## FORECLOSURE

covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold-

er of the security deed.
Pursuant to 0.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Generic the Deed Under 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 preceding paragraph.

ceoing paragraph.
Funds used at sale shall be
in certified funds and
payable to Bell Carrington
Price & Gregg, LLC. Lakeview 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 & Greaq, LLC, 339 Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-

509-5078. File: 22-52991

1/18,25,2/1,8,15,22,3/1, NOTICE OF SALE UNDER POWER GEORGIA, GWIN-POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale
contained in that certain Se-curity Deed from SHUAIB
MAHMUD and KIMBERLY IN
MAHMIID to MORTGAGE MAHMUD to MORTGAGE ELECTRONIC REGISTRA-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 ELECTRONIC 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 last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual canacity, but solely vidual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described preparty. All described property: ALL THAT TRACT OR PARCEL IHAL I HACT OF PARCEL
OF LAND LYING AND BEING
IN LAND LOT 27 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
BEING LOT 45, BLOCK G,
UNIT FOUR OF THE MOORWAS SUBPLIFIED AS DEP UNIT FOUR OF THE MOUST INGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 23 RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being said legal description legical 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 declared due because of dedeclared 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, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security. der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the under signed. The sale will also be subject to the following items which may affect the title any outstanding ad valorem taxes (including taxes which are a lien, whether or act now die and navelble): not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. the owner and party in pos-session of the property is SHUAIB MAHMUD, KIM-BERLY T. MAHMUD, or ten-ants(s). The sale will be con-

ducted 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 texture of the loan with 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 Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to the holder of the Security

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. U.S. BANK TRUST NATIONAL ASSOCI-ATION, NOT IN ITS INDIVID-UAL CAPACITY, BUT SOLE-LY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITE TRIIST as attorney in Eact TRUST as Attorney in Fact for SHUAIB MAHMUD, KIM-TOT SHOULD MAHMOUD, KIND THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED MILLINGT FOR THAT 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, 01/18/2023, 01/18/2023

950 90882 1/11.18.25.2/1 STATE OF GEORGIA COUN-OF GWINNETT NOTICE OF SALE UNDER POWER

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

cured has declared the entire

amount of said indebtedness

## **FORECLOSURE**

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
County, sell at public outcry
to the highest bidder for cash, the property described in said Deed, to-wit: ALL
THAT TRACT OR PARCEL
OF LAND lying and being in
the 86th Land Lot of the 6th
Land District, Gwinnett
County, Georgia and being
more particulated described more particularly described as follows: To find the TRUE POINT OF BEGINNING, com-mence at the intersection of the northeasterly right-of-way line of Martin Nash way line of Martin Nash Road and the northwesterly right-ofway line of Brownlee Lane (60 foot right-of-way); run thence along the north-westerly right-of-way line of Brownlee Lane in a north-Brownlée Lane in a northeasterly direction, and following 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 BEGINNING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31

Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 found; run thence North 31 degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point marked by a one-inch open top 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 open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a minutes 36 seconds East a distance of 228.86 feet to a distance of 228.86 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 369.80 feet to a point marked by an iron pin found on the northwesteriy right of-way line of Brownlee right of-way line of Brownlee Lăne; 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 feat 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 BEGINNING. Said tract is Lane; run thence along said Ing the IRUE POINT OF BE-GINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14,

2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Regis-tered Land Surveyor No. 2533. Said property is known as 3195 Browniee Ln Sw, Lilburn, GA 30047, to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject oran taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness

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 conducted subject (1) to confirmation that the sale is not 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 of the status of the load with the secured creditor. The property is or may be in the prosperty is or may be in the possession of The Representative of the Estate of Irene Mahony, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LC 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 0BTAINED the secured creditor WILL BE USED FOR THAT PURPOSE.

950 92681 1/25,2/1,8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain 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 of even date in the original principal amount of One 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 for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highment, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING DISTRICT, GWINNET COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNEL-LVILLE NORTH SUBDIVI-SION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT COUNTY COUNTY, RECORDS. GEORGIA

W, PAGE 219, GWINNEI
COUNTY, GEORGÍA
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 ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGÍA. SUBJECT TO ANY EASEMENTS
AND RESTRICTIONS OF
RECORD. Said legal description being controlling, however the property is more
commonly known as 1812
DRIFTWOOD PLACE, SNEL-DRIFTWOOD PLACE, SNEL-LVILLE, GA 30078. The in-debtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the

## **FORECLOSURE**

The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenspaying 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 Sourish the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, warranty or recourse against the above-named or the undersigned. The sale will also he 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 which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; asessments; liens; encumbrances; restrictions; covenants, and any other matters of record survivor to matters of record superior to matters of record superior to the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARY W MCNORRILL III, ESTATE AND/OR HEIRS AT LAW OF HOWELL MCNOR-RILL III , or tenants(s). The sale will be conducted sub-ject (1) to confirmation that ject (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: PHH Mortgage Corporation, Loss Mitigation 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 strued to require a secured 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 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 strued to require a secured FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite

100. Peachtree Corners. GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-22-05540-4 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 950 91743 1/11,18,25,2/1,

NOTICE OF SALE UNDER

POWER STATE OF GEORGIA, COUNTY OF FULTON By virtue of a Power of Sale contained in that certain Secondary curity Deed from Katrina SchulerMitchell to WILM-INGTON FINANCE, A DIVI-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 secure a Note of even date secure a Note of even date, in the original principal amount of Two Hundred Sixteen Thousand and 00/100 dollars (\$216,000.00) with interest thereon as provided therein, as last transferred to

therein, as last transferred to MCLP Asset Company, Inc. by assignment to be recorded, will be sold at public outcash 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 ed 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 354, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, LOT 27, BLOCK A, WINDSONG TRACE SUBDIVISION, F.K.A. FINLEY MEADOWS UNIT II, PER PLAT RECORDED IN PLAT BOOK 180, PAGES 95 AND 96, FULTON COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. Said property may more commonly be known as 6260 Song Breeze Trace, Duluth, GA 30097. The debt secured by said property declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The within the legal hours of sale

sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this Case #: 22-010455-1 sale, includ-ing attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, full authority to negotiate, amend and modify all terms amend and modify all terms of the loan is MCLP Asset Company, Inc., 55 Beattie 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 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 greatly c) and only the progress of t

of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemotion of any taxing au demption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, seaten of ways and outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, seaten of ways and outstanding the same of the s ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Katrina Schuler-Mitchell and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not probibited under the LLC. 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 prohibited under the U.S. prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. MCLP Asset Company, Inc. as Attorney-in-Fact for Katriaudit of the status of the loan with the secured creditor. The property is or may be in the possession of Paul Moore, a/k/a Paul Moore Jr, Alexia Anastasia Moore, sucna Schuler-Mitchell Contact cessor in interest or tenant

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;

91055

01/25/23; 02/01/23

950 1/11,18,25.2/1, 2023

(s). Nationstar Mortgage LLC as Attorney-in-Fact for Paul Moore, Jr. and Alexia Anas-tasia Moore File no. 22-079331 LOGS LEGAL GROUP LLP\* Attorneys and

Counselors at Law 21 Perimeter Center Parkway

211

GREGORY FUNDING LLC may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,

**FORECLOSURE FORECLOSURE** 

DEBT COLLECTOR. ANY

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Newal S. Mohammed to Wells Fargo FORMATION Bank, N.A. dated June 9 Bank, N.A. cated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, securing a Note in the origi-nal principal amount of nal principal amount of \$197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and pursuant principal security. amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT AT SARATOGA SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWIN-BOOK 70, PAGE 106, GWIN-NETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPER BEING IMPROVED PROPERTY
Y KNOWN AS 2038 HIGH
ROCK AVENUE ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. Said property is known as 2038 High Rock Avenue, Lawrenceville, GA 30044, together with all fixtures and personal property, attached to and constituting tures and personal property a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an actuate authority and the right of the curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the curate survey and inspection of the property, any assessments, liens, encumbrances, restrictions, covenants, and maters 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 crediany, 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 (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor in interest or tenant cessor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20 076360 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 20246 (270) 2309 2556 file. loan with the secured credi-tor. The property is or may be in the possession of , successor in interest or ten-Perimeter Ceiller Laikway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED OBTAINED WILL BE USED FOR THAT PURPOSE.
950- 89625 12/14,21,28, 2022, 1/4,11,18,25, 2/1, 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed

Moore, Jr. and Alexia Anastasia Moore to Mortgage Electronic Registration Systems, Inc., as Nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper dated April 9, 2019, and recorded in Notice of Sale Deed Book 56556, Page 821, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC D/B/A Mr. Cooper, securing a Note in the original principal amount of \$266.840.00. the holder thereof pursuant to said Deed and Note there-by secured has declared the entire amount of said indebtedness due and pavable and. pursuant 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 the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: The land hereinafter referred to is situated in the City of Auburn, County of Gwinnett, State of 6A, and is described as follows" All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District of Gwinnett County, District of Gwinnett County, District of Gwinnett County, Georgia, being Lot 5, Block A, Brookside Crossing, fka Hwy 324 Tract Subdivision, Unit 1, Phase 1, as per plat recorded in Plat Book 105, Pages 228-231, and revised in Plat Book 117, Pages 184-187, Cyclepter County County In Mat Book 117, Pages 184-187, Gwinnett County, Geor-gia records. Being the same property conveyed from Paul Moore, Jr. to Paul Moore, Jr. and Alexia Anas-tasia Moore, as joint tenants with right of survivorship by deed dated April 27, 2018 deed dated April 27, 2018 and recorded June 11, 2018 in Book 55936 and Page 847, of official records. Said 847, of official recorus. Satu property is known as 3660 Tupelo Trail, Auburn, GA 30011, together with all fixtures and personal property attached to and constituting a part of said property, if attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessof the property, any assessments, liens, encumbrances,

**FORECLOSURE** 

N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A 97281 Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of ORTAINED WILL BE USED FOR THAT PURPOSE. the undersigned, the party/parties in possession of the subject property 950 9269 1/25,2/1,8,15,22,3/1, 2023

STATE OF GEORGIA COUN-DRIVE, SUWANEE, GEORGIA 30024 is/are: SEH GYU PARK or tenant/tenants. Said TY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Robert Morris 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 executed by Robert Morris and Stephanie Morris to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/h/a Mr. Cooper dated July 23, 2020, and recorded in Deed Book 57769, Page 164, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$203,375.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the endisclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to assessments. limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat the sale is not prohibited under the U.S. Bankruptoy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9.13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prosecured has declared the en tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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 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. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 346 of the 5th District, Gwinnett County, Georgia, being Lot 2, Block A, Ivey Springs Subdivision fk/a June Ivey AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORT-GAGE-BACKED SECURITIES, Plantation, as per plat recorded in Plat Book 108, Pages 175-176, Gwinnett County, Georgia records, which plat is incorporated GAGE-BACKED SECURITIES, SERIES 2021-G as Attorney in Fact for SEH GYU PARK. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. herein and made a part here-of by reference. Said properof by reference. Said proper-ty is known as 3562 Vine Springs Tree, Bethlehem, GA 30620, together with all fixtures and personal prop-erty attached to and consti-tuting a part of said proper-ty, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are lien, whether or not now due OBTAINED WILL BE OSED TO THAT PURPOSE. 0000009682469 BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-539 950 91223 1/11,18,25,2/1, 2023 lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-NOTICE OF SALE UNDER POWER GEORGIA, GWINcurate survey and inspection NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from **DERONDA F PERSON and WESLEY G** 

curity Deed from DERONDA
F PERSON and WESLEY G
PERSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS GRANTEE,
AS NOMINEE FOR SUNTRUST MORTGAGE, INC.,
dated March 27, 2007,
recorded April 13, 2007, in
Deed Book 47780, Page
244, Gwinnett County, Georgia Records, said Security
Deed having been given to
secure a Note of even date in
the original principal amount
of Three Hundred EightyThree Thousand Nine Hundred and 00/100 dollars dred and 00/100 dollars (\$383,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to US ant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Robert Morris and Stephanie Morris File no. 22-079874 LOGS LEGAL GROUP LLP\* Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 OF THE 5TH DISTRICT, Bank Trust National Associ-LOGS LEGAL GROUP LLP\*
Attorneys and Counselors at Law 211 Perimeter Center
Parkway, N.E. Suite 130 Atlanta, GA 30346 (770) 2202535/jw https://www.logs.com/ \*THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
950 92937 1/25,
2/1,8,15,22,3/1,2023 294 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 18, ALCOVY CLUB (FKA MAXWELL PLAT RECORDED IN PLAT BOOK 114, PAGES 255-256, GWINNETT COUNTY

Notice of Sale
Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a by SEH GYU PARK to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE

GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED BY REFERENCE THERETO. Said FOR JUST MORTGAGE INC, ITS SUCCESSORS AND AS-SIGNS , dated 03/29/2007, and Recorded on legal description being conand Recorded on 04/03/2007 as Book No. 04/737 and Page No. 0725, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTINE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AND WITH RESPE trolling, however the property is more commonly known as 3208 ALCOVY CLUB CT, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and security beet mas been also seen also seen as here y declared due because of default under the terms of said Security Deel The indebtedness remaining in default, this sale will be made for the purpose of the purpose AJAX MORTGAGE LOAN TRUST 2021-G, MORT-GAGE-BACKED SECURITIES, SERIES 2021-G (the Se-SERIES 2021-G (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$564,000.00, with interest at the rate specified therein, 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 paying the same, all expens-es of the sale, including ates of the sale, including at-torneys fees (notice to col-lect same having been given) and all other pay-ments provided for under 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 Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 7TH DISTRICT, GWINNETT COUNTY, GERO-GIA, BEING LOT 30, BLOCK A, WILDWOOD AT MCGIN-NIS FERRY, AS PER PLAT RECORDED IN PLAT BEONG PAGE 174-175 GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREING AND MADE REFERENCE THERETO. The debt secured 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) not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encumsessments; nens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and IN AND MADE REFERENCE
THERETO. 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 best of the undersigned, the owner and party in pos-session of the property is DERONDA F PERSON, WES-LEY G PERSON, ASHLEY OLLY SHAFFER NEAL, 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 other of the local with due and in the manner pro vided in the Note and Deed to Secure Debt. Because the debt remains in default, this debt remains in default, the 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, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been 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 neys fees having been given). U.S. BANK NATIONof the loan (although not reof the loan (although not required by law to do so) is:
NewRez LLC, F/K/A New
Penn Financial, LLC, D/B/A
Shellpoint Mortgage Servicing, Loss Mitigation Dept.,
75 Beattie Place Ste. 300,
Greenville, SC 29601, Telephone Number: 800-3657107. Nothing in O.C.G.A.
Section 44-14- 162.2 shall be construed to require a seneys tees maving deep given). U.S. BANK NATION-AL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BE-HALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECU-STEILS SERIES 2021-G RITIES, SERIES 2021-G holds the duly endorsed Note and is the current as-signee of the Security Deed be construed to require a sesignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORT-GAGE LOAN TRUST 2021-G, MORTGAGE-BACKER D SCUIcured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG AS-TRUSTEE FOR VRMTG AS-SET TRUST as Attorney in Fact for DERONDA F PER-SON, WESLEY G PERSON THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin MORTGAGE-BACKED SECU-RITIES, SERIES 2021-G (the current investor on the loan), 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, GREGORY FUNDING LLC

**FORECLOSURE** Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-21-00498-6 Ad Run 01/11/2023 01/18/2023, 02/01/2022 01/25/2023, 950 90879 1/11,18,25,2/1

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from TIMOTHY of the subject property known as **941 HEATHCHASE** PETER PETTERSON and SU-SAN KIRSTEN PETTERSON to LONG BEACH MORTGAGE COMPANY, dated February 12, 2004, recorded March 3, 2004, in Deed Book 37245, Page 188, Gwinnett County, Georgia Records, said Secutive Deed Book 37245, rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighteen Thousand and 00/100 dollars (\$118,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2, there will be sold at which carbon to the highest 2004-2, 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 Hebruary, 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 111 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 18, BLOCK D, KILLIAN HILL MANOR SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK S, PAGE 171, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE Said legal description being controlling, however the property is more commonly known as 4373 HALE PL SW, LILBURN, GA 30047. The indebtedness secured by said Security Deed has been and is horeby declared. by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-

maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the 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 táxes (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 an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is TIMOTHY PETER PETTERSON, SUSAN KIRSTEN PETTERSON, 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 confirmatters of record superior to Code and (2) to final confir mation and audit of the sta-tus of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitiga-tion Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate amend or modify negotiate, amend, or modify the terms of the mortgage instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 as Attorney in Fact for TIMOTHY PETER PETTERSON, SUSAN KIRSTEN PETTERSON 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 FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-18-02557-6 Ad Run Dates 01/11/2023, 01/25/2023, 01/25/2023, 02/01/2023

maining in default, this sale

02/01/2023 950 90883 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 Se-curity Deed from Henry Robenson Pierre to Mortgage Electronic Registration
Systems, Inc. as nominee
for Broker Solutions, Ind.
dba New American Funding,
its successors and assigns, dated June 29, 2020 and recorded on June 30, 2020 recorded on June 30, 2020
in Deed Book 57614, Page
850, 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 Thirty-Two Thousand Seven Hundred Seven
and 00/100 dollars sailo Severi Holliele Severi and 00/100 dollars (\$232,707.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Ind. dba New American Funding, its successors and assigns, recorded in Deed Book 59922, Page 00145, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett 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 middle of the following described property: ALL described property: ALĹ THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 234 OF THE 5TH DIS-TRICT OF GWINNETT

THICL OF GWINNELS
COUNTY, GEORGIA BEING
LOT 153, BLOCK A, COLD
WATER CREEK SUBDIVISION, UNIT TWO, AS MORE
PARTICULAR DESCRIBED
ON PLAT OF SURVEY

## FORECLOSURE

RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be erty may more commonly be known as 1401 Jernigan
Bluff, Lawrenceville, GA
30045. 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 Case #: 22-004388-4 remaining in default, this sale will be made for the sale will be inade flot in purpose of paying the same and all expenses of this sale, including attorneys fees (no-tice of intent to collect attor-neys fees having been given). The individual or entity that has full authority to tity that has full authority to negotiate, amend and modify all terms of the loan is Bro-ker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department 11001
Lakeline Blvd. Ste. 325
Austin, TX 78717 . Said
property will be sold on an
as-is basis without any representation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by which would be disclosed on school 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 the and excepts; discovering the said property whether or not now the and excepts; discovering the said property whether or not now the and excepts; discovering the said property whether or not now the said prope property whether or not now due and payable; d) special assessments; 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, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Henry Robenson Pierre and or tenant(s). The sale will be conducted subject to 1) con firmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite Old Water Oak Road, Sulta 203, Tallahassee, FL 32312; (850) 422-2520 Case #: 22-004388-4 Ad Run Dates: 01/25/23; 02/01/23; 12/28/22; 01/04/23; 01/11/23; 01/18/23

950 90702 1/11,18,25, 2/1, NOTICE OF SALE UNDER POWER
Pursuant to a power of sale
in a Deed to Secure Debt
from SHEZ POHLEL
(Grantor), fka Shez Rabsul, to Synovus Bank (Lender) dated 1/29/2019, and recorded in Deed Book 55737, Page 357 Gwinnett County GA records, as amended, restated, supplemented amented, restated, supplemented, or otherwise modified from time to time (the Security Deed), securing a loan to Georgia Auto Repair Specialists, Inc., (the Loan), as transferred to Robert Barthard Transferred Transferred Transferred Transferred Tr nett, as Trustee of the RH 401(k) Plan (Holder) by As-signment of Note, Security Instruments, and Other Loan Instruments, and other Loan Documents effective 12/8/2022, and recorded 12/16/2022 in Deed Book 60356 Page 555, aforesaid records, the Holder will sell at public outcry, during the legal hours of sale, at the Court House location where foreclosure and sheriff sales are held in Gwinnett County, Georgia, on the first Tuesday in February 2022, to the highest bidder for cash, the following described land, its appurtenances, buildings, structures, fixtures, and oth-er improvements (collective-ly Land), to wit: All that par-cel of land lying and being in cel of land lying and being in Land Lot 130, 5th Land Dis-Land Lot 130, 5th Land Dis-rict, Gwinnett County, Geor-gia, containing 1.2571 acres, according to a plat prepared for Shumate & Company, Inc. by Batchelor & Asso-ciates, Gerald T. Batchelor, Costrain Department Lond Georgia Registered Land Surveyor No. 2238, dated June 6, 1994, and more par-ticularly described as fol-lows: TO LOCATE THE TRUE PLACE OR POINT OF BEGIN-NING, BEGIN at a point in the center of Harrison Road (having a 60-footright of way) located 662.8 feet northwesterly as measured along the centerline of said road, from its point or intersection with the centerline of Old Loganville Road; run' thence South 57 degrees 08 minutes 31 seconds West 30.00 feet-to a point on the PLACE OR POINT OF BEGIN 30.00 feet-to a point on the southwesterly right of way line of Harrison Road, WHICH IS THE TRUE POINT OF BEGINNING; from said beginning point as thus established, run South 57 degrees 08 minutes 21 secrees. tablished, run Sourn or ue-grees 08 minutes 31 sec-onds West 350.33 feet to a point marked by an iron pin found; run thence North 34 degrees 16 minutes 29 seconds West 234.84 feet to a point marked by an iron pin found: run thence North 61 degrees 25 minutes 54.sec-onds East 220.68 feet to a

onds East 220.68 feet to a point marked by an iron pin on the southwesterly right of way line of Harrison Road: run thence southeasterly along said right of way line, and following the curvature thereof a total distance of 222.75 feet to a point, which is the place or point of beginning. WITH AN ADDRESS OF 3885 HARRISON RD., LOGANVILLE, GA 30052. The Loan being mature, unpaid, and remaining in default, the sale will be made for the purpose of repaying the Loan, accrued interest and expenses of the terest and expenses of the sale, and other sums secured by the Security Deed, and the remainder, if any, will be applied as provided by law. The Land will be sold on an as is, where is basis basis without recourse against Holder and without representation or warranty of any kind or nature what-soever with respect thereto, and subject to all outstanding ad valorem taxes and as ing ad valorem taxes and assessments, superior matters of record, and confirmation that the sale is not prohibited under the U.S. Bankruptcy Code. Pursuant to O.C.G.A. §44-14-162.2 this Notice is published in anticipation of a foreclosure sale on 2/7/2023. The address and name of the person who has full authority to negotihas full authority to negoti ate, amend, or modify Loans terms on Holder's be half is Andre Jizrawi, 8375 SW Beaverton-Hillsdale Hwy, Suite 200, Portland, OR 97225, ajizrawri@Red HillsHoldings.com (503) Holder's

660-8012.

knowledge, possession of

FORECLOSURE

the Land is held by Georgia trie Land is neit by Georgia Auto Specialists, Inc., as tenant. Holder, as attorney in fact for the Grantor. Joseph G. Wilburn, Esq. 1325 Satellite Blvd., Bldg. 100, Suite 101, Suwanee, GA 30024 (770) 864-1403 g 361 91831 1/11 18 25 2/1 950 91831 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

Security Deed given by Alvaro Rebolledo to Eagle Service Corporation d/b/a Tucker Federal Mortgage, dated August 27, 1997, and recorded in Deed Book 14761, Page 146, Gwinner County Georgia Records as 14701, Fage 140, GWIIIIeti County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on June 29, 2022 in Book 60050 Page 00216 in the Of-fice 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 One Hundred Eighteen Thousand Five Hundred Thirty-Three and 0/100 dollars (\$118,533.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett Georgia Records, conveying 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 122 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A house door of Gwinnet LARLY DESCRIBED AS FOLLOWS: BEGINNING AT A
POINT ON THE NORTHEASTERLY RIGHT-OF-WAY
OF LOCKRING DRIVE,
1,381.00 FEET SOUTHEAST
OF THE NORTH LAND LOT
LINE OF LAND LOT 122;
THENCE RUNNING NORTH
EN DESCRESS ES MINUTES THENCE RUNNING NORTH
58 DEGREES 55 MINUTES
00 SECONDS EAST 196.49
FEET TO AN OPEN TOP
FOUND; THENCE RUNNING
SOUTH 32 DEGREES 22
MINUTES 52 SECONDS
EAST 149.70 FEET TO AN
DAN BIN ON TO THENCE EAST 149.70 FEET TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 59 DEGREES 00 MINUTES 04 SECONDS WEST 193.50 FEET TO AN OPEN TOP SECONDS WEST 193.50
FEET TO AN OPEN TOP
FOUND, BEING A POINT ON
THE NORTHEASTERLY
RIGHT-OF-WAY OF LOCKRING DRIVE; THENCE RUNNING NORTH 31 DEGREES
14 MINUTES 00 SECONDS
WEST 149.95 FEET ALONG
THE NORTHEASTERLY
RIGHT-OF-WAY OF LOCKRING DRIVE TO AN IRON
PIN FOUND, AND THE
POINT OF BEGINNING, BEING IMPROVED PROPERTY
KNOWN AS 146 LOCKRING
DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
RUMBERING HOUSES IN
GWINNETT COUNTY, GEORGIA, AND ACCORDING TO
THE PLAT OF SURVEY PREPARED BY MCCLUNG SURVEYING, INC. FOR ALVARADO REBOLLEDO, DATED
AUGUST 26, 1997. The debt
secured by said Security
Deed has been and is hereby
declared due because of
the fine of the possible events
of default, failure to pay the
indebtedness as and when
due and in the manner proof 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 attorneys fees (notice of intent to collect attorneys fees having lect 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 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 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss receible distributions to the contractive of the second 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 and payable), any matters which might be disclosed by an accurate survey and in-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 Alvaro Rebolledo or tenant (s); and said property is more commonly known as The commonly known as 146 Lockring Drive, 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

> Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13902 950 91887 1/1,18,25,2/1, 2023 NOTICE OF SALE UNDER
> POWER GEORGIA, GWINNETT COUNTY
> By virtue of a Power of Sale
> contained in that certain Security Deed from MACHERIE
> C RHYANT to MORTGAGE
> ELECTRONIC REGISTRATION SYSTEMS INC. AS
> GRANTEE, AS NOMINEE POI
> SIERRA PAS INORTEAGE

status of the loan with 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. U.S. Bank Trust National Association by the holds of the holds.

tion, not in its individual ca

pacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Alvaro Rebolledo. Brock & Scott, PLLC 4360 Chamblee

GRANTEE, AS NUMINEE FUH SIERRA PACIFIC MORTGAGE COMPANY, INC, dated June 24, 2019, recorded July 2, 2019, in Deed Book 56705, Page 805, Gwinnett County, Coarris Beauth and County, rage 303, Gwillett Coulty, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventy-One Thousand Nine Hundred Eighty-Two 00/100 dollars (\$271,982.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinsett Courtey Courte Court of the courter of nett 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 limit-Deed including but not limited to the following described property: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF GWINNETT, STATE OF