**FORECLOSURE and assigns,** dated 9/24/2018, and recorded on 10/2/2018, in Instrument No.: 18D006814, Deed Book WEST AUGISTANDE

94.63 FEET TO AN IRON
PIN: THENCE NORTH 58 DEGREES 03 MINUTES 10
SECONDS WEST ADISTANCE OF 274.51 FEET TO
AN IRON PIN LOCATED ON
THE SAID NORTHEAST
RIGHT OF WAY OF HUDSON
DRIVE: THENCE NORTHERLY AND NORTHWESTERLY
ALONG TEE SAID NORTHEALONG TEE SAID NORTHECASTRIGHT OF WAY OF
HUDSON DRIVE FOLLOWING THE ARC OF A CURVE
TO THE LEFT AN ARC DISTANCE OF 20.02 FEET (SAID
ARC HAVING A CHORD
BEARING OF NORTH 35 DEGREES 1 MINUTES 06 SEC
ONDS WEST, A CHORD DISTANCE OF 20.00 FEET, AND
A RADIUS OF 125.00 FEET
TO THE SAID IRON PIN LOCATED ON THE NORTHEAST
RIGHT OF WAY OF HUDSON
DRIVE AND THE POINT OF
BEGINNING. SAID TRACT
OR PARCEL CONTAINING
7.0 ACRES, MORE OR LESS,
AND BEING MORE FULLY
SHOWN ON SURVEY OF
PROPERTY OF WILLIAM S.
KING AND DRASICA P.
KING AND DRASICA P.
KING AS PREPARED BY
MCCLUNG SURVEYING,
INC., DATED NOVEMBER
30, 1994. LESS AND EXCEPT THE PROPERTY CONVEYED TO SHAVONNE
TURNER BY WARRANTY No.: 10000614, Deed Book 56179, Page 00367, Gwin-nett County, Georgia records, as last assigned to Freedom Mortgage Corpora-tion by assignment recorded on 11/15/2022 in Instrument PIN: THENCE NORTH 58 DE on 11/15/2022 in Instrument No.: 22D110827 Deed Book 60306, Page 00487 along with Corrective Assignment recorded on 01/09/2023 in Instrument No.: 23D001574 Deed Book 60389, Page 00549. The subject Security Deed was modified by Loan Modification recorded as Instrument 22D086313 Deed Book 60150 Page 00071 and recorded on 08/18/2022, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of \$278,604.00, with interest thereon as provided for therein, there will be sold at public outcry to the high-est bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following described property: All That Tract Or Parcel Of Land Ly-ing And Being In Land Lots 161 And 192 Of The 5th Dis-Tiel And 192 UT The STD DIS-trict, Gwinnett County, Geor-gia Being Lot 220 of Laurel Mist Subdivision, Phase 2 Unit 2, As Per Plat Recorded In Plat Book 141, Pages 129-131, Gwinnet County, Georgia Records, Which Recorded Plat Is Incorporat-CEPT THE PROPERTY CON-VEYED TO SHAVONNE TURNER BY WARRANTY DEED DATED AUGUST 31, 2017 ANDRECORDED IN DEED BOOK 55390. PAGE 249, GWINNETT COUNTY, GEORGIA RECORDS. BUT, TOGETHER WITH A PER-PETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE-DESCRIBED PROP-ERTY, AS RESERVED BY THE GRANTOR IN SAID WARRANTY DEED RECORD-ED IN DEED BOOK 55390, DAGE 249, AFORESAID RECORDS. The debt secured Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 709 Lilac Mist Drive Loganville, GA 30052 The indebtedness secured by said Security Deed has been and is hereby declared due because of among other possible events 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys fees having PAGE 249. AFORESAID RECORDS. The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default. non-payment of the indebtedness as and when due and in the manner provided in the Note and Security Deed. Notice has been given of in-tention to collect attorneys neys' 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: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to fees in accordance with the terms of the Note secured by said Deed. The sale will be held subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), and any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, fees in accordance with the O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey assessifients, lens, encurrences, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said property will be cold as the property of out above. Said property will be sold as the property of Ryan Cook & Shavonne Turner to the best information, knowledge and belief of the undersigned, being presently in possession of Ryan Cook & Shavonne Turner and the proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale, including attorneys fees, all as provided in said beed and the balance, if any, will be distributed as provided by law. Michael Crowe is the person with authority to negotiate, amend and modify closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Andrea Claxton and Pearline Claxton or tenders or other occupants the person with authority to negotiate, amend and modify the terms of the Note and Security Deed. The lender may be contacted by telephone through their attorney at 678-443-9622 Michel Crowe. Attorney-in-Fact for Ryan Cook & Shavonne Turner Law Offices of: John J. Maurer, John J. Maurer in state) Atturae diaxton and Pearline Claxton or tenant(s) or other occupants. 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. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being J. Maurer John J. Maurer, LLC 4167 Roswell Road, Suite A Atlanta, GA 30342 (678)443-9622 The Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 950 94275 2/8,15,22,3/1, 2023 strument, specifically being Freedom Mortgage Corpora-tion as Attorney in Fact for tion as Attorney in Fact for Andrea Claxton and Pearline Claxton. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04195 For sale information, visit\*

visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989. 950 94027 2/8,15,22,3/1, TS # 2022-04300

Notice Of Sale

nder Power

Georgia, Gwinnett County

NOTICE OF SALE **UNDER POWER** STATE OF GEORGIA

COUNTY OF FULTON.

By virtue of Power of the Sale contained in a Security Mortgage Corporation by assignment recorded on 9/1/2021 in Deed Book Deed from Rvan Cook & Shavonne Turner in favor of Michael Crowe dated September 6, 2019, recorded September 12, 2019 in Deed Book 56877, Page 264, Valence Courts of Cou 59134, Page 00855, conveying the after-described property to secure a Note in the Deed Book 3007/, Page 204, Gwinnett County records, said Security Deed being given to secure a Note dated September 6, 2019, in the original principal amount of One Hundred and Fifty-Six original principal amount of \$132,885.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of (winnet). One Hundred and HITY-SIX Thousand and No/100 (\$156,000.00) Dollars, with interest thereon as set fortherein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton Country, Georgia within the legal Courthouse door of Gwinnett Country, Georgia, within the legal hours of sale on 3/7/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 65 Of The 5th Land District County, Georgia 65 of The 5th Land District, Gwinnett County, Georgia, Being Lot 5, Block A, Edenbrooke At Millstone Subdivision, As Per Plat Recorded In Plat Book 86, Page 168, Gwinnett County Records, Which Plat Is Hereby Referred To And Made A Part Of This Description. Said property is commonly known as 4162 Edenbrooke Circle Loganville, GA 30052 Georgia, within the legal hours of sale on the first Tuesday in March, 2023, the Tuesday in March, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, ANDBEING MORE FULLOWS: TO REACH THE POINT OF BEGINNING, START AT THE INTERSECTION OF THE CENTERLINE OF HILL CIRCLE AND HUDSON DRIVE (60 FOOT Circle Loganville, GA 30052
The indebtedness secured
by said Security Deed has
been and is hereby declared due because of, among other possible events of default, OF HILL CIRCLE AND HUDSON DRIVE (60 FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG THE SAID CENTERLINE OF HUDSON DRIVE A DISTANCE OF 1996 FEET TO APPOINT: THENCE NORTH-EASTERLY A DISTANCE OF 30.00 FEET TO AN IRON PIN LOCATED ON THE MORTHfailure 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 the sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been LOCATED ON THE NORTH-EAST RIGHT OF WAY OF SAID HUDSON DRIVE AND THE POINT OF BEGINNING; THE POINT OF BEGINNING;
THENCE FROM THE POINT
OF BEGINNING NORTH 55
DEGREES 17 MINUTES 13
SECONDS EAST ADISTANCE
OF 341.89 FEET TO AN IRON
PIN; THENCE NORTH 26 DEGREES 33 MINUTES 02
SECONDS WEST A DISTANCE OF 146.88 FEET TO
AN IRON PIN; THENCE
NORTH 57DEGREES 4 MINUTES 59 SECONDS EAST
DISTANCE OF 467.61 FEET neys 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: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the seneys fees having been DISTANCE OF 467-61 FEET
TO AN IRON PIN; THENCE
CONTINUING NORTH 57 DE
GREES 44 MINUTES 59
SECONDS EAST A DISTANCE OF 40 FEET, MORE
OR LESS, TO APOINT LOCATED IN THE CENTERLINE Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable). any matters which CATED IN THE CENTERLINE OF YELLOW RIVER; THENCE SOUTHEASTERLY ALONG THE SAID CENTERLINE OF YELLOW RIVER A DISTANCE OF 447 FEET. MORE OR LESS, TO A POINT; THENCE SOUTH 59 DEGREES 12 MINUTES 13 SECONDS WEST ADISTANCE OF 40 FEET, MORE OR LESS TO APOINT; payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricother matters of record su

LESS

TO APOINT; CONTINUING

**FORECLOSURE FORECLOSURE** 

SOUTH 89 DEGREES 12 MINUTES 13 SECONDS WEST ADISTANCE OF 694.63 FEET TO AN IRON the undersigned, the party (ies) in possession of the property is (are) Joan Anto-nio Cotto Rivera or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the confirm nal confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Joan Antonio Cotto Rivera. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04300 For sale information, visit: The sale is conducted on bemation, visit: https://www.nestortrustee.-com/sales-information or call (888) 902-3989. 93473

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

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from EDWIN CUBI and LUZ Y. CUBI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR NATIONSTAR NOMINEE FOR NATIONSTAR MORTGAGE LLC, DBA GREENLIGHT LOANS, dated March 26, 2014, recorded April 14, 2014, in Deed Book 52867, Page 0327, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Two Hundred and 00/100 dollars (\$1111 200 00) with dollars (\$111,200.00), with interest thereon as provided for therein, said Security Deed having been last sold, Deed having been last sold, assigned and transferred to U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust, there will be sold at public outer to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in sail property described in sail security Deed including but 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 117 OF THE 5TH DISTRICT, GWINNETT COUNTY GEORGIA BEING COUNTY, GEORGIA, BEING LOT 53, BLOCK A OF CHATHAM PARK SUBDIVI-SION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 272, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO. Said legal description being controlling, however the property is more com-monly known as 720 CHATHAM PARK DRIVE, LAWRENCEVILLE, GA 30046. 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 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 un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warout any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters Gwinnett County
Under and by virtue of the
Power of Sale contained in
that certain Security Deed
given by Joan Antonio Cotto
Rivera to Mortgage Electronic Registration Systems,
Inc., as Grantor, as nominee for Brand Mortgage
Group, LLC, its successors
and assigns, dated
7/31/2017, and recorded on
8/2/2017, in Deed Book
55300, Page 0223, Gwinnett
County, Georgia records, as
last assigned to Freedom
Mortgage Corporation by which would be disclosed by 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 session of the property is EDWIN CUBI, LUZ Y. CUBI, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is 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 pendiate authority to negotiate, amend or modify all terms 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 require a secured creditor to negotiate, amend, or modify 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 SCO. TITLE LY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUMAN 2021 SC9 TITLE TRUST AS Attorney in Fact for EDWIN CUBI, LUZ Y. CUBI THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-22-01296-6 Ad Run Dates 02/08/2023, **FORECLOSURE** 

**FORECLOSURE** 24-26, GWINNETT COUNTY, GEORGIA RECORDS. SUB-JECT TO THAT CERTAIN DECLARATION OF CONDOthe original principal amount of \$133,800.00, with interest at the rate specified therein, there will be sold by the un-MINIUM FOR SPRINGLAKE there will be soon by the out-dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the MINION FOR SPRINGLAKE COVE, A CONDOMINIUM, FILED FOR RECORD JULY 25, 2000, AND RECORDED AT DEED BOOK 20961, PAGES 224-258, GWINNETT COUNTY RECORDS, WHICH DECLA following described proper-ty: TAX ID NUMBER: R6173 310 LAND SITUATED IN THE RECORDS, WHICH DECLA-RATION MAY BE AMENDED FROM TIME TO TIME AND WHICH TERMS AND CONDI-TIONS ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly

LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT LOT OF GROUND SITUATE IN GWINNETT COUNTY, STATE OF GEORGIA, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: THAT IS TO SAY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 173 OF
THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
AND BEING LOT 18, BLOCK
D, UNIT SEVEN, INDIAN
SPRINGS SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 19, PAGE 73,
GWINNETT COUNTY
RECORDS. THE IMPROVEMENTS THEREON COM-

cluding attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security RECORDS. THE IMPROVE-MENTS THEREON COM-MONLY KNOWN AS 1287 INDIAN WAY. COMMONLY KNOWN AS: 1261 INDIAN WAY NW, LIL-BURN, GA 30047 The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following 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 sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including sible events of default, failall zoning ordinances; as-sessments; liens; encum-Debt and by law, including attorneys fees (notice of inbrances; 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 MARIA E DRAKE, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. brances: restrictions: attorneys fees (notice of in-tent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SE-RIES 2020 A holds the duly endorsed Note and is the current assignee of the Sehibited under the current assignee of the Se-curity Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDEN-TURE TRUSTEE ON BEHALF. 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: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Publicity Martages, Sonica OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SE-RIES 2020 A (the current in-Penn Financial, LLC, D/6/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall vestor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, GREGORY FUND-14 162.2, GREGORY FUND-ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-POINT MORIGAGE SERVICE-ING as Attorney in Fact for MARIA E DRAKE THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED the undersigned, the party/parties in possession of the subject property known as 1261 INDIAN WAY NW, LILBURN, GEORGIA 30047 is/are: MANUEL R DELGADO AND GEORGIA ANN DELGADO HUSBAND AND MUSE or teast from the party party party in the party undersigned, WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite Avaion Fluge Flate, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-02341-8 Ad Run Dates 02/08/2023, 02/15/2023 AND WIFE or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-cluding taxes which are a Dates 02/15/2023,

> rlselaw.com/property-listing 950 93745 2/8,15,22,3/1,2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

03/01/2023

cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-

perior to the Deed to Secure

Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances,

covenants, etc. The sale will

be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-

nal confirmation and audit of

the status of the loan with

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 resoission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-

documents may not be pro-

vided until final confirmation

and audit of the status of the

video 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 AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A as Attorney in Fact for MANUEL R DELGADO AND GEORGIA ANN DELGADO HUSBAND AND WIFE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT

restrictions

easements.

02/22/2023.

Under and by virtue of the power of sale contained with that certain Security Deed Jeffrey D. Evans to Terrace Mortgage Company, recorded on July 31, 1997 in Deed Book 14520 at Page 240 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Nationstan Mortgage LLC d/b/a Mr. Cooper by Assignment and said Security Deed having been given to secure a note dated August 1, 2012, in the amount of \$85,000.00, and amount of \$85,000.00, 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 door of the courthouse of Gwinnett County, Georgia, on March 7, 2023 the follow-ing described real property (hereinafter referred to as the "Property"):ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE 7TH DISTRICT OF GWINNETT COUNTY GEORGIA AS COUNTY, GEORGIA AS SHOWN ON A PLAT OF SURVEY PREPARED FOR JEFFREY D. EVANS AND SIUNVEY PREPARED FOR JEFFREY D. EVANS AND STEVE EVANS, DATED JANUARY 25, 1984, BY B. J. GOBLE, JR., REGISTERED LAND SURVEY AND REVISED FEBRUARY 15, 1984 AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE NORTHEASTERLY SIDE OF BURNETT ROAD (BASED ON AN 80-FOOT RIGHT-OF-WAY) 1251.4 FEET NORTH-WESTERLY LINE OF BURNETT ROAD FROM THE SOUTH-EASTERLY LINE OF LAND LOT 195; THENCE NORTH 55 DEGREES 37 MINUTES 21 SECONDS WEST, 276.07 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY SIDE OF BURNETT ROAD (BASED ON AN 80-FOOT RIGHT-OF-WAY); THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS EAST, 149.07 FEET TO AN IRON PIN FOUND ON THE CENTER-LINE OF A 22-FOOT ABANDONED ROADBED; THENCE SOUTH 45 DEGREES 3T MINUTES EAST, 199.9 FEET MINUTES EAST, 199.9 FEET

SOUTH 45 DEGREES 37

SOUTH 45 DEGREES 37 MINUTES EAST, 199.9 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 00 MINUTES 02 SECONDS EAST, 286.3 FEET TO AN IRON PIN; THENCE SOUTH 41 DEGREES 57 MINUTES 54 SECONDS EAST, 14.11

54 SECONDS EAST, 14.11
FEET TO AN IRON PIN
THENCE SOUTH 34 DEGREES 31 MINUTES 30
SECONDS WEST, 20.0 FEET
TO AN IRON PIN ON THE
NORTHEASTERLY SIDE OF
BURNETT ROAD AND THE
POINT OF BEGINNING. THE
OBJECT OF 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

payments as required by the

terms of the Note. The debt

remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the

sale, including attorneys fees. Notice of intention to

PURPOSE. 0000009706318 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 94090 2/8,15,22,3/1, 2023 NOTICE OF SALE **UNDER POWER** 

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARIA E
DRAKE to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOMEWARD RESIDENTIAL, INC, ITS SUCCESSORS AND ASSIGNS., dated December 4, 2018, recorded December 20, 2018, in Deed Book 56322, Page 00612, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of HOMEWARD RESIDENTIAL original principal amount of One Hundred Fourteen Thousand One Hundred and 00/100 dollars (\$114,100.00), with interest (\$114,100.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/h/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse within for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 179 AND 180, OF THE 5TH DISTRICT OF GWINNETT TRICT OF GWINNE I COUNTY, GEORGIA, BEING UNIT 59, BLOCK B OF SPRINGLAKE COVE, A CONDOMINIUM, UNIT THREE, PHASE B, AS PER PLAT GWINNETT

PHASE B, AS PER PLAT RECORDED IN CONDOMINI-

UM PLAT BOOK 3. PAGES

Dates 02/08/2023, 02/15/2023, 02/22/2023,

03/01/2023 rlselaw.com/property-listing 950 93721 2/8,15,22,3/1, 2023

Notice of Sale Under Power. State of Georgia, County of GWINNETT.
Under and by virtue of the Power of Sale contained in a

Deed to Secure Debt given by Manuel R Delgado and Georgia and Delga-do Husband and Wife to Mortgage Electronic Registration Systems.

INC. (MERS) AS NOMINEE FOR QUICKEN LOANS INC, dated 07/18/2007, and Recorded on 07/31/2007 as Book No. 48138 and Page

Book No. 48138 and Page No. 0871, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A (the Secured Creditor), by assignment, conveying the after described property to se-

ter described property to se-

covenants, and any

perior to the Security Deed first set out above. To the

**FORECLOSURE** 

GEORGIA

known as 404 SPRINGBOT-TOM CT, LAWRENCEVILLE, GA 30046. The indebtedness secured by said Security Deed has been and is hereby

declared due because of default under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the

purpose of paying the same, all expenses of the sale, in-

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 Jeffrey D. Evans. The property, being commonly known as 3423 Burnette Rd, Suwanee, GA, 30024 in Gwinnett County, will be sold as the property of Jeffrey D. Evans, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable). any matdersigned's knowledge the due and payable), any mat-ters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and 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, 8950 Cypress Waters Blvd, Coppell, TX 75019, 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 Nationstar Mortgage LLC d/b/a all assessments, liens, er of the Security Deed. Albertelli Law Attorney for Nationstar Mortgage LLC d'b'a Mr. Cooper as Attorney in Fact for Jeffrey D. Evans 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. - 22-006129 A-4772002 02/08/2023, 4772002 02/15/2023, 03/01/2023 02/08/2023, 02/22/2023,

950- 93706 2/8,15,22,29, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Eulitha L. Gaddis to Aames
Funding Corporation d/h/a
Aames Home Loan, dated
June 27, 2003, and recorded
in Deed Book 33783, Page
0240, Gwinnett County,
Georgia Records, as last
transferred to Wilmington
Savings Fund Society, FSs
d/h/a Christiana Trust, nol
individually but as trustee
for Pretium Mortgage Acquisition Trust by assignment sition Trust by assignment recorded on May 24, 2016 in Book 54305 Page 0209 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after deconveying conveying the after-described property to secure a Note in the original principal amount of One Hundred Fourteen Thousand One Hundred Sixty and 0/100 dollars (\$114,160.00), 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 after-de-

courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND DESIGNATED AS LOT 26, BLOCK D, OF CARTER WOODS D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK Q, PAGE 33A, IN THE CLERK'S OFFICE OF SYSTEMS SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA: SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner produe and in the manner pro-vided in the Note and Securi-ty 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: Selene Finance they can be contacted at (877) penses of this sale, as procan 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 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 prances, 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 Eulitha L. Gaddis or tenant country and the property of the prop (s); and said property is more commonly known as 3979 Carter Drive Northwest, Lilburn, GA 30047. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Eulitha L. Gaddis. Brock &amp. Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S of the loan with the holder of

30341 404-789-2661 B&S file no.: 16-19578 950 94077 2/8,15,22,3/1, 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 Jorge Garcia to Mortgage Electronic Registration Sys-Electronic Hegistration Systems, Inc., As Grantee, As Nominee For Branch Bank-ing And Trust Company, dat-ed November 17, 2004, and recorded in Deed Book 41041, Page 75, Gwinnett County, Georgia Records, as **FORECLOSURE** 

last transferred to Truist Bank fka Branch Banking & Description of the Country of to secure a Note in the original principal amount of One Hundred Fourteen Thousand and 0/100 dollars (\$114,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 11, BLOCK B OF WINDSOR FARMS, AS PER BEING LOT 11, BLOCK B OF WINDSOR FARMS, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 52 OF GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART HEREOF
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) ty Deed. The debt remaining terms of the loan (atmough not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia enue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-nuts curve and inspection. curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restriczoning 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 Jorge Garcia or tenant(s); and said property is more commonly. property is more commonly known as 406 Windsor Farms Dr, Lawrenceville, GA 30045. The sale will be conducted subject to (1) confirmation that the sale is set prohibited under the U.S. not prohibited under the U.S.
Bankruptcy Code (2) final
confirmation and audit of the
status of the loan with the
holder of the security deed and (3) any right of redemp-tion or other lien not extintion or other lien not extinguished by foreclosure. Truist Bank fka Branch Banking & Branch 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 JENNIFER GASTLEY and RYAN GAST-LEY to MORTGAGE ELEC-TRONIC REGISTRATION INC. AS FOR LOANDEPOT.COM LLC, dated October 8, 2020, recorded October 12, 2020, in Deed Book 57948, Page 284, 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 Ninety-Two Thousand Six Hundred Fifty-Six and 00/100 dollars (\$392,656.00), with interest hereon as provided for therein, said Security Deed having been last sold, assigned and transferred to loanDepot.com, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property. ALL THAT TRACT OR PARCEL DF LAND LOT 2 OF THE 3RD DISTRICT (DUNCAN'S 1749 GMD), GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS LOT 31, BLOCK BB, HAMILTON MILL - A HOME TOWN PHASE 17, AS PER PLAT RECORDED AT PLAT BOOK 86, PAGE 125, AND REVISED AT PLAT BOOK 93, PAGE 299, GWINNETT COUNTY, GEORGIA RECORDS; SAID PLATS BEING INCORPORATED HEREIN AND MADE A PART the original principal amount of Three Hundred Ninety-ING INCORPORATED HERE IN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. Said legal de-PROPERTY. Said legal description being controlling, however the property is more commonly known as 3348 TERRACE HEDGE PLACE, DACULA, GA 30019. 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 to the sale). 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 subject to the following items which may affect the orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

title: any outstanding ad val-

any taxing authority; matters

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; covenants, and any other matters of record superior to caid Sequity Dead To the

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 JENNIFER GASTLEY, RYAN

GASTLEY, or tenants(s). The

VETERANS UNITED HOME
LOANS, dated August 3,
2021, recorded August 9,
2021, in Deed Book 59049,
Page 00687, Gwinnett County, Georgia Records, said
Security Deed having been
given to secure a Note of
even date in the original
principal amount of Four
Hundred Sixty Thousand
and 00/100 dollars
(\$460,000.00), with interest
thereon as provided for thereon as provided for therein, said Security Deed having been last sold, as-

**FORECLOSURE** FORECLOSURE sale will be conducted subject (1) to confirmation that the sale is not prohibited un-

der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to enuty having full authorny to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: LoanDepot, Loss Mitigation Dept., 5465 Legacy Drive Suite 400, Plano, TX 75024, Telephone Number: 888-337-6888 ext. 6789. 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.
LOANDEPOT.COM, LLC as
Attorney in Fact for JENNIFER GASTLEY, RYAN
GASTLEY THE BELOW LAW FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR IHAT PURPUSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
LDP-23-00021-1 Ad Run
Dates 02/08/2023,
02/08/2023,
02/08/2023,
02/08/2023 02/22/2023

rlselaw.com/property-listing 950 94079 2/8,15,22,3/1, 2023

Dates 02/15/2023, 03/01/2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from LARRY
GIVENS to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
FBC MORTGAGE, LLC, dated
February 19, 2016, recorded
March 3, 2016, in Deed
Book 54133, Page 0167,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the
original principal amount of original principal amount of One Hundred Seventy-Six Thousand Seven Hundred Ten and 00/100 dollars (\$176,710.00), with interest (\$176,710.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett Courty, Courthy use nett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security 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
300, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 78, BLOCK A,
TURNBURY OAKS, UNIT
ONE, AS PER PLAT
BECORDED IN PLAT BOOK
66 PAGE 169, GWINNETT 66 PAGE 169, GWINNETT COUNTY RECORDS, WHICH COUNTY RECORDS, WHICH
PLAT IS HEREBY REFERRED TO AND MADE A
PART OF THIS DESCRIPTION. Said legal description
being controlling, however
the property is more commonly known as 5105. RIVERTHUR PL, PEACHTREE
CORNERS, GA 30096. 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 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 lead. Said preparts will be Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the under above-named of the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other brances; restrictions; covenants, and any other matters of record superior to

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 LARRY GIVENS, or tenants (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not protion that the sale is not pro-hibited 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, CD, Westlake Village, CD, Westlake Village, CD, Westlake Village, CD, Section 44-14-162.2 shall be construed to of the status of the loan with U.C.J.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as At-LOAN SERVICES, LLC as Attorney in Fact for LARRY GIVENS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE LISED FOR THAT PILEPOSE TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-06626-1 Ad Run Dates 02/08/2023 02/25/2023 02/25/2023 Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023

rlselaw.com/property-listing 950 94076 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from RANDY EARL HAMBRICK, JR. and TARA DELINA HAMBRICK tO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated August 3,

signed and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Peed including but not limitdescribed in said Security
Deed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
44 OF THE 6TH DISTRICT
GWINNETT COUNTY, GEORGLA BEING LOT 37, BLOCK GWINNETI COUNTY, GEOR-GIA, BEING LOT 37, BLOCK C, UNIT 7, CHEROKEE WOODS EAST SUBDIVI-SION, ACCORDING TO PLAT OF SURVEY RECORDED IN OF SURVEY RECORDED IN PLAT BOOK 18, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS. WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFER. ENCE THERETO. RIGHTS OF UPPER AND LOWER RIPAR-IAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROP-OR ADJUINING THE PROP-FERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. Said legal de-scription being controlling, however the property is more commonly known as M822 TOMMANWIK CVT SW 4822 TOMAHAWK CT SW LILBURN, GA 30047. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining 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 underabove-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 act now the art 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; as-sessments; liens; encum-brances; restrictions covenants, and any other brances; restrictions; covenants, and any other matters of record superior to 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 RANDY EARL HAMBRICK, JR., TARA DELINA HAMBRICK, 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 stamation and audit of the status of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-

all terms of the loan (afthough not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. 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. LAKEVIEW LOAN SERVICING, LLC as the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for RANDY FARL HAMBRICK, JR., TARA DELINA HAMBRICK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Attorney Contact: Num. Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. (877) 813-0992 LNC-22-07160-1

03/01/2023, 03/01/2023 rlselaw.com/property-listing 950 94075 2/8,15,22,3/1, 2023

02/22/2023

Dates 02/15/2023.

NOTICE OF SALE UNDER
POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from AMBER
HYMES to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR BROKER SOLUTIONS INC D

BROKER SULUTIONS, INC. D-BA NEW AMERICAN FUND-ING., dated September 26, 2017, recorded October 2, 2017, in Deed Book 55433, Page 0869, Gwinnett County, Page 0869, 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 Thirteen Thousand Sixty-Nine and 00/100 dollars (\$213,069.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to New Rez LLC f/k/a New Penn NewRez LLC /r/a New Penn Financial LLC d/b/a Shell-point Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett outly to the flying substitute of cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 345 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, INDIAN SHOALS LANDING, BEING LOT 12. BLOCK A, INDIAN SHOALS LANDING, FKA INDIAN SHOALS TRACT, AS PER PLAT RECORDED IN PLAT BOOK 117, PAGES 128-129, AS REVISED IN PLAT BOOK 136, PAGES 8-9, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREING INCORPORATED HERETO. Said legal description TO. Said legal description being controlling, however the property is more com-monly known as 2556 FOXY DR, BETHLEHEM, GA 30620. 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 is security Deed.

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 collections). lect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war ranty or recourse against the above-named or the under signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or