## FORECLOSURE

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. OF GWINNETI COUNTY,
GEORGIA, BEING LOT 40,
BLOCK A, OF PEMBROOK
FARMS SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 109, PAGE 128129, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH BLAT IS INCORPO. WHICH PLAT IS INCORPO 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-Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default this sale will be 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. the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the preperty is session of the property is MARQUITA LASHAWN BUT-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 final confirmation and àudit of the status of the loan with the holder of the Security Deed. The entity having full authority to negoby reference and made a part of this description. Said property may more com-monly be known as 1515 tiate, amend or modify all terms of the loan (although not required by law to do so is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in Fontana Lawrenceville. GA 30043 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-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 as Attorney in Fact for MARQUITA LASHAWN BUTLER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 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,
01/18/2023, 01/25/2023, 950 90885 1/11,18,25,2/1 STATE OF GEORGIA COUN 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 to House and dated March 24, 2006, and recorded in Deed Book 46389, Page 336, Gwinnett County Records, said Security Deed having been last assigned, transferred transferred with Farsold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Trustee, 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 en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said

County, sell at public outcry to the highest bidder for

with all fixtures and personal

an accurate survey and in-

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 Ellery E. Carter; Darlene M.

Carter and Gregory Maddox, successor in interest or ten-

FORECLOSURE

ant(s). Wells Fargo Bank N.A., as Trustee, for Carring-ton Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Ellery E. Carter and Gregory Maddox File no. 18-068201 LOGS LEGAL GROUP LLP\* LOGS LEGAL GROUP LLT Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ \*THE LAW FIRM IS

ACTING AS A DEBT COL-LECTOR. ANY INFORMA-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 12/28.1/4.11.18.25.2/1. 2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Tabatha Y. curity Deed from Tabatha Y.
Coleman to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEF
FOR SUMMIT FUNDING,
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 of even date, in the original sand Two Hundred Ninety-Eight and 00/100 dollars 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 Gwinnett County, Georgia, or at such place as has or may 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 property: All that tract or parcel of land lying and being in Land Lot 24 of the 7th District, of Gwinnett County. Georgia. at such place as has or may Lot 24 of the 7th District, of 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 lat is incorrocated herein plat is incorporated herein

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, and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 22-00940H. The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is SUMMIT FUNDING, INC., 3138 E. El-wood St. Phoenix, AZ 85034. Said property will be sold on an as-is basis withsold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special asand payable; d) special assessments: e) the right of re demption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, cichts of way, and any other 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 possessions of the security security and the security security and the security secur session of the property are Tabatha Y. Coleman and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. 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: to the highest bloder 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, EN-12/28/22; 01/11/23; 01/04/23; 01/18/23;

> TS # 2022-04300 Notice Of Sale Under Power

01/25/2023; 02/01/2023

12/28,1/4,11,18,25,2/1,2022

COMPASSING 2.18 ACRES, AND BEING MORE PARTIC-ULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNA-PREPARED BY W.T. DUNA-HOO AND ASSOCIATES, INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLATFOR JOE IVEY AND PAMELA IVEY", SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133-Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Joan Antonio Cotto Rivera to Mortgage Elec-tronic Registration Systems, Inc., as Grantor, as nomi-nee for Brand Mortgage Group, LLC, its successors and assigns, dated 7/31/2017, and recorded on 8/2/2017, in Deed Book PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERE-8/2/2017, in Deed Book 55300, Page 0223, Gwinnett County, Georgia records, as last assigned to **Freedom** TO INCORPORATED HEREIN Mortgage Corporation by FOR A MORE COMPLETE AND DETAILED DESCRIPassignment recorded on 9/1/2021 in Deed Book TION. Said property is known as 650 Wiley Lane, Auburn, GA 30011, together 59134, Page 00855, conveying the after-described property to secure a Note in the original principal amount of \$132,885.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Keinpett property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or not Courthouse door of Gwinnett Courtnouse goor or Gwinner Country, Georgia, within the legal hours of sale on 3/7/2023, the following de-scribed property: All That Tract Or Parcel Of Land Ly-ing And Being In Land Lot 65 Of The 5th Land District, Gwinnett Country Georgia now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by spection of the property, any assessments, liens, encumbrances, zoning ordinances, Gwinnett County, Georgia, Being Lot 5, Block A, Eden-brooke At Millstone Subdivi-sion, As Per Plat Recorded In Plat Book 86, Page 168, 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 Gwinnett County Records, Which Plat Is Hereby Re-ferred To And Made A Part Of This Description. Said edites and an expenses of a 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 property is commonly known as 4162 Edenbrooke Circle Loganville, GA 30052
The indebtedness secured
by said Security Deed has
been and is hereby declared is not prohibited under the due because of, among oth-

er possible events of default

failure to pay the indebted

ness as and when due and in the manner provided in the Note and Security Deed.

The debt remaining in de-fault, this sale will be made

for the purpose of paying the same and all expenses of the

FORECLOSURE

sale, as provided in the Security Deed and by law, including attorney's 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) is: quired by law to do so) is: Freedom Mortgage Corpora-tion, Attention: Loss Mitiga-tion Department, 10500 Kin-caid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and oavable). any matters which whether or not now 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 any other matters of record out. other matters of record su other matters of record su-perior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party (ies) in possession of the property is (are) Joan Anto-nio Cotto Rivera or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale (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. The sale is conducted on bealt of the secured creditor. half of the secured creditor under the power of sale granted in the aforemen-tioned security instrument, tioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Joan Antonic Ootto Rivera. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04300 For sale information. mation, visit https://www.nestortrustee.com/sales-information or call (888) 902-3989. 93473 2/1,8,15,22,3/1,2023

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 WILL BE USED FOR THAT PURPOSE.

Circle

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 Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage for GreenFount 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 Gwinnett Countion recorread on August 3, 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 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 And 00/100 Dollars (\$220,000.00), with interest (\$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 courthouse door of Gwinnet County, Georgia, within the legal hours of sale on February 7, 2023 the following described property: All that tract or parcel of land lying 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, Unit Two as per plat 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 reference. Parcel ID: R6271 175 The debt secured by said 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 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). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Forethought Life Insurance Company, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine CA 92618 to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including 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 Security Deed first set out above To the best knowledge and belief of the undersigned, the parties in possession of the property are Ahmad Elkhatib or tenant(s); and said property is more com-monly known as 3070 Wynmonly 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 prohibited under the U.S. pronibited 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 Indeed. Forethought Life Insurance Company as Attorney in Fact for Ahmad Elkhatib and F. Obeid aka Fadia H. Obeid McMichael Taylor 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 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Jacob S. Estes to Mortgage Electronic Registration Systems, Inc., as Nominee for Assent mc., as Nominee for Assem Mortgage, LLC dated May 14, 2019, and recorded in Deed Book 56645, Page 298, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to

FORECLOSURE

FORECLOSURE

GAGE, LLC. securing a Note

daib. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S in the original principal amount of \$267,000.00, the holder thereof pursuant to said Deed and Note thereby 950 90891 1/11,18,25,2/1 NOTICE OF FORECLOSURE ness due and payable and, pursuant to the power of sale contained in said Deed, SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in said Security Deed given by James Nathan Jackson and James Nathan Jackson and Carlos J. Negron Reyes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, dated June 29, 2006, and recorded in Deed Book 46763, Page 40, Gwinnett County, Georgia Records, as last transferred to ILS. Bank County, sell at public outcry to the highest bidder for to the highest bidder for cash, the properly 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, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY INCORPORATED last transferred to U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust Nor 2 Augustion Transport Property Assignment recorded on March 2, 2022 in Book 59739 Page 00083 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 control of the County, Georgia Records, conveying the After-described property to secure a Note in the original control of the County of the Co 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
cutstanding ad valorem tax-INCORPORATED to secure a Note in the original nal principal amount of One Hundred Seventy-Seven Thousand Fifty and 0/100 dollars (\$177,050.00), with interest thereon as set forth therein, there will be sold at white active to the highest outstanding ad valorem tax-es (including taxes which are a lien, whether or not now due and payable), the right of redemption of any public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Februtaxing authority, any matters which might be disclosed by an accurate survey and inan accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to ary 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 ary 7, 2023, the following 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 editiess and an experises of 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 151-152, GWINNETT COUNTY, GEORGIA DEED RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION. 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 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 property is or may be in the possession of Ja-cob S. Estes, successor in

950 95 1/22,25,2/1,8,15,22,3/1, 92683 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA

cob S. Estes, successor in interest or tenant(s). UNITED WHOLESALE MORTGAGE, LLC. as Attorney-in-Fact for 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

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Mo-hammad Yusif Fuad Hudaib hammad Yusif Fuad Hudaib and Sereen Hasain Hasun Hudaib to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership d/b/a Sebonic Financial, dated March 16, 2022, and recorded in Deed Book 59797, Page 246, Gwinnett County, Georgia Records, as last transferred to Cardinal last transferred to Cardinal 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 Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Two Hundred ThirtyFour Thou-sand Five Hundred and 0/100 dollars (\$234,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: ALL THAT TRACT OR PARECEL OF LAND LYING AND ALL IHAI IRACI OH PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 71 & 84 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 35, BLOCK B, MCDANIEL'S BLUFF, AS PER PLAT THEREOF RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
21, PAGE 181, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REF-

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 heis hereby declared due because of, among other pos-sible 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). The entity hav-ing full authority to negoti-ate, amend or modify all 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 writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illi-nois 60047, to discuss pos-sible atternatives 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 and payable), any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to 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 Hudaib and Sereen Hasain Hasun Hudaib or tenant(s); Hasun Hudaib or tenant(s) and said property is more commonly known as 3839 Cotswold Dr Sw, Lilburn, GA 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 status of the loan with the holder of the security deep and (2) participated for deep and (3) participated for deep and (4) participated for deep and (5) participated for deep and (6) participated

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

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

Yusif Fuad Hudaib and Sereen Hasain Hasun Hu-

FORECLOSURE

Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, 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 undersigned, the party in possession of the property is Amber Nicole Johnson or 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 redemp-tion or other lien not extintion 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 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18329 950 90894 1/11,18,25,2/1

Notice of Sale Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given 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 conveving the afnited N.A. in Book 59503, Page 787, conveying the after-described property to secure a Note of even date in the original principal amount of \$201,832.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in 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 leaving the state. of Gwinner I coulity, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA BEING COT 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 DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM THE LAND LOT CORNER COMMON TO LAND LOTS 144, 145, 176, AND 177; RUNNING THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 1441 AND 1455 SOUITS 1344 AND 1455 SOUITS 1345 SOUITS 1344 AND 1455 SOUITS 1344 AND 1455 SOUITS 1345 SOUITS 1344 AND 1455 SOUITS 1345 A as provided in Sectinity beed and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotiing full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 350-10 (hympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property ALONG TH LAND LOT LINE
COMMON TO LAND LOTS
144 AND 145, SOUTH 30
DEGREES 02 MINUTES 03
SECONDS EAST A DISTANCE OF 164.39 FEET TO A
POINT. THENCE SOUTH 29
DEGREES 59 MINUTES 57
SECONDS EAST A DISTANCE OF 493.69 FEET TO
AN IRON PIN FOUND;
THENCE LEAVING SAID
LAND LOT LINE, NORTH 60
DEGREES 12 MINUTES 40
SECONDS EAST A DISTANCE OF 843.83 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE OF 867.12 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE OF 681.12 FEET TO
AN IRON PIN FOUND;
THENCE NORTH 60 DEGREES 07 MINUTES 40
SECONDS EAST A DISTANCE OF 681.12 FEET TO
AN IRON PIN FOUND ON
THE SOUTHWESTERLY 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 spection 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 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 known as 928 Harvest Brook Dr, Lawrenceville, GA 30043. The sale will be con-AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED APPALOOSA LANE (80'R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE APPALOOSA PROPOSED RIGHT-OF-WAY LINE APPALOOSA PROPOSED RIGHT-OF-WAY LINE APPALO 30043. 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 NORTH 60 DEGREES MINUTES 40 SECONDS
EAST A DISTANCE OF 15.00
FEET TO A POINT ON A
PROPOSED (50 RW);
THENCE CROSSING SAID
APPALOOSA LANE NORTH
60 DEGREES 26 MINUTES
03 SECONDS EAST A DISTANCE 50.18 FEET TO AN
IRON PIN FOUND; THENCE
SOILITH 29 DEGREES 50 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association and the light security of the li ballik Irust 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 Chambles Punwoody 8604 IANCE 50.18 HELT TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 29 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 166.29 FEET TO AN IRON FOUND; THENCE NORTH 22 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 195.21 FEET TO AN IRON PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 126.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST A DISTANCE OF 126.58 FEET TO AN IRON PIN FOUND; THENCE SOUTH 37 DEGREES 41 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-16824 950 1/11,18,25,2/1,2023

foreclosure. Said property

an accurate survey and in-

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Amber Nicole Johnson to Mort-

per Nicole Jonnson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Trailblazer 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 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 original principal amount of Three Hundred Forty-One Thousand Eight Hundred Forty-Five and O/100 dollars (\$341,845.00), with interest thereon as set forth therein, there will be cold at public there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described exposers. All that any 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 Book 155, Pages 1-8, Gwin-nett County, Georgia records, Reference is made to the aforementioned Plat for a more detailed descrip-tion. 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 indebted-ness as and when due and in the manner provided in in the manner provided in the Note and Security Deed 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,

authority to negotiate, amend or modify all terms

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,

FORECLOSURE

attached to and constituting

attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): NAKITA R. JOHNSON AKA NAKITA JOHNSON-PORTER, NORMA JOHNSON, and or tenant or tenants. Said property will be sold subject to (a) and outstanding ad valorem taxoutstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by the property of the land of the lies closed by an accurate survey and inspection of the prop and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 9-13- 172.1; and (3) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negothe secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure terms of the Deed to Secure
Debt described herein. This
sale is conducted on behalf
of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BankUnited N.A. as tuning institution, specifically being BankUnited N.A. as attorney in fact for NAKITA R. JOHNSON and NORMA 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 22-20319 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ADDITIONAL OF THE NORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

11/23,30,12/7,14,21,28,1/4, 11,18,25,2/1, 2022

NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY

LINE S 07 ONDS

PIN FOUND; THENCE SOUTH 37 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 347.66 FEET TO AN IRON PIN FOUND; THENCE

347.66 FEET TO AN IRON PIN FOUND: THENCE SOUTH 41 DEGREES 05 MINUTES42 SECONDS WEST A DISTANCE OF 140.87 TO A POINT AND THE TRUE POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THIS ESTABLISHED:

PUINT OF BEGINNING AS THUS ESTABLISHED; THENCE NORTH 59 DE-GREES 47 MINUTES 18 SECONDS EAST A DIS-TANCE OF 65.00 FEET TO A POINT, THENCE SOUTH 30

TANCE OF 65.00 FEET TO A POINT, THENCE SOUTH 30 DEGREES 12 MINUTES 42 SECONDS EAST A DISTANCE OF 198.3 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 42 SECONDS WEST A DISTANCE OF 199.83 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINING 0.298 ACRES (12.989 SQUARE FEET) MORE OR LESS. BEING A PORTION OF THE PROPERTY CONVEYED TO CHATEAU CONSTRUCTION, INC. BY WARRANTY DED DATED JANUARY 23, 2006 AND RECORDED IN DEED BOOK 46105, PAGE 617, GWINNETT COUNTY, GEORGIA RECORDED BUILDING 18 CONSISTS OF LOTS 53 THROUGH 61 OF THE RESERVE AT IVEY CREEK; LOTS 53-56 AND 58-61 ARE NOT CONVEYED HERBEY AND TAR ONT INCLIDED IN

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 oth-er possible events of default,

failure to pay the indebted-ness as and when due and

in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of

paying the same and all ex-

penses of this sale, as pro-

vided in the Deed to Secure
Debt and by law, including
attorneys fees (notice of in-

tent to collect attorneys fees

having been given). Said property is commonly known as 2081 APPALOOSA

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,
Coordia records or sport Page 698, Gwinnett County, Georgia records (as amended, 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 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 the courthouse door of GWINNETT COUNTY, Geor-GWINNETI COUNTY, GEOF-gia, within the legal hours for sale on the first Tuesday in February, 2023 (the Sale), all property described in said Security Deed, including, but not limited to, declarant's rights if any and without not immed to, declarants 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 line of the Security Board by previously released from the lien of the Security Deed by duly executed and recorded instrument): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK B, FLOW-ERY BRANCH CROSSING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 22-24, GWIN-NOT THE SOUR THE SUCK TO THE SUCK TO THE SUCK TO THE SUCK THE SUCK

The sums due under said Security Deed (the Indebtedness) have been, and are hereby, declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purpose of applying the pro-ceeds thereof to the payment of the Indebtedness secured by the Security Deed and the Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law.
The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possessigned, the party in posses-sion of the property is Lawrence W. Jones or ten-ant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by in-spection of the property; (iii) any and all unpaid real and any and all unpaid real and personal property ad valorem 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 way, and assessments of record appearing of record after the date of the Security

Deed and consented to of

record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute

liens upon said property. The undersigned is not re-

quired by law to negotiate

FORECLOSURE

amend, or modify the terms of the Note or the Security Deed. The individual with full 30519, together with all fix-tures and personal property authority negotiate. amend and modify the terms amend and modify the terms of the Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, GA 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibit and under the Initial States ed under the United States
Bankruptcy Code; (2) to final
confirmation and audit of the
status of the loan with the
holder of the Security Deed;
and (3) subject to the proviholder of the Security Deed; and (3) subject to the provi-sions of O.C.G.A. § 9-13-172.1 which permits resois-sion of judicial and non-judi-cial sales in the State of Georgia in limited circum-stances. CITIZENS AND ITS COUNSEL ARE ACTING AND DEBT COLLECTORS, AND ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES Con-LAWRENGE W. JONES COIL 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, 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 June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superi-or Court of Gwinnett County, Capagia, early Specify Deed Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Four Thousand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924.00) with interest thereon as provided therein, as last transferred to Amerihome 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 Georgia, said Security Deed County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the le-gal 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 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 place as has or may be law-Records, which said plat is incorporated herein by this reference and made a part of this description, being improved property. Said property may more commonly be as 4256 Shoreside Circle, Snellville, GA 30039.
The debt secured by said
Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). 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, Ew-Blvd, Ew ing, NJ 08618. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also he subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due erty whether or not now due and payable: d) special asand payable; d) special as-sessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and the superior of the said security Deed. belief of the undersigned, the owners and party in posthe owners and party in pos-session of the property are Clifton D. Kildare and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation 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. holder of the Security Deed.
AmeriHome Mortgage Company, LLC as Attorney-inFact for Clifton D. Kildare
Contact: Padget Law Group:
6267 Old Water Oak Road,
Suite 203, Tallahassee, Tallah

01/18/23; 01/18/23; 02/01/23 907 90270 1/11,18,25,2/2, 2023 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 QUICKEN LOANS INC., dated June 8, 2019, recorded June 21, 2019, in Deed Book 56678, Page 800, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Nine Hundred Twenty-Five and 00/100 dollars and 00/100 uoiiai 3 (\$111,925.00), with interest thereon as provided for 00/100 dollars thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 107 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING LOT 20. BLOCK B. UNIT 6.

OF PINE RIDGE COUNTRY CLUB ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 237, GWINNETT COUNTY, GFORGIA WHICH RECORDED PLAT INCORPORATED HEREIN I REFERENCE AND MADE

FORECLOSURE

PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN PROPERTY KNOWN AS 2157 LAKE RIDGE TERRACE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING 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 de-clared due because of de-

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

cluding 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, 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 the payable at the situation. any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encum brances: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned the owner and party in possession of the property is JAMES KNIGHT, or tenants (s). The sale will be conducted subject (1) to confirmation that the color part was tion that the sale is not pro hibited under the 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 ful authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC fik/a Ouicken Loans, LLC, Loss Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508- 0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, 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 DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT 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. QKN-22-05963-2 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023,

950 90896 1/11,18,25,2/1 Notice of Sale Under Power State of Georgia,

County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Gertie Leano to Mortgage Electronic Registration Systems. Inc., as nominee for Prima ry Capital Mortgage, LLC ed September 18, 2015, and Recorded on September 23, 2015 as Book No. 53836 and Page No. 618, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$339,407.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC. by as-signment that is or to be recorded in the Gwinnett County, Georgia Records there will be sold by the un dersigned 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 following described proper

ty:
All that tract or parcel of land lying and being in Land Lot 261 of the 5th District. Gwinnett County, Georgia, being Lot 76, Block A of Austin Commons Subdivision, per plat there-of recorded in Plat Book

133, pages 199-202, Gwin-nett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.
Tax ID: R5261-282
The debt secured by said
Security Deed has been and

is hereby declared due be-cause of, among other possible events of default, fail ure 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 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 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 Bank, FSB is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB

14-102.2, 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 the secured creditor is not the secured creditor and the secured creditor.

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 1922 WEATHERBY WAY COURT, DACULA, GA 30019 is/are: Gertie Leano 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 det and payable), (b) any mat ters which might be dis closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to assessments liens encum brances, zoning ordinances,