnett County, 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-0128, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Fifty-Fight Thousand Six session of the property is VERONICA BLAKEY, ANA D. VERONICA BLAKEY, ANA D. HERCULES, ANA R. HER-NANDEZ, 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 until to the structure of the state of the sale of Hundred and 00/100 dollars (\$358,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, asmation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWMBS, INC., negotiate, amend or modify all terms of the loan (al-HULDERS UF CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OA1, MORTGAGE PASSTHROUGH CERTIFI-CATES, SERIES 2006-OA1, though not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortthere 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 graphty described gage Servicing, Loss Mitiga-tion Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to first Tuesday in February, 2023, all property described in said Security Deed includ-ing but not limited to the folrequire a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN JOURNAL THAN TRACT OR PARIOWING described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 352 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING TRACTS 1 AND 2, AS
DELINEATED ON THAT PLAT
OF SURVY FOR MARK
AND JENNY HOLLAND BY
THOMAS WOOD AND ASSOC., AND CERTIFIED BY
THOMAS WOOD, GA RLS,
DATED NOVEMBER 5, 1998,
REVISED JULY 21, 1999, AS
PER PLAT RECORDED IN
PLAT BOOK 84, PAGE 252,
GWINNETT COUNTY UAL CAPACITY BUT SOLELY
AS CERTIFICATE TRUSTEE
as Attorney in Fact for
VERONICA BLAKEY THE BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER

and transferred

01/18/2023. 01/25/2023, 02/01/2023 950 90876 1/11,18,25,2/1 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

01/11/2023.

FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Condata:

Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-18-03934-11 Ad Run

GA 30518. The indebtedness GA 30518. 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-BLANKENSHIP, JR. and AMY L. BLANKENSHIP, JR. and AMY L. BLANKENSHIP to COUNTRYWIDE HOME LOANS, INC., dated December 30, 1997, recorded January 7, 1998, in Deed Book 15272, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Seven Thousand Nine Hundred Thirty-Five and 00/100 NETT COUNTY ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice 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 under signed. The sale will also be subject to the following indicate the sale will also be dred Thirty-Five and 00/100 dollars (\$87,935.00), with interest thereon as provided for therein, said Security Deed having been last sold, 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 assigned and transferred to New Residential Mortgage Loan Trust 2018-1, 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 an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other coverlains, ainu any otine 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 NABIL G BOUZEIDAN, or tenants(s). The sale will be described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK "A" UNIT 3, AUTUMN HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING KNOWN AS 2369 THREE tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. GEORGIA AND REIMIC Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with RECORDS, AND BEING KNOWN AS 2369 THREE BARS DRIVE, SNELLVILLE, GEORGIA 30078, ACCOD-ING TO THE PRESENT SYSthe 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Bastitis Disa St. 200 TEM OF NUMBERING HOUSES. APN: R5058 297 Said legal description being controlling, however the property is more commonly known as 2369 THREE BARS DR, SNELLVILLE, GA 30078.

ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-

phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall

be construed to require a se-

De construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEFOR THE CERTIFICATE-HOLDERS OF CWMBS, INC...

ALTERNATIVE LOAN TRUST

FORECLOSURE 2006-0A1, MORTGAGE PASS-THROUGH CERTIFI-CATES, SERIES 2006-0A1 as Attorney in Fact for NABIL G BOUZEIDAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED FORMATION 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. SHP-19-05601-10 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 90889 1/11,18,25,2/1 of Gwinnett

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; assessments; liens; encumrestrictions; 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 JOSEPH W BLANKENSHIP, JR., AMY L BLANKENSHIP, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is matters of record superior to Notice of Sale Under Power State of Georgia, County Under and by virtue of the Power of Sale contained in a Security Deed given by Ja-son Britt to Mortgage Elecson Britt to Morgage Elec-tronic Registration Systems, Inc., as nominee for Guar-anty Mortgage Services, LLC (the Secured Creditor), dated June 30, 2004, and 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. Recorded on July 30, 2004 as Book No. 39277 and Page No. 93, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even 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: Nationstar Mortgage LLC, Loss Mitigation Dept, 895 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to date in the original principal amount of \$169,370.00, with amount of \$169,370.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Counthouse bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the following described property: All that Tract or Parcel of Land Lying and Being in Land lot 205 in the 5th District, of Gwinnett County, Georgia, and Being Lot 22, Block A of the Forest At James Ridge, Unit Two, As per Plat Recorded in Plat Book 96, Page 235 of Gwinnett County, Records, Which Plat is Incorporated herein and made a part here of by reference. Tax ID: R5205-643 The debt secured by said Security Deed has been ÓBTAINED said Security Deed has been said security beed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and 90749 in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as provided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC

been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured s44-14-162.2, the secured creditor is not required to amend or modify 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 859 MARTIN FOREST COURT, LAWRENCEVILLE, GA 30045 is/are: Jason Britt or tenant/tenants. Said property will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dismatters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to assessments liens encum assessments, lens, encum-brances, 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 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. Pursuant to O.C.G.A. §9-13-172.1, which allows RECORDS. SAID PL AT BE-ING INCORPORATED HERE-IN BY REFERENCE THEREs9-13-172.1, Which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other TO. Said legal description being controlling, however the property is more com-monly known as 6090 WOODLAKE DR, BUFORD, foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Jason Britt. Any information obtained on this matter may foreclosure documents may obtained on this matter may be used by the debt collector to collect the debt. Bell Car-rington Price & Gregg, LLC, 339 Heyward Street, 2nd

Floor, Columbia, SC 29201 (803)-509- 5078. File: 22-53122 92813 1/25,2/1,8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MARQUITA LASHAWN BUTLER TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOM-INC. AS GRANTEE, AS NOM-INEE FOR EVERETT FINAN-CIAL, INC D/B/A SUPREME LENDING, dated August 18, 2015, recorded September 4, 2015, in Deed Book 53800, Page 609, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Six Thou-sand Seven Hundred Thirty-

WHICH PLAT IS INCORPO-

right of redemptor of any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, retrictions, experience and restrictions, covenants, and 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 indebt-edness and all expenses of Hundred Seventy-Six Thousand Seven Hundred Thirty-Nine and 00/100 dollars (\$176,739.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, 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 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 credition. loan with the secured credi-tor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or ten-ant(s). Wells Fargo Bank N.A., as Trustee, for Carring-ton Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Cer-tificates as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory budiet 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 321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 40, BLOCK A, OF PEMBROOK FARMS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-Ellery E. Carter and Gregory Maddox File no. 18-068201 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

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 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 out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an all acturate 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 MARQUITA LASHAWN BUTTER or LERGER TO THE OFFICE OF THE OFFICE OF THE OFFICE OF THE OFFI LER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to fine portions and the sale is not prohibited under the U.S. Bankruptcy Code and (2) to fine portions and the sale is not prohibited under the U.S. Bankruptcy Code and (3) to fine portions and the sale is not prohibited under the sale is not prohib (2) to final confirmation and àudit 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 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 1-866-549-3583. Nothing in 1-866-549-3583. 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 instrument. PENNYMAC LOAN SERVICES, LLC as At-torney in Fact for MARQUI-TA LASHAWN BUTLER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER 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. PNY-22-06550-1 Ad Run Dates 01/11/2023. Dates 01/18/2023, 01/25/2023,

950 90885 1/11,18,25,2/1 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE TY OF GWINNETT NOTICE
OF SALE UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Darlene
M. Carter and Ellery E.
Carter and Gregory Maddox
to Home123 Corporation
dated March 24, 2006, and
recorded in Deed Book
46389, Page 336, Gwinnett
County Records, said Secu-46389, Page 336, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Truster, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates, securing a Note in the original principal amount of \$153,000,00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry. legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1587TH DISTRICT, GM, STATE OF GEORGIA, COUNTY OF GWINNETT, ENCOWPASSING 2.18 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNAHOO AND ASSOCIATES, INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLAT FOR JOE INEY AND PAMELA VEY", SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COUNT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133, WHICH SAID PLAT BEING OF ARE BY REFERENCE HERENTO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as 650 Wiley Lane, Auburn, 643 30011, together with all fixtures and personal Anburn, 6A 30011, 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 extensive and 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

FORECLOSURE

ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE

UNDER POWER

By virtue of a Power of Sale contained in that certain Secontinued in that certain security Deed from Tabatha Y.
Coleman to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE
FOR SUMMIT FUNDING,
INC. ACTING. SOLELY AS NOMINEE INC., dated April 06, 2018 and recorded on April 10, 2018 in Deed Book 55808, Page 0253, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Ninety-Nine Thou-Hundred Ninety-Nine Thousand Two Hundred Ninety-Eight and 00/100 dollars (\$199,298.00) with interest thereon as provided therein, as last transferred to SUM-MIT FUNDING, INC. by assignment recorded in Deed Book 60311, Page 261, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of fore 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 proporty described 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of lead hims and being in land land lying and being in Land Lot 24 of the 7th District, of Gwinnett County, Georgia, being Lot 7, Block A, Unit Four, Fountain Glen Subdivision, as per plat recorded in Plat Book 75, Page 292, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said property may more com-monly be known as 1515 Fontana Circle, Lawrenceville, GA 30043. The debt secured by said Security Deed has been and

is hereby declared due 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 attortice of Intent to Collect attory neys fees having been given). Case #: 22-009404-1 The individual or entity that has full authority to negoti-ate, amend and modify all terms of the loan is SUMMIT FUNDING, INC., 3138 E. El-wood St. Phoenix, A. wood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under-cined. The sole will also be signed. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad 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, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. the owners and party in possession of the property are Tabatha Y. Coleman and or tenant(s). The sale will be conducted subject to 1) conconducted subject to 1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the

holder of the Security Deed. SUMMIT FUNDING, INC. as Attorney-in-Fact for Tabatha Y. Coleman Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 422-2520 Ad Rull Dates: 12/28/22; 01/04/23; 01/11/23; 01/18/23; 01/25/2023; 02/01/2023 950-88804, 12/28,1/4,11,18,25,2/1,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JOI Y DISROE to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
PEOPLES HOME EQUITY
INC., dated February 15,
2018, recorded February 18,
2021, in Deed Book 55715
agae 0025. Gwinnett County. 2021, in Deed Book 55/15, Page 0025, 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 Forty Thousand Two Hundred Seventeen and 00/100 dollars (\$340,217.00), with interest thereon as provided for therein, said Security Deed having been last sold, Deed having been last sold 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 March, 2023, all property described in said Security Deed including but not limitdescribed 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 1 BLOCK D,
THE PRESERVE AT REED
MILL, PHASE II, AS PER
PLAT RECORDED IN PLAT
BOOK 140, PAGES 67-71,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT
BEING INCORPORATED

BEING INCORPORATED BEING INCORPORATED HEREIN AND MADE REFER-ENCE HERETO. Said lega description being controlling, however the property is more commonly known as 3500 REED MILL RD, BU-FORD, GA 30519. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of 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 Need Said property will be Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the under-

signed. The sale will also be

subject to the following items which may affect the

not now due and pavable): the right of redemption of 12/28,1/4,11,18,25,2/1, 2023 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; 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 JOI Y DISROE, or tenants(s). The 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 balder of the Souries Dead holder of the Security Deed The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by (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 At-Loan Services, LLC, Loss instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JOI Y DIS-ROE 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: Bubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,

> NOTICE OF FORECLOSURE NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED

Peachtree Corners

Dates 01/25/2 02/08/2023, 02/15/2 02/22/2023, 03/01/2023

1/25,2/8,15,22,3/1, 2023

30071 Telephone Number 73007 | Telephone Number (877) 813-0992 Case No. PNY-22-06629-1 Ad Run Dates 01/25/2023, 02/08/2023, 02/15/2023,

92685

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Ahmad Elkhatib and F. Obeid aka Fadia H. Obeid to Mort-gage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage for GreenPoint Mortgage Funding, Inc. dated July 26, 2002 and recorded on August 7, 2002 in Deed Book 28292, Page 0150, Gwinnett County, Georgia Records, modified by Loan Modification recorded on August 13, 2019 in Deed Book 56805, Page 00734 Cuitoratt County. 2019 in Deed Book 56805, Page 00734, Gwinnett County, Georgia Records, and corrected by Affidavit recorded on April 18, 2022, in Deed Book 59874, Page 106274, and the experience to in Deed Book 59874, Page 00574 and later assigned to Forethought Life Insurance Company by Assignment of Security Deed recorded on April 24, 2020 in Deed Book 57426, Page 00510, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Twenty Thousand principal amount of Two Hundred Twenty Thousand And 00/100 Dollars Hundred Iwenty Inousand And 00/100 Dollars (\$220,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the count house door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023 the following described property: All that ay 7, 2023 the bindwing described property: All that tract or parcel of land lying and being in Land Lot 271 of the 6th District, Gwinnett County, Georgia, being Lot 24, Block B, Wyntree Subdivision, Lint Two ac en elet vision. Unit Two as per pla recorded in Plat Book 64, Page 226-227, Gwinnett County, Georgia Records which plat is incorporated herein and made a part of the record thereof by refer the record thereof by relevance. Parcel ID: R6271 175
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to neys rees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance Company, can be contacted at 885-504-7200 or by with 1885-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine CA 92618 to discuss possible alternato discuss possible alterna-tives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property of the parties in possession of the parties of the parties of the property of the property of the parties of the property are Ahmad Elkhatib or tenant(s); and said property is more com-monly known as **3070 Wyn-tree Drive**, **Norcross**, **GA 30071**. The sale will be con-ducted subject (1) to confir-mation that the sale is not

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

2023

the terms of the Security Deed executed by Jacob S. Estes to Mortgage Electronic Registration Systems, Inc., as Nominee for Assent Mortgage, LLC dated May 14, 2019, and recorded in Deed Book 56645, Page 298, Gwinnett County Records, said Security Deed having

Because of a default under

prohibited under the U.S.
Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Forethought Life In-

surance Company as Attor-ney in Fact for Ahmad Elkhatib and F. Obeid aka Fa-dia H. Obeid McMichael Tay-

lor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, Ga 30092 404-474-7149 MTG File No.: GA2022-00555 950 91909 1/11,18,25,2/1, 2023

been last sold, assigned, transferred and conveyed to UNITED WHOLESALE MORT-GAGE, LLC. securing a Note in the original principal amount of \$267,000.00, the holder thereof pursuant to said Deed and Note thereby