FORECLOSURE

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 propi all zoning ordinances; sessments; liens; enc brances; restrictions: covenants, and any 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 AMBER HYMES, 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 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: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a seof the loan (although not rebe construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for AMBER HYMES THE Fact for amber hymes the Below Law firm may be Held to be acting as a Debt Collector, under Federal Law. If So, any Information Obtained INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100. Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-03088-2 Ad Run Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023

rlselaw.com/property-listing 950 94072 2/8,15,22,3/1,

TS # 2022-04092

is: Freedoff wortgage 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 construed to require the secured creditor. Notice Of Sale Under Power Georgia, Gwinnett County require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to Gwinnett County
Under and by vitue of the
Power of Sale contained in
that certain Security Deed
given by Anthony Jean-Louis
to Mortgage Electronic Registration Systems, Inc., as
Grantor, as nominee for Direct Mortgage Loans, LLC,
its successors and assigns,
dated 8/23/2013, and
recorded on 9/13/2013, in
Deed Book 2514, Page
0833. Gwinnett County. 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 and inspection of the prop erty, any assessments, liens encumbrances, zoning ordinances, restrictions, covenants, and any other Deed Book 52914, Page 0833, Gwinnett County, Georgia records, as last as-signed to Freedom Mortgage Corporation by assignment recorded on 6/6/2022 in Deed Book 59998, Page 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 proper-ty is (are) Sarah M Kerkulah 00716. The subject Security Deed was modified by Loan Modification recorded as Deed Book 59593 Page or tenant(s) or other occupants. The sale will be conpartis. 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 00146 and recorded on 01/11/2022, conveying the after-described property to secure a Note in the original principal amount of \$158,760.00, with interest thereon as provided for therein, there will be sold at status of the loan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extinpublic outcry to the highest bidder for cash before the Courthouse door of Gwinnett guished by foreclosure. sale is conducted on behalf of the secured creditor un-County, Georgia, within the legal hours of sale on 3/7/2023, the following deder the power of sale grant-ed in the aforementioned se-curity instrument, specifical-ly being Freedom, Mortgage 377/2023, tile Tollowling described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 337 Of The 4th District Of Gwinnett County, Georgia, Being Lot 31, Block A Of Bressere 4th Ook Library Asserts Corporation as Attorney in Fact for Sarah M Kerkulah. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04082 For Preserve At Oak Hollow Per Plat Recorded In Plat Book 108, Page 180-181 Gwinnett County, Georgia Records, Which Plat Is In https://www.nestortrustee.com/sales-information call (888) 902-3989. 950 94071 2/8,15,22,3/1, corporated Herein And Made A Part Hereof By Reference. Said property is commonly Said property is commonly known as 4086 Preserve 2023 Notice of Sale Under known as 4086 Preserve Trail Snellville, GA 30039. The indebtedness secured by said Security Deed has Under and by virtue of the Power of Sale contained in a Security Deed given by Gertie Leano to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Prima-

been and is hereby declared due because of, among oth-er 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 Se-curity Deed and by law, inneys fees having 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. Attorious Los Mitters tion, Attention: Loss Mitiga-tion Department, 10500 Kin-caid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be 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 curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and any other matters of record su-perior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party (ies) in possession of the property is (are) Anthony Jean-Louis or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under U.S. Bankruptcy Code, (2) 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 be half of the secured creditor under the power of sale granted in the aforemen-tioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Anthony Jean-Louis. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-04092 For sale information, https://www.nestortrustee.-

call (888) 902-3989 950 94028 2/8,15,22,3/1

TS # 2022-04082 Notice Of Sale Under Power Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in that certain Security Deed given by Sarah M. Kerkulah to Mortgage Electronic Reg-istration Systems, Inc., as Grantor, as nominee for Home Point Financial Cor-

poration, its successors and assigns, dated 6/6/2017, and

FORECLOSURE

described property: All That Tract Or Parcel Of Land Lv-

ing And Being In Land Lot 335 Of The 4th District, Gwinnett County, Georgia, Being Lot 48, Block A, Of Prescott At Mink Livsey Sub-division F/K/A Mink Livsey Mager As Der Blet Beard

Manor, As Per Plat Record

ed At Plat Book 109, Pages 36-40, Gwinnett County Records, Which Plat Is In-

corporated Herein By This Reference And Made A Part

Of This Description. Said property is commonly

property is commonly known as 4808 Chafin Point Ct Snellville, GA 30039-3379. The indebtedness se-

cured by said Security Deed

has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when

due and in the manner pro-

ty 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

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

vided in the Note and Securi

recorded on 6/9/2017, in Deed Book 55178, Page 0006, Gwinnett County, and payable), (b) any mat-ters which might be dis-closed by an accurate survey Page Georgia records, as last asand inspection of the prop signed to Freedom Mortgage erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumsigned to Freedom Mortgage Corporation by assignment recorded on 9/20/2021 in Deed Book 59197, Page 00449, conveying the after-described property to secure a Note in the original principal amount of \$179,684.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door brances, zoning ordinances, restrictions before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following

easements, restrictions, 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 holder of the security deed.
Pursuant to O.C.G.A. §9-13-172.1, which allows for 13-172 1 which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lake-view Loan Servicing, LLC. as Attorney in Fact for Gertie

Leano. Leano.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 20201, (1923). Columbia, SC 29201 (803)

5078. File: 22-52991 950 92468 1/18,25,2/1,8,15,22,3/1, 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 SAMUEL WILLIAM LINEBAUGH III to MORTGAGE ELECTRONIC REGISTANTONIC REGISTANTONIC REGISTANTONICAL STATEMENT OF THE POWER SETTING THE POWER SAME TO SETTING THE SAME TO SETTING THE SAME THE SA GAGE ELECTHONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE INC, ITS SUCCESSORS AND ASSIGNS, dated 04/26/2016, and Recorded on 04/29/2016 as Book No. 54251 and Page No. 0594, GWINNETT County, Georgia records, as last assigned to PENNYMAC assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by as-signment, conveying the after described property to se-cure a Note of even date in the original principal amount of \$193.520.00, 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 Tuesday in March, 2023, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1, 2ND DISTRICT OF GWIN-NETT COUNTY, GEORGIA, AND BEING LOT 89, BLOCK A. DACILI A BLUFF SUBDIVI-AND BEING LOT 89, BLOCK A, DACULA BLUFF SUBDIVISION, AS PER PLAT BOOK 87, PAGES 53 54, GWIN-NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE APART HEREOF. The debt secure Debt has been and is hereby declared due because of, among other possible events of default, failsible events of default, fail ure 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 derault, finis sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-

tent to collect attorneys fees having been given). PENNY-MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Secu signee of the Sectiny Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTAGE ASSOCIATION ANYMACE. GAGE ASSOCIATION, A/K/A FANNIE MAE (the current in-FANNIE MAE (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, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE. 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. CA 91361, 866 549 3583.
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 the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3205 FLATBOTTOM DRIVE, DACULA, GEORGIA 30019 is/are: SAMUEL WILLIAM

SAMUEL WILLIAM LINEBAUGH III or tenant/tenants. Said property

will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by a popuration with the payable of the payable o

closed by an accurate survey

and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out

above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-

ed under the U.S. Bankrupt-

ed under the Jos. Balintupi-cy Code; and (2) final con-firmation 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 pro-vided until final confirmation

and audit of the status of the loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC

SAMUEL WILLIAM
LINEBAUGH III. 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 PURPOSE. 00000009710732 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

son, Texas 75001 Tele-phone: (972) 341 5398. 950 94089 2/8,15,22,3/1, 2023

Notice of Sale Under Pow-er. State of Georgia, County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by OSCAR SERRATOS AND

by OSCAR SERRATOS AND LILIANA LOERA to BANK OF

AMERICA, NA , dated 01/27/2007, and Recorded on 02/22/2007 as Book No.

dated

of GWINNETT.

AMERICA, **NA** 01/27/2007, and

as Attor

Attorney in Fact for MUEL WILLIAM

following described property:
All that tract or parcel of land lying and being in Land Lot 261 of the 5th District, Lot 261 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A of Austin Commons Subdivision, per plat there-of recorded in Plat Book 133, pages 199-202, Gwin-nett County, Georgia Records, which recorded

information.

State of Georgia, County of Gwinnett

ry Capital Mortgage, LLC (the Secured Creditor), dated September 18, 2015, and Recorded on September 23, 2015 as Book No. 53836 and Page No. 618, Gwinnett County, Geogria, records

County, Georgia records, conveying the after-de-

Scribed property to secure a Note of even date in the orig-inal principal amount of \$339,407.00, with interest at

the rate specified therein, as

last assigned to Lakeview

Loan Servicing, LLC. by assignment that is or to be recorded in the Gwinnett County, Georgia Records,

County, Georgia Records, there will be sold by the un-

there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the

visit:

or

nett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R5261-282 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Lake-view Loan Servicing, LLC. holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negoti-ate, amend, and modify all

terms of the loan.
Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB 14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to 0.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 the undersigned, the party/parties in possession of the subject property known as 1922 WEATHERBY WAY COURT, DACULA, GA 30019 is/are: Gertie Leano or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due

required to amend or modify

FORECLOSURE FORECLOSURE

47599 and Page No. 0231, AS AFFECTED BY MODIFI-CATION AGREEMENTS BOOK 48131, PAGE 0001, BOOK 48437, PAGE 0062
AND BOOK 48803, PAGE
0534, 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 2019 E,
MORTGAGE BACKED SECURITIES, SERIES 2019 E (TOR)
SECURED TO A SECURED SECURED TO A SEC BOOK 48437, PAGE 0062 Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$100,000,000, 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 at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in March, 2023, the
following described property: THE FOLLOWING PROPERTY:
THAT TRACT OR PARCEL
ELAND LYING AND BEING

OF LAND LYING AND BEING IN LAND LOT (S) 109 OF DISTRICT 5TH, GWINNETT COUNTY, GEORGIA, BEING LOT(S) 23, BLOCK C, SUG-ARLOAF MANOR SUBDIVI-ARLUAF MANUN SUBDIVI-SION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDAN, INTENDING TO

BEING AND INTENDING TO DESCRIBE THE SAME DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 02/09/2006, IN BOOK DEED 02/09/2006, U2/U9/2/U06, IN BOUK 46146, PAGE 51. KNOWN AS: 3350 DRAY-TON MANOR RUN PARCEL: 5 109 515 The debt secured by said Deed to Secure Debt has been and is baraby declared due he

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure 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 attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH BESECT TO AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECURITIES, SE-RIES 2019 E holds the duly endorsed Note and is the current assignee of the Se-curity Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as 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 MORTGAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECURITIES, SERIES 2019 E (the current investor on the loan), is the entity with the full authority to negotiate, amend, and 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 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 required to amend or modify the terms of the loan. To the back traveledge and belief of best knowledge and belief of the undersigned, tne undersigned, tne
party/parties in possession
of the subject property
known as 3350 DRAYTON
MANOR RUN,
LAWRENCEVILLE, GEORGIA 30045 9421 is/are: OSCAR SERRATOS AND LILIANA LOERA or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encume brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-Bankruptcy Code; and (2) fi documents may not be provided until final confirmation vided 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 AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECURITIES, SERIES 2019 E as Attorney in Fact for OSCAR SERRATOS AND LILIANA LOERA. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000000970097 BARRET DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Tele-

Son, Texas 75001 Telephone: (972) 341 5398. 950 94091 2/8,15,22,3/1, 2023 STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE

OF SALE UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Irene Mahony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated December 4, 2017, and recorded in Deed Book 55569, Page Gwinnett County 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$109,250.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire cured has declared the entire cured has declared the entire 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 hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described 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 and the state of t

more particularly described as follows: To find the TRUE

FORECLOSURE FORECLOSURE

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-sorterly direction, and foleasterly direction, and foleasterly direction, and ordi-lowing the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING: from said TBUE NING; 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 degrees 27 minutes 29 seconds onds 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 26 coconds East a minutes 36 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 secdegrees 22 minutes 24 sec-onds 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 northwesterly right of-way line of Brownlee Lane; run thence along said Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a 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 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 field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Brownlee Ln Sw, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said 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.

any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi nances. restrictions restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conby law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

the secured creditor. The property 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 area (Fig. 2014). Can be a considered 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 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 IN-FORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950 92681 1/25,2/1,8,15,22,3/1, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By virtue of the power of sale contained in that certain Security Deed from Gail Mayers, to Bank of America, N.A. dated December 8, 2006 filed for record December 20, 2006, and recorded becember 20, 2006, and recorded in Deed Book 47388, at Page 617 Gwinnett County, Georgia Records, and last assigned to Wilmington Savsigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT, by Assignment of Security Deed recorded on July 5, 2016, in Deed Book 54408 at Page 757, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note dated December 8, 2006 in the original principal sum of

the original principal sum of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold before the Court-house door at Gwinnett County, Georgia, within the legal hours of sale on March 07, 2023, the property de-scribed on Exhibit A atscribed on Exhibit A attached hereto and incorporated herein by this reference. The debt has been and
is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The
debt remaining in default,
this sale will be made for the
purpose of paying the same purpose of paying the same and all expenses of this sale, including attorneys fees. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT. Please understand that the secured creditor is not required to negotitor is not required to negotiate, amend, or modify the terms of the mortgage in-strument. Said property will be sold as-is without any representation, warranty, or

recourse against the above

named creditor or the under

named creditor or the under-signed, and subject to any outstanding ad valorem tax-es and/or assessments, and all easements and restric-tions of record, if any, hav-

ing priority over this Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the

property is Gail Mayers, and/or tenant(s). Wilmington Savings Fund Society, FSB,

in the manner provided in the Note and Security Deed. but solely as trustee for BCAT 2020-3TT, as Attor-ney-in-Fact for Gail Mayers, hey-fil-Fact for Gall Mayers, by its Attorney-in-Fact Attor-ney Contact: Quintairos, Pri-eto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230 At-lanta, GA 30350 Email: GA.-Consulação Foreclosure@qpwblaw.com ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 AND BEING IN LAND LOT 14
OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK
C, UNIT 1 OF GRAHAM'S
PORT SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
42, PAGE 150, GWINNETT
COUNTY. GEORGÍA

GEORGIA

950 94390 2/8,15,22,29 2023 STATE OF GEORGIA COUN-OF GWINNETT NOTICE

COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION

COUNTY.

OF SALE UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Paul
Moore, Jr. and Alexia Anas-Moore, Jr. and Alexia Anas-tasia Moore to Mortgage Electronic Registration Sys-tems, Inc., as Nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper dated April 19, 2019, and recorded in Deed Book 56556, Page 821, Gwinnett County Records, Gwinnett County Records, said Security Deed having said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLD D/B/A Mr. Cooper, securing a Note in the original principal amount of \$266,840.0, the holder thereof pursuant to said Deed and Note there. by secured has declared the entire amount of said indebt-edness 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 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 GA, and is described as follows' All that tract or parcel of land lying and beas follows" All that tract or parcel of land lying and being in Land Lot 3 of the 2nd 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, Gwinnett County, Georin Plat Book 117, Pages 184-187, Gwinnett County, Georgia 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 and recorded June 11, 2018 in Book 55936 and Page 847, of official records. Said property is known as 3660 property is known as 3660 Tuplelo Trail, Auburn, GA 30011, together with all fixtures and personal property attached to and constituting a part of 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 Tupelo Trail, Auburn, GA derription of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-tions of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness 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) tions, covenants, and mat will be conducted subject (1) to confirmation that the sale to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the prosperty is of may be in the possession of Paul Moore, ark/a Paul Moore Jr., Alexia Anastasia Moore, successor in interest or tenant (s). Nationstar Mortgage LLC (s). Nationstar Mortgage LLC as Attorney-in-Fact for Paul Moore, Jr. and Alexia Anastasia Moore File no. 22-079331 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PIJRPOSE. 950 92692 1/25,2/1,8,15,22,3/1, 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 Willie J. Moore and Chaska L Moore to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, dated September 23, 2016, and recorded in Deed Book 54626, Page in Deed Book 54626, Page 465, Gwinnett County, Georgia Records, as last transferred to Village Capital & Investment LLC by assignment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to seter-described property to secure a Note in the original principal amount of Nine cure a Note in the original principal amount of Nine Hundred Thousand Sixty and 0/100 dollars (\$900.060.00), 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 216-217. GWINNETT COUNTY, GEOR-GIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADF A PART HEREOF IS INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. Parcel ID:
R3005487 Commonly
known as 2613 NORTHERN
OAK DR, Braselton, GA
30517 The debt secured by said Security Deed has been and is hereby declared due

because of, among other possible events of default,

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

FORECLOSURE

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Se-curity Deed and by law, including attorneys fees (no-tice 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 reof the loan (annibugh not re-quired by law to do so) is: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss Mitigation Dept, or by writ-ing to 2550 Paseo Verde Parkway, Suite 100, Hender-Parkway, Suite 100, Henderson, Nevada 89074, 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 propand inspection of the prop-erty, 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 Willie J. Moore and Chaska L. Moore strengt(s); and each property is deal property to the control of the property is the control of the

or tenant(s); and said property is more commonly known as 2613 Northern Oak Dr. Braselton, GA 30517. The sale will be conducted subject to (1) confirmation that the sale is not archibited under the LLS. 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. Village Capital & Dry: Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore. Brock & Dry: Brock & Dr 22-19670

950 94073 2/8,15,22,3/1, 2023

an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-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 DARRELL PARKER, ESTATE AND/ OR HEIRS OF LAW OF STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER BE-OF SALE UNDER POWER Because of a default under the terms of the Security Dee dexecuted by Robert Morris and Stephanie Morris to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/b/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 three by secured has declared the entrempt of seit and better the property of soil of the principal security and secured has declared the entrempt of seit and the secured has declared the entrempt of seit and secured has declared the entrempt of seit and secured has declared the entrempt of seit and security of security of seit and security of secur DARRELL PARKER, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. pronibled 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., Augusta Salla Service secured has declared the entire amount of said indebted-ness 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 in said Deed, to-wit: All that tract or parcel of land lying tire amount of said indebted require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DARRELL PARKER 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 ill said beed, io-wil. All tilat 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 f/k/a June Ivey Districts for the state of the said of the said between the said to be said USED FOR THAT PORPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-05790-1 Ad Run Dates 12/28/2022 Plantation, as per plat recorded in Plat Book 108. Pages 175-176, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said proper-12/28/2022 Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023 ty is known as 3562 Vine Springs Trce, Bethlehem, GA 30620, together with all fixtures and personal prop-12/28,2/8,15,22,3/1, 2023 NOTICE OF erty attached to and constituting 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 a lien, whether or not now due FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, 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 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 audit of the status of the loan with the secured credi tor. The property is or may be in the possession of , successor in interest or tensuccessor in interest or ten-ant(s). Nationstar Mortgage LLC as Attorney-in-Fact for Robert Morris and Stephanie Morris File no. 22-079874 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 At-lanta, GA 30346 (770) 220-2535/jw https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE 950 92937 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 Secontained in that certain Security Deed from DARRELI PARKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC, dated December 18, 2021, recorded December 28, 2021, in Deed Book 59550, Page 128, 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 Seven Thouoriginal principal amount of one Hundred Seven Thousand Four Hundred Forty-Eight and 00/100 dollars (\$107,448.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Pannumer Loan Services 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 March, 2023, all property described in said Security Deed including but not limit. Deed including but not limit ed to the following described property: THE FOLLOWING DESCRIBED PROPERTY LO-DESCRIBED PROPERTY LO-CATED IN THE COUNTY OF GWINNETT: SITUATED IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND

FORECLOSURE

02/13/2004

been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-rath or requires against the

ranty or recourse against the above-named or the under-

disclosed by an accurate survey and inspection of the BEING IN LAND LOT 225 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 73, BLOCK B OF GOVERNORS RIDGE SUBDI-VISION, UNIT ONE AS PER PLAT RECORDED IN PLAT BOOK 52, PAGE 50, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT IS BY THIS REFERENCE REING INproperty, 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 RECORDS, SAID PLAT IS BY
THIS REFERENCE BEING INCORPORATED HEREIN AND
MADE A PART HEREOF FOR
A MORE COMPLETE DESCRIPTION. TAX ID NO:
R62258057 BEING THE
SAME PROPERTY CONVEYED BY WARRANTO
DEED GRANTOR: AMANDA
PARKER GRANTEE: DARRELL L. PARKER DATED
02/13/2004 RECORDED: belief of the undersigned the parties in possession of the property are Milan Patel or tenant(s); and said prop-erty is more commonly known as 3934 Duran Drive, Auburn, GA 30011. The sale Auburn, GA 30011. Ine 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 02/13/2004 RECORDED: 02/19/2004 DOC#BODOK-PAGE: NA / 37110-0020K-PAGE: NA / 30071 Said legal description being controlling, however the property is more commonly known as 5622 EXECUTIVE WAY, NORCROSS, GA 30071. The indebtedness RECORDED loan with the holder of the security deed. U.S. Bank Na-tional Association, not in its individual capacity but solely as trustee for the RMAC as trustee for the RMAC Trust, Series 2018 G-CTT as Attorney in Fact for Milan Patel McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: **GA 30071.** The indebtedness secured by said Security Deed has been and is hereby GA2022-00569 declared due because of default under the terms of said Security Deed. The indebted 950 94068 2/8,15,22,3/1, ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, Gwinnett COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Under and by virtue of the Power of Sale contained in that certain Security Deed given by Juan E. Reid and Apollone S. Reid to Mort-gage Electronic Registration Systems Inc., as nominee

signed. The sale will also be subject to the following items which may affect the tems inc., as nominee
Homequest Capital
ding, LLC, dated
10/2005 and filed
01/2005, recorded in
d Book 45475, Page Funding, 11/10/2005 12/01/2005, 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 Deed Book 180 Gwinnett County Geor gia Records, (later assigned to CTF Asset Management, LLC) conveying the after-de-LLC) conveying the after-described property to secure a Note in the original principal amount of Fifty Three Thousand Five Hundred Forty Seven Dollars and No Cents (\$53,547.00), with interest thereon as set forth therein, there will be sold at public sectors to the before hidden 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 Tuesday March 7, 2023, the folday March 7, 2023, the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, Gwinnett County, Georgia, being known as Lot 175, Block A, Mineral Springs Crossing, Unit V, as more particularly described on plat of survey recorded at Plat Book 108, Page 283, Gwin-nett County, Georgia nett County, Georgia Records, to which plat refernecords, to which plat reference is made for a more particular delineation of metes, bounds and courses description. The debt secured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due 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 ex-penses of this sale, as provided in the Security Deed vided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). 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 and payable), any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and

out above including but not limited to that certain Security Deed given by Juan E. Reid and Apollone S. Reid to Mortgage Electronic Regis-tration Systems Inc., as tration Systems Inc., as nominee for Homequest Capital Funding, LLC, dated 11/10/2005 and filed 12/01/2005, recorded in Deed Book 45475, Page 157, Gwinnett County, Geor-PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Milan Patel to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group LLC dated May 2, 2012 and recorded on May 21, 2012 in Deed Book 51374, Page 107, Gwinnett County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual gia Records, (later assigned to U.S. Bank, N.A. as trustee for Residential Asset Securi-ties Corporation etc.) conveying the above -described property to secure a Note in the original principal amount of \$214,480.00. To the best knowledge and belief of the undersigned, the party in possession of the property is Juan E. Reid and Apollone ciation, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT by As-Beid or a tenant or tenants and said property is more commonly known as 752 Key Largo Pointe, Auburn, GA 30011. In comsignment of Security Deed recorded on March 15, 2021 in Deed Book 58492, Page 251, Gwinnett County, Georpliance with Georgia law, please find below the congia Records, conveying the after-described property to tact information for the enti ty who has authority to ne secure a Note in the original principal amount of One secure a Note in the original principal amount of One Hundred Fifty Thousand Ninety-Six And 00/100 Dollars (\$150,096.00), with interest thereon as set forth gotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt. FCI Lender Services, Inc, Servicer for CTF Asset Man-agement, LLC ATTN: Robert 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 Yanes P.O. Box 28720 Ana heim Ca 92809-0112 1-800-931-2424 Ext 423 The sale legal nours of sale on March 7, 2023 the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, Gwinnett 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 County, Georgia, being Lot 209, Block A, of Mineral Springs Crossing, Unit Four, as per plat recorded in Plat Book 98, Page 111, Gwinnett County Records, which plat is incorporated begin and audit of the status of the loan with the holder of the Security Deed. CTF Asset Management, LLC, as Attor-

matters of record superior to

the Security Deed first se

Andrew D. Gleason Attor-ney for CTF Asset Manage-ment, LLC Lefkoff, Rubin, Gleason & Russo, P.C. 5555 Glenridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404)869-(404)869-6900 (404)869-6909 (fax) 950 94020 2/8,15,22,3/1,

nev in Fact for Juan E. Reid

and Apollone S.

is incorporated herein and

made a part hereof by reference. This conveyance is made subject to all zoning ordinances, easements, and restrictions of record affections of record affections of parallel page and bergalized by page 1989.

ing said bargained premises. Tax ID #: R2002 356 The

debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-

sible events of default, fail-

collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan

taxes which are a lien, but

not yet due and payable), any matters which might be

Notice of Sale Under Power. State of Georgia, County of GWINNETT.

2023

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by THOMAS APPROBATO AND ANDREA RENAUD APpurpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to PROBATO to PENTAGON FEDERAL CREDIT UNITON dated 10/17/2018, and Recorded on 10/22/2018 as Book No. 56185 and Page No. 00694, GWINNETT NO. U0694, GWINNETI
County, Georgia records, as
last assigned to PENTAGON
FEDERAL CREDIT UNION
(the Secured Creditor), by
assignment, conveying the
after described property to
secure a Note of even date in Management Services, LLC, as servicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC
Trust, Series 2018 G-CTT,
can be contacted at 885504-7200 or by writing to
15480 Laguna Canyon Road,
Suite 100, Irvine, CA 92618, at the rate specified therein there will be sold by the un to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which area. Jian but dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the following described property: ALL THAT TRACT OR