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and being in Land Lot 88 of the 5th District, Gwinnett County, Georgia, being Lot 74, Block D, Northfork Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwinnett County, Georgia, Records, which plat is hereby incorporated herein by reference. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Trust Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept. or by writing to 001 Semmes Ave., Richmond, Virginia 23224. The entity has the 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 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 Robert L. Sullivan or tenant (s); and said property is more commonly known as **1588 Greensboro Way Grayson, GA 30017**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Trust Bank, successor by merger to SunTrust Bank as Attorney in Fact for Robert L. Sullivan III a/k/a Robert L. Sullivan and Barbara D. Sullivan, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10737 950 91904 1/11,18,25,21,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ANDREW D TATE and KANDICE V TATE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BANK OF AMERICA, N.A.**, dated September 21, 2012, recorded September 21, 2012, in Deed Book 51673, Page 0806, Gwinnett County, Georgia, Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-One Thousand One Hundred Thirty and 00/100 dollars (\$171,130.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **BANK OF AMERICA, N.A.**, 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 4 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 62, BLOCK A OF SPRINGDALE FALLS SUBDIVISION (FKA SPRINGDALE ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 126, PAGES 56-57, 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 **3142 CLUB ARROW CT, SNELLVILLE, GA 30039**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **ANDREW D TATE, KANDICE V TATE**, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **BANK OF AMERICA, N.A.**, as successor by merger to BAC Home Loans Servicing, LP f/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **BANK OF AMERICA, N.A.** as Attorney in Fact for **ANDREW D TATE, KANDICE V TATE** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06928-1 Ad Run Dates 02/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 950 92686 2/1,3/8,15,22,29, 2023

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FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-01554-2 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 90886 1/11,18,25,21,2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. 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 **Hewin N. Thomas and Jonette Thomas to Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage, LLC DBA Greenlight Loans** dated September 25, 2013 and recorded on October 9, 2013 in Deed Book 52577, Page 449, Gwinnett County, Georgia Records, and later assigned to U.S. Bank Trust National Association as trustee for BKPL-EG Series N Trust by Assignment of Security Deed recorded on March 2, 2022 in Deed Book 59739, Page 147, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Twenty-Five Thousand Eight Hundred And 00/100 Dollars (\$125,800.00), 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 parcel of land lying and being in Land Lot 48 of the 5th District, Gwinnett County, Georgia, being Lot 61, Block A, Unit One, Thornberry Station Subdivision, as per plat recorded in Plat Book 71, Page 54, Gwinnett County records, said plat being incorporated herein by reference thereto. Parcel# R5048-477 Also Known as: 2500 Thornberry Drive, Lawrenceville, GA 30044 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Trust National Association as trustee for BKPL-EG Series N Trust, 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 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 **Hewin N. Thomas and Jonette Thomas** or tenant(s); and said property is more commonly known as **2250 Thornberry Drive, Lawrenceville, GA 30044**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association as trustee for BKPL-EG Series N Trust as Attorney in Fact for **Hewin N. Thomas and Jonette Thomas McMichael Taylor Gray, LLC** 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00382 950 91897 1/11,18,25,21,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **CORNITA THOMPSON and JASON THOMPSON to Washington Mutual Bank**, dated September 23, 2006, in Deed Book 47165, Page 0050, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eleven Thousand and 00/100 dollars (\$211,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-11 Asset-Backed Certificates, Series 2006-11**, 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 CERTAIN PARCEL OF LAND SITUATED IN LAND LOT 172 OF THE 5TH DISTRICT, COUNTY OF GWINNETT AND STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 9, BLOCK A OF ADAMS LANDING SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 92, GWINNETT COUNTY RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as **632 Adams Landing Court, Lawrenceville, GA 30045**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-

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penses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **CORNITA THOMPSON, JASON THOMPSON**, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **Select Portfolio Servicing, Inc., Loss Mitigation Dept., 317 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032**. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-11 ASSET-BACKED CERTIFICATES, SERIES 2006-11** as Attorney in Fact for **CORNITA THOMPSON, JASON THOMPSON** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-13-04586-38 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 89090 12/7,14,21,28, 2022

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 **Qing Wang to Mortgage Electronic Registration Systems, Inc. solely as nominee for Just Mortgage, Inc.**, dated October 04, 2010 and recorded on October 12, 2010 in Deed Book 50323, Page 0152, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Sixty Thousand Five Hundred Forty and 00/100 dollars (\$160,540.00) with interest thereon as provided therein, as last transferred to **MCLP Asset Company, Inc.** by assignment to be recorded, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Lot 182 of the 7th District, Gwinnett County, Georgia, being Lot 49, Block A of Amelia Parc Subdivision, as plat thereof recorded in Plat Book 115, pages 279 and 280, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Said property may more commonly be known as **3335 Earhart Way, Buford, GA 30519**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is **MCLP Asset Company, Inc., Selene Finance, LP 3501 Olympus Boulevard 5th Floor, Suite 500 Case #: 22-009881-1 Dallas, TX 75019**. 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: a) zoning or other matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are **Qing Wang** 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. **MCLP Asset Company, Inc.** Attorney-in-Fact for **Qing Wang** Contact: Padgett Law Group, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 01/11/23; 01/18/23; 01/25/23; 02/01/23 950 1/11,18,25,21, 2023

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NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT Under and by virtue of the Power of Sale contained in that certain Security Deed dated April 11, 2007, from **Mark T. Wasiele and Kristine C. Wasiele to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.**, recorded on April 19, 2007 in Deed Book 47793 at Page 892 Gwinnett County, Georgia records, having been last sold, assigned and transferred to **U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR3** by Assignment and said Security Deed having been given to secure a note dated April 11, 2007, in the amount of \$1,092,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 635, BLOCK F, SUGARLOAF COUNTRY CLUB SUBDIVISION, PHASE III, POD 7A, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGES 3-4, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BEING THE SAME PROPERTY CONVEYED TO MARK T. WASIELE AND KRISTINE C. WASIELE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM **JIM BANKES, INC BY DEED DATED JUNE 5, 2001 AND RECORDED JULY 5, 2001 IN BOOK 23716, PAGE 0211** IN THE CLERK OF SUPERIOR COURT'S OFFICE FOR GWINNETT COUNTY, GEORGIA. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE FOR GWINNETT COUNTY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are **Mark T. Wasiele and Kristine C. Wasiele**. The property, being commonly known as **2703 Thurleston Ln, Duluth, GA, 30097** in Gwinnett County, will be sold as the property of **Mark T. Wasiele and Kristine C. Wasiele**, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: **Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Drive, Lewisville, TX 75067-4177, 888-480-2432**. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. **Albertelli Law Attorney for U.S. Bank National Association, as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-AR3** as Attorney in Fact for **Mark T. Wasiele and Kristine C. Wasiele** 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: **Rohan Rupani** For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 02/05/23 A-4766209 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 91722 1/11,18,25,21, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **LAKESHA WHITING TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING**, dated May 11, 2017, in Deed Book 55114, Page 0022, 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 Fifty-One Thousand Two Hundred Ten and 00/100 dollars (\$151,210.00), 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 Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 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 65, OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A EDEN VALLEY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 134, 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 **4160 EDEN VALLEY DRIVE, LOGANVILLE, GA 30052**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **LAKESHA WHITING**, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **PennyMac Loan Services, LLC**, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **PENNYMAC LOAN SERVICES, LLC** as Attorney in Fact for **LAKESHA WHITING** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06928-1 Ad Run Dates 02/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 950 92686 2/1,3/8,15,22,29, 2023

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ling, however the property is more commonly known as **4160 EDEN VALLEY DRIVE, LOGANVILLE, GA 30052**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **LAKESHA WHITING**, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **PennyMac Loan Services, LLC**, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **PENNYMAC LOAN SERVICES, LLC** as Attorney in Fact for **LAKESHA WHITING** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06928-1 Ad Run Dates 02/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 950 92686 2/1,3/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **LAKESHA WHITING TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING**, dated May 8, 2017, recorded May 11, 2017, in Deed Book 55114, Page 0022, 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 Fifty-One Thousand Two Hundred Ten and 00/100 dollars (\$151,210.00), 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 Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 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 65, OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A EDEN VALLEY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 85, PAGE 134, 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 **4160 EDEN VALLEY DRIVE, LOGANVILLE, GA 30052**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **LAKESHA WHITING**, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **PennyMac Loan Services, LLC**, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **PENNYMAC LOAN SERVICES, LLC** as Attorney in Fact for **LAKESHA WHITING** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06928-1 Ad Run Dates 02/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 950 92686 2/1,3/8,15,22,29, 2023

FORECLOSURE

ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06928-1 Ad Run Dates 02/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 rlselaw.com/property-listing#ng 950 93232 2/1,3/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **RAHEL WOLDEKIDAN TO Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for First Option Mortgage, LLC**, a Limited Liability Company, dated June 13, 2014, recorded June 18, 2014, in Deed Book 52974, Page 106, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Eight Thousand Eight Hundred Forty-Five and 00/100 dollars (\$228,845.00), 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 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 6TH DISTRICT, LOT 15, BLOCK B, RIVER STONE, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 37-38, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **3586 Bridge Walk Dr, Lawrenceville, GA 30044**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an 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 **RAHEL WOLDEKIDAN NAHAM G MESSLE, ES-TATE AND/OR HEIRS AT LAW OF RAHEL WOLDEKIDAN**, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **PennyMac Loan Services, LLC**, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. **PENNYMAC LOAN SERVICES, LLC** as Attorney in Fact for **RAHEL WOLDEKIDAN** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-00514-13 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 950 88927 1/11,18,25,21, 2022

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