FORECLOSURE

FORECLOSURE tire amount of said indebted ness due and payable and pursuant to the power sale contained in said Deed will on the first Tuesda March 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 GMD 1587, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK A. SMOKE TRACE, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 76, PAGE 147, GWIN-NETT COUNTY, GEORGIA, NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE. Said property is known as 3695 Burnt Hickory Drive, Dacula, GA 30019, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxoutstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority and payable to all the control of the taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumary 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 Securibrances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Ja-cob S. Estes, successor in interest or tenant(s). UNITED WHOLESALE MORTGAGE, LLC. as Attorney-in-Fact for Jacob S. Estes File no. 22-078831 LIGS LEGAL Jacob S. Estes File no. 22-079831 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/.*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

92683 1/22,25,2/1,8,15,22,3/1,

SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Mo-hammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hudaib to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nomi-nee for Cardinal Financial Company, Limited Partner-ship d/b/a Sebonic Finan-cial, dated March 16, 2022, and recorded in Deed Book 59797, Page 246, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment recorded on December 13, 2022 in Book 60349 Page 00593 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred ThirtyFour Thouwith interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash he fore the courthouse door of Gwinnett County, Georgia, within the legal on February 7, 2023, the fol-lowing described property: ALL THAT TRACT OR PAR-GIA. BEING LOT 35. BLOCK B, MCDANIEL'S BLUFF, RECORDED PLAT IS INCOR-

CEL OF LAND LYING AND BEING IN LAND LOTS 71 & 84 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-RECORDED IN PLAT BOOK 21, PAGE 181, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION.
PARCEL ID: R6083 179
PARCEL ID: R6083 179
COMMONLY KNOWN AS: 3839 COTSWOLD DR SW, LILBURN, GEORGIA 30047 The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although terms of the loan (although not required by law to do so) is: Cardinal Financial Company, Limited Partnership they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writingation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property 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, encuments, zoning ordinances, zoning or restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Mohammad Yusif Fuad is Monammau ruc..
Hudaib and Sereen Hasain Hasun Hudaib or tenant(s); and said property is more commonly known as 3839 Cotswold Dr Sw, Lilburn, GA rault, 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 the sale will be sale as the sale of the sale **30047.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the neys fees having been given). The entity having full authority to negotiate, amend or modify all terms status of the loan with the

holder of the security deed

and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. Car-dinal Financial Company,

Limited Partnership as Attor-ney in Fact for Mohammad

Yusif Fuad Hudaib and Sereen Hasain Hasun Hu-daib. Brock & Scott, PLLC

4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA

30341 404-789-2661 B&S

950 90891 1/11,18,25,2/1

FORECLOSURE

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

Hundred Seventy-Seven Thousand Fifty and 0/100 dollars (\$177,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for each before the

bidder for cash before the

courthouse door of Gwinnett

County, Georgia, within the legal hours of sale on February 7, 2023, the following

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 default, 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

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so)

not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation

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

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-Under and by virtue of the Power of Sale contained in a brances, zoning ordinances, restrictions, covenants, and matters of record superior to Carlos J. Negron Reves to Mortgage Electronic Regis the Security Deed first set out above. To the best Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corpo-ration, dated June 29, 2006, and recorded in Deed Book 46763, Page 40, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual canacity knowledge and belief of the undersigned, the party in possession of the property is Amber Nicole Johnson or 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 Of-fice of the Clerk of Superior

tenant(s); and said property 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 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 extinguished by foreclosure. PHH Mortgage Corporation as Attorney in Fact for Amber Nicole Johnson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 not prohibited under the U.S. Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no : 22-18329 950 90894 1/11,18,25,2/1 Notice of Sale

Under Power Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given Power of Sale contained in a Deed to Secure Debt given by NAKITA R. JOHNSON and NORMA J. JOHNSON to BANK OF AMERICA N.A., dated April 9, 2008, and recorded in Deed Book 48777, Page 50, GWINNETT County, Georgia records, and last assigned to BankUnited N.A. in Book 59503, Page 787, conveying the after-described property to secure a Note of even date in the original principal amount the original principal amount of \$201,832.00, with interest at the rate specified therein, there will be sold by the un-

there will be soll by the university of the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February, 7, 2023, the following described property. ing described property: ALL ING described property: ALT
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 144 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA BEING
LOT 57 OF BUILDING 18 OF
THE RESERVE AT IVY
CREEK, AS PER PLAT OF
SURVEY RECORDED IN
PLAT BOOK 114, PAGES
275-277, AND BUILDING 18
BEING MORE FULLY DE
SCRIBED AS FOLLOWS: TO
HIND THE TRUE POINT OF
BEGINNING, COMMENCE
FROM THE LAND LOT CORNER COMMON TO LAND
LOTS 144, 145, 176, AND
177; RUNNING THENCE
COMMON TO LAND
LOTS 144, 145, SOUTH 30
DEGREES 02 MINUTES 03
SECONDS EAST A DIS-SECONDS EAST A DIS-TANCE OF 164.39 FEET TO A POINT. THENCE SOUTH 29 DEGREES 59 MINUTES 57 SECONDS EAST A DIS-TANCE OF 493.69 FEET TO

and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the AN IRON PIN FOUND;
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60
DEGREES 12 MINUTES 40
SECONDS EAST A DISTANCE OF 84.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DE
GREES O7 MINUTES 40
SECONDS EAST A DISTANCE OF 681.12 FEET TO
AN IRON PIN FOUND ON
THE SOUTHWESTERLY IRON PIN FOUND; EAVING SAID 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. commonly erty is AN ÎRÔN PÎN FOUND ON THE SOUTHWESTERLY 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 knówn as 928 Harvest Broof Dr. Lawrenceville, GA 30043. The sale will be con-ducted subject to (1) confir-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 extin-APPALOOSA LANE NORTH

03 SECONDS EAST A DISTANCE 50.18 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE 07 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE 07 FEET TO AN IRON

EAST A DISTANCE OF 166.29 FEET TO AN IRON PIN FOUND; THENCE NORTH 22 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 195.21 FEET TO AN IRON DIN FOUND; THENCE

PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE 0F 126.58 FEET TO AN IRON PIN FOUND; THENCE

126.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 37 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 347.66 FEET TO AN IRON PIN FOUND; THENCE SOUTH 41 DEGREES 05 MINUTES42 SECONDS WEST A DISTANCE OF 140.87 TO A POINT AND THE TRUE POINT OF BEGINNING, FROM THE TRUE

NING, FROM THE TRUE POINT OF BEGINNING AS

POINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 59 DEGREES 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 59 DEGREES 47 MINUTES 18 SECONDS WEST A DISTANCE OF 65.00 FEET TO A POINT; THENCE NORTH 30 DEGREES 12 MINUTES 18 SECONDS WEST A DISTANCE 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 AND THE TRUE POINT OF BEGINNING. SAID

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 HEREBY
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, among other possible events of default, failure to pay the indebtedness as and when due and

in the manner provided in the Note and Deed to Secure

Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure

Debt and by law, including attorneys fees (notice of intent to collect attorneys fees begins been given). Said

property is commonly known as 2081 APPALOOSA

MILL CIRCLE BUFORD, GA 30519, together with all fix-tures and personal property

attached to and constituting

a part of said property. To the best knowledge and be-lief of the undersigned, the

having been given).

THENCE

FOUND:

guished by foreclosure. U.S. Bank Trust National Association, not in its individual ca-pacity 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 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a

Power of Sale contained in a Security Deed given by Am-ber Nicole Johnson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Trailblazer as nominee for Trainblazer
Mortgage, LLC, dated April
11, 2022, and recorded in
Deed Book 59859, Page 467,
Gwinnett County, Georgia
Records, as last transferred to PHH Mortgage Corpora-tion by assignment recorded 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 origi nal 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 outcry to the highest bidder outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property. All that tract or parcel of land lying and being in Land Lot 101, 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 1107, Building Unit 15, Block "C" of Cooper Springs, as depicted on Plat of Survey of said Subdivision/Phase recorded at Plat Book 155, Pages 1-8, Gwinnett County, Georgia records, Reference is made nett 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. The debt remaining in de-fault, this sale will be made

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 Miti-

gation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach,

Florida 33409, to discuss

possible alternatives to avoid foreclosure. Said property will be sold subject to any

outstanding ad valorem taxes (including taxes which are a lien, but not yet due

FORECLOSURE

party (or parties) in possession of the subject property is (are): NAKITA R. JOHN-SON AKA NAKITA JOHN-SON-PORTER, NORMA J.

SON-PORTER, NORMA J.
JOHNSON, and 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 propand 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 liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13 - 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1; which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure 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 44-14-1622 the provided the provided in the preceding paragraph. 162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1500, South Dep tion: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor un-der the power of sale grant-ed in the aforementioned seed in the aforementioned se-curity instrument, specifical-ly being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORIMA J. JOHNSON Parkway Law Group, LLC 1755 North Brown Road, Suite 150, Lawrenceville, GA 30043, 404.719.5155 NOVEMBER 23, 30, DECEMBER 7, 14, 21, 28, 2022 AND JANUARY 4, 11, 18, 25, FEBRUARY 1, 2023 22-0319 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING

COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 950 87604 11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022 87604

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 amendated and filed de cavidations). 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 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 GWINNETT COUNTY, Georgia, within the legal hours for sale on the first Tuesday in February, 2023 (the Sale), all property described in said Security Deed, including, but not limited to, declarant's obtains been including, without imited to, declarant's rights, if any, and, without limitation, the following described property (or so much thereof as has not, as of said first Tuesday, been previously released from the lien of the Security Deed by duly executed and recorded instrument): ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK B, FLOWERY BRANCH CROSSING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 22-24, GWINDERT CONDERNIS 109, PAGES 22-24, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE HERETO. TAX PAR-CEL NUMBER R3007 720 The sums due under said Security Deed (the Indebted-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 remaining in default, this Sale will be made for the purpose of applying the propurpose of applying the pro-ceeds thereof to the payment

rights-of-way and any other

rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Clifton D. Kildare and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S.

prohibited under the U.S

prohibited under the U.S. Bankruptcy code and 2) find 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; Run Dates: 01/11/23; 01/18/23; 01/25/23; 02/01/23 907 90270 1/11,18,25,2/2, 2023 of the Indebtedness secured by the Security Deed and the Note, accrued interest and expenses of sale, and all NOTICE OF SALE UNDER
POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JAMES
KNIGHT to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, and the payme shall be applied by law. 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 undersigned, the party in possession 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 GRANTEE, AS NOMINEE FOR OUICKEN 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 ordinances; (ii) matters which would be disclosed by and 00/100 dollars (\$111,925.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outry to the highest bidder for cash at the Gwinnett County 00/100 an accurate survey or by inspection of the property; (iii) any and all unpaid real and personal property ad val-orem taxes, special assessorem taxes, special assessments and governmental assessments; (iv) any and all prior restrictions, rights of way, and assessments of record, if any, appearing of record prior to the date of the Security Deed; (v) any and all restrictions, rights of way, and assessments of record appearing of record appearing of record appearing of record appearing of record and consented to of 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 expected. Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute described property: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 107 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING

liens upon said property. The undersigned is not re-

quired by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full

authority to negotiate, amend and modify the terms

of the Note and the Security

Deed is as follows: Ms.

FORECLOSURE FORECLOSURE

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 prohibit-ed under the United States Bankruptcy Code; (2) to final confirmation and audit of the confirmation and audit of the commitmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judicial and pro-judicial and security of the s sion of judicial and non-judicial sales in the State of Georgia in limited circum-stances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBfault under the terms of said ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES Con-tact: Ron C. Bingham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326 (470) 427-3700#70) 427-3700

950 91445 1/11,18,25,2/1, NOTICE OF SALE UNDER POWER STATE OF GEORGIA, POWER STATE OF GEORGIA,
COUNTY OF GWINNETT

By virtue of a Power of Sale
contained in that certain Security Deed from Clifton D.
Kildare to Mortgage Electronic Registration Systems,
Inc., as nominee for
Paramount Residential
Mortgage Group Inc. dated Inc., as nominee to reparamount Residential Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Four Thousand Nine Hundred Twenty-Four and 00/100 dollars Four and 00/100 dollars (\$204,924.00) with interest (\$204,924.00) with interest thereon as provided therein, as last transferred to Ameri-home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described transactive. All the described property: All that tract or parcel of land lying and being in Land Lot 4 of 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 preserved the sain but this incorporated herein by this reference and made a part of this description, being im-proved property. Said property may more commonly be known as 4256 Shoreside

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. OKN-22-05963-2 Ad Run Dates 01/11/2023, 01/25/2023, 01/2023, 01/2023, 01/2023, 01/2023 Circle, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the **Notice of Sale Under** purpose of paying the same Power State of Georgia, County of Gwinnett and all expenses of this sale, including attorneys fees notice of intent to collect attorneys 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-Home Mortgage Company, LLC, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis and all expenses of this sale

Under and by virtue of the Power of Sale contained in a Security Deed given by Gertie Leano to Mortgage Electie Leano to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Prima-ry Capital Mortgage, LLC (the Secured Creditor), dat-ed September 18, 2015, and Recorded on September 23, 2015 as Book No. 53836 and Page No. 618 (Syspett 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 and Page No. 618, Gwinnett County, conveying scribed property to south.

Note of even date in the origbe subject to the following 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 outinal principal amount of \$339,407.00, with interest at \$339.407.00 with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, 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 Courthouse within the legal hours of sale on the first Tuesday in March. 2023. the of the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute liens upon said prop-erty whether or not now due and payable; d) special as-sessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ichts of university ether

All that tract or parcel of land lying and being in Land Lot 261 of the 5th District, Gwinnett County, Georg being Lot 76, Block A Austin Commons

Tuesday in March, 2023, the

following described proper

Austin Commons
Subdivision, per plat thereof recorded in Plat Book
133, pages 199-202, Gwinnett County, Georgia
Records, which recorded
plat is incorporated herein
by reference and made a
part of this description part of this description. Tax ID: R5261-282

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. Because the debt remains in default, this sale will be made for the surpress of paying the same purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees paying heap given). tent to collect attorney's research having been given). Lake-view Loan Servicing, LLC. holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Flagstar Bank, FSB is the entity with

required to amend or modify required to amend or moonly the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 1922 WEATHERBY

WAY COURT, DACULA, GA 30019 is/are: Gertie Leano or tenant/tenants. Said property 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 Security Deed first set out above, is sessments, liens, encumassessments, liens, encumbrances, zoning ordinances easements, restrictions

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. Bankruptcy Code; and (2) final confir-

LOT 20, BLOCK B, UNIT 6,
OF PINE RIDGE COUNTRY
CLUB ESTATES, AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 26, PAGE
237, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PECORDS DIAT IS

WHICH RECORDED PLAT IS

INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION; BEING IMPROVED IION; BEING IMPROVED PROPERTY KNOWN AS 2157 LAKE RIDGE TERRACE ACCORDING TO THE PRESENT SYSTEM ON UMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. Said legal description being controlling, however the property is more com-monly known as 2157 LAKE RIDGE TER, LAWRENCEVILLE. 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of de-

Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall 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 with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters sold on an as-is basis with any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in poswhich would be disclosed by 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. to subject (1) to collitified to that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC fix/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, Md 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 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 require a secured creditor to

950 90896 1/11.18.25.2/1

Georgia records, ng the after-denot now due

Bank, FSB 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, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify

OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Irene Ma-

FORECLOSURE

mation and audit of the sta-tus of the loan with the hold-er of the security deed. Pursuant to O.C.G.A. §9-Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-

ceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lake-view Loan Servicing, LLC. as Attorney in Fact for Gertie Leano.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Calmbia, Sc. 20091 (1993) Columbia, SC 29201 (803)-509-5078. File: 22-52991

950 92468 1/18,25,2/1,8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale

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 September 27, 2002, recorded October 11, 2002, in Deed Book 29159, Page 0079, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided for therein, said Security Deed having been given to secure a source of the security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand and 00/100 dollars (\$280,000.00), with interest thereon as provided for therein, said Security for therein, said Security for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property. All 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, BLOCK G, UNIT FOUR OF THE MOORINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN PLAT GORPORATED HEREIN AND CORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 4705 RIVER-SOUND DR, SNELLVILLE, GA 30039. The indebtedness secured by said Security Deed has been and is hereby

GINNING.

Said tract

said property, if any. Said property will be sold subject

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.

closed by an accurate survey and inspection of the prop-erty, any assessments, liens,

encumbrances, zoning ordi-

covenants, and matters of

coverlants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness

and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be contacted which the sale will be confused.

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

property is or may be in the possession of The Repre-

sentative of the Estate of Irene Mahony, successor in Irenerst or tenant(s). Rocket

WILL BE USED FOR THAT

PURPOSE. 950 9268 1/25,2/1,8,15,22,3/1, 2023

Deed having been last sold

Deed naving been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sole on the first Tuesday.

SION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT

RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART PF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1812
DRIFTWOOD PLACE ACDENING TO THE DESCENT

DRIFTWOOD PLACE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. Said legal description being controlling, however the property is more commonly known as 1812

commonly known as 1812 DRIFTWOOD PLACE, SNEL-

LVILLE, GA 30078. The indebtedness secured by said Security Deed has been and

is hereby declared due be-cause of default under the

terms of said Security Deed.
The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens-

es of the sale, including at

torneys fees (notice to col-

GEORGIA

WHICH

COUNTY.

RECORDS

92681

the secured creditor.

FORMATION

restrictions.

nances.

declared due because of de fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall 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 with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumsessifients, fields, 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.

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 final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC Loss Rushmore Loan Management Services, LLC , Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. 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. U.S. BANK TRUST NATIONAL ASSOCIATION. NOT IN ITS INDIVIDATION. ATION, NOT IN ITS INDIVID-ATION, NOT IN 11S INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST as Attorney in Fact for SHUAIB MAHMUD, KIM-

for SHUAIB MAHMUD, KIMBERLY T. MAHMUD 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. RLM-19-04868-4 Ad Run Dates 01/11/2023, 01/18/2023, 02/01/2023

950 90882 1/11,18,25,2/1 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE

hony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated December 4, 2017, and recorded in Deed Book 55569, Page 345, Gwinnett County Peccycle, said Sequity Deed 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage LLC, FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$109,250.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire cured has declared the entire amount of said indebtedness amount of said indeptedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in said

FORECLOSURE

County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL

Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the OF LAND lying and being in the 86th Land Lot of the 6th the 86th Land Lot of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly dight-of-way line of Brownlee 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 right-ofway line of Brownlee Lane (60 foot right-of-way); run thence along the northany taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; westerly right-of-way line of Brownlee Lane in a north-easterly direction, and folall zoning ordinances: as lowing the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGINsessments; liens; sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and NING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 secbelief of the undersigned belief of the undersigned, the owner and party in pos-session of the property is MARY W MCNORRILL, HOWELL H MCNORRILL III, ESTATE AND/OR HEIRS AT ESTATE AND/OR HEIRS AT 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 audit of the status of the loan with the holder of the Security Deed. The entity having full authority to onds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 sectors. begrees 27 Immules 29 seconds West a distance of 271.92 feet to a point marked by a one-inch open the pin found; run thence North 73 degrees 20 minutes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch entity having full authority to negotiate, amend or modify point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a terms of the loan all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured unistance of 226.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 seconds East a distance of 380.80 feet to a point. 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, III THE BELOW distance of 369.80 feet to a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a I AW FIRM MAY BE HELD TO BE ACTING AS A D COLLECTOR, UNDER FERAL LAW. IF SO, ANY FORMATION OBTAIL and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BE-WILL BE USED FOR THAT WILL BE USED FOR IHAI
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
RMU-22-05540-4 Ad Run shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14, Dates 01/18/2023, 2015, prepared by Barton 950 91743 1/11,18,25,2/1, Surveying Inc., bearing the seal and certification of seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Brownlee Ln Sw. Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said 2023

FORECLOSURE

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

the terms of the Security

NOTICE OF SALE UNDER POWER STATE OF GEORGIA,

COUNTY OF FULTON

By virtue of a Power of Sale
contained in that certain Security Deed from Katrina SchulerMitchell to WILM-SchulerMitchell to WILM-INGTON FINANCE, A DIVI-SION OF AIG FEDERAL SAV-INGS BANK, dated October 07, 2004 and recorded on November 17, 2004 in Deed Book 38870, Page 644, in the Office of the Clerk of Su-perior Court of Fulton Coun-ty, Georgia, said Security Deed having been given to been a Note of even date, in the original principal 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 record-ed, will be sold at public out-cry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale February, 2023, all property described in said Security
Deed including but not limited to the following described
property: ALL THAT TRACT AND BEING IN LAND LOT 354, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, interest or ténant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED SECTION, FOLTON COUNTY, GEORGIA, LOT 27, BLOCK A, WINDSONG TRACE SUBDI-VISION, F.K.A. FINLEY MEADOWS UNIT II, PER PLAT RECORDED IN PLAT PLAI HECURDED IN PLAI BOOK 180, PAGES 95 AND 96, FULTON COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING IN-CORPORATED HEREIN AND MADE A PART HEREOF FOR

A MORE COMPLETE DE SCRIPTION. Said property may more commonly be known as 6260 Song Breeze knówn 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, nonpayment of the monthly installments on said loan. The
debt remaining in default,
this sale will be made for the
purpose of paying the same
and all expenses of this Case
#: 22-010455-1 sale, including
attornevs fees (notice of NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity 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
Five Hundred and 00/100
dollars (\$166,500.00), with
interest thereon as provided
of therein, said Security
Deed having been last sold, ing attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms 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, warranty or recourse against the above-named or the undersigned. The sale will also be obtained to the following 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 house, 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-LYILLE NORTH SUBDIVISION JINIT 4 AS PER PLAT of the property; c) any out standing ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special as-sessments; e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, ichts of tury and any other rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are katrina Schuler-Mitchell and or tenant(s). The sale will be conducted subject to 1) con-firmation that the sale is not prohibited under the U.S.

> 01/25/23; 02/01/23 91055 1/11,18,25.2/1, 2023

Bankruptcy code and 2) final

confirmation and audit of the

status of the loan with the holder of the Security Deed. MCLP Asset Company, Inc.

as Attorney-in-Fact for Katri-na Schuler-Mitchell 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;

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security