FORECLOSURE 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 County, Georgia, within the 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 BEING SHOWN AND BESIGN COUNTY OF THE COUNTY OF T COUNTY, GEORGIA, AND BEING SHOWN AND DESIGN ANTED AS LOT 26, BLOCK D. OF CARTER WOODS SUBDIVISION, UNIT TWO ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK Q. PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HERFIN BY REFERENCE BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt 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-vided 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 probelies of tills sale, as pivoided 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 ate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation 735-3637 for LOSS Mittigation
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 tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Eulitha L. Gaddis or tenant and said property is e 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. Bankrupt-cy Code (2) final confirma-tion 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 Acqui-sition Trust as Attorney in Fact for Eulitha L. Gaddis. Brock & 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,

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

The indebtedness remaining in default, this sale will be made for the purpose of paying the sane, 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 withcurity 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 sold on an as-is basis without any representation, war Gwinnett County, Georgia Records, said Security Deed 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 Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Six Thousand Seven Hundred Ten and 00/100 dollars (\$176,710.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services. title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is which would be disclosed by PennyMac Loan Services. PennyMac Loan Services, 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 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 session of the property is RANDY EARL HAMBRICK, JR., TARA DELINA HAM-BRICK, or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited unsale will be 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: LoanCare, LLC, Loss Mitigation Dept., 362 to the 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 negotiate, amend, or modify ONE, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
66 PAGE 169, GWINNETT
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 monly 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 Deed. Said property will be sold on an as-is basis withsold 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: anv outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions: 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 LARRY GIVENS, 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 progression.

authority to negotiate, amend or modify all terms

of the loan (although not re-

quired by law to do so) is

(877) 813-0992 Case No. LNC-22-07160-1 Ad Run Dates 02/08/2023, 02/15/2023, 03/01/2023

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

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

By virtue of a Power of Sale contained in that certain Se-curity Deed from **AMBER**

HYMES to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUND-

ING., dated September 26, 2017, recorded October 2, 2017, in Deed Book 55433, Page 0869, Gwinnett County,

rage toosy, swimen countries to court of the court of the

(\$213,069.00), with interest thereon as provided for

NETT COUNTY

FORECLOSURE

nnyMac Loan Services, C, Loss Mitigation Dept., LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite Westlake Village, CA 1. Telephone Number 91361 361, Telephone Number. 866-549-3583. Nothing in Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as At-torney in Fact for LARRY GIVENS THE BELOW LAW FIRM MAY BE HELD TO BE ACTINIC AS A DEPT COL-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 PORPOSE Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-0626-1 Ad Run Dates 02/08/2023 Dates 02/15/2023, 03/01/2023 02/08/2023 02/22/2023,

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

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 2556 FOXY DR, BETHLEHEM, GA 30620. 2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from RAND
EARL HAMBRICK, JR. and
TARA DELINA HAMBRICK to
MORTGAGE ELECTRONIC,
INC. AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER LIC DBA NETT COUNTY The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the underwill be made for the purpose SEARCH CENTER, LLC DBA VETERANS UNITED HOME 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 above-named or the underabove-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 and 00/100 dollars (\$460,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by Lakeview Loan Servicing,
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 an accurate survey or by an inspection of the property: all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other on the first Tuesday in March, 2023, all property described in said Security Deed including but not limitmatters 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 rematters of record superior to ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
44 OF THE 6TH DISTRICT
GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK
C, UNIT 7, CHEROKEE
WOODS EAST SUBDIVISION, ACCORDING TO PLAT
OF SURVEY RECORDED IN
PLAT BOOK 18, PAGE 5,
GWINNETT COUNTY, GEORGIA RECORDS. WHICH
PLAT AND THE RECORD
THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO. RIGHTS OF
LOTE OF THE CONTROL OF THE
LAND THE RECORD
THEREOF THE CORD
THE CORD THE CORD THE CORD
THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD THE CORD TH 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: 807-365. IAN OWNERS IN AND TO THE WATERS OF CREEKS THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. Said legal description being controlling, however the property is more commonly known as 4822 TOMAHAWK CT SW, LIBURN, GA 30047. 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 phone Number: 800-365-7107. 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 ament, of mounty 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 WILL BE USED FOR THAT

The indebtedness remaining

TS # 2022-04092 Notice Of Sale **Under Power**

Dates 02/15/2023,

03/01/2023

WILL BE USED FUR HAT 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

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

Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in
that certain Security Deed
given by Anthony Jean-Louis to Mortgage Electronic Reg-istration Systems, Inc., as Grantor, as nominee for Direct Mortgage Loans, LLC. rect Mortgage Loans, LLC, its successors and assigns, dated 8/23/2013, and recorded on 9/13/2013, in Deed Book 52514, Page 0833, Gwinnett County, Georgia records, as last as-signed to Freedom Mortgage Corporation by assignment signed to Freedom Mortgage Corporation by assignment recorded on 6/6/2022 in Deed Book 59998, Page 00716. The subject Security Deed was modified by Loan Modification recorded as Deed Book 59593 Page 00146 and recorded on 01/11/2022, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$158,760.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest hidder for each before the bidder for cash before the Courthouse door of Gwinnett Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following destribed property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 337 Of The 4th District Of Gwinnett County Georgia require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for RANDY EARL 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 Gwinnett County, Georgia, Being Lot 31, Block A Of Preserve At Oak Hollow, As Preserve At Oak Hollow, As Per Plat Recorded In Plat Book 108, Page 180-181, Gwinnett County, Georgia Records, Which Plat Is Incorporated Herein And Made A Part Hereof By Reference. Said property is commonly known as 4086 Preserve Trail Snellville, GA 30039. The indebtedness secured by said Security Deed has been and is hereby declared due because of, among oth-Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

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 (nodue because of, among othcluding attorneys' fees (no-tice of intent to collect attor-neys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the lean (although not reof 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. 85-690-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

FORECLOSURE

FORECLOSURE

therein, said Security Deed having been last sold, as-signed and transferred to NewRez LLC f/k/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

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 fol-

lowing described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 345 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A,

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

COLINTY

ad valorem taxes (including taxes which are a lien, whether or not now due and whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record 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) 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 the covenants, and any 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, prestigably being Foodbard. 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 # 2022-04002 For eals information. 04092 For sale information, https://www.nestortrustee.-

com/sales- information or call (888) 902-3989. 950 94028 2/8,15,22,3/1

TS # 2022-04082 Notice Of Sale Under Power

Georgia, Gwinnett County 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 Registration Systems, Inc., as
Grantor, as nominee for Home Point Financial Corporation, its successors and assigns, dated 6/6/2017, and assigns, dated 6/6/2017, and recorded on 6/9/2017, in Deed Book 55178, Page 0006, Gwinnett County, Georgia records, as last assigned 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 princi-pal 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 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 Lying And Being In Land Lot 335 Of The 4th District, Gwinnett County, Georgia, Being Lot 48, Block A, Of Prescott At Mink Livsey Subdivision F/K/A Mink Livsey Manor, As Per Plat Recorded At Plat Book 109, Pages 36-40, Gwinnett County Records, Which Plat Is Inon 3/7/2023, the following 36-40, Gwinnett County Records, Which Plat Is Incorporated 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 declared due because clared 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 by the sale, at the sale will be said by the sale at the sale.

and by law, including attor-neys' fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, 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 require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said proporty will be cold exhibited. erty 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 and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior the Security Deed first set out above. To the best knowledge and belief of the indersting the nartyles) undersigned, the party(ies) in possession of the properin possession of the proper-ty is (are) Sarah M Kerkulah or tenant(s) or other occu-pants. The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the secured creditor under the secured creditor. der the power of sale granted in the aforementioned seed in the aforementioned se-curity instrument, specifical-ly being Freedom Mortgage 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 sale information, visit: https://www.nestortrustee.-com/sales-information or call (888) 902-3989. 950 94071 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 Security Deed given by Gertie Leano to Mortgage Electie Leano to Mortgage Electronic Registration Systems, Inc., as nominee for Primary 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, Georgia records, conveying the after-described property to Secure a scribed property to secure a Note of even date in the original principal amount of \$339,407.00, with interest at the rate specified therein, as Last assigned to Lakeview
Loan Servicing, LLC. by assignment that is or to be
recorded in the Gwinnett
County, Georgia Records,
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-All that tract or parcel of

FORECLOSURE FORECLOSURE

taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disland lying and being in Land Lot 261 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A of Austin Commons closed by an accurate survey Subdivision, per plat there-of recorded in Plat Book 133, pages 199-202, Gwinand inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out nett County, Records, which above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted exhibited to (1) confirmation recorded plat is incorporated herein by reference and made a part of this description.

Tax ID: R5261-282

The debt secured by said

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9.13.172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State 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 as and when due and in the Note 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure 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 documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-IOAN AS PROVIDED IN THE PREMARCA LOAN SERVICES, LLC AS Attorney in Fact for SAMUEL WILLIAM LINEBAUGH III. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION ORTAINED Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negotiate, amend, and modify all terms of the loan. terms of the loan INFORMATION WILL BE USED FOR THAT PURPOSE. 00000009710732 BARRETT DAFFIN FRAPPIER TURNER

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 OSCAR SERRATOS AND UIL IANA LOFRA IN BANK OF

LÍLIANA LOERA to BANK OF

LILIANA LOERA to BANK OF AMERICA, NA, dated 01/27/2007, and Recorded on 02/22/2007 as Book No. 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 as-

Georgia records, as last assigned to U.S. BANK NA-TIONAL ASSOCIATION, AS

INDENTURE TRUSTEE

INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORT-GAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECU-RITIES, SERIES 2019 E (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$100,000.00, with interest at the rate specified therein,

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

Lourinouse winnin the eggs hours of sale on the first Tuesday in March, 2023, the following described proper-ty: THE FOLLOWING PROP-ERTY: THAT TRACT OR PARCEL

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-

SION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA

BEING AND INTENDING TO

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

is hereby declared due be-

cause of, among other possible events of default, fail-

ure to pay the indebtedness

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 ex-penses of this sale, as pro-vided in the Deed to Secure

Debt and by law, including

COUNTY, RECORDS

Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, A 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, MI 48098.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1922 WEATHERBY

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 and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of erty, and (c) all matters of record superior to the Security Deed 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 prohibited under the U.S. Bankruptcy Code; and (2) final confir mation and audit of the status of the loan with the hold-er of the security deed. Pursuant to O.C.G.A. §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 provided until final confirmation and audit of the status of the

and audit of the status of the loan as provided in the pre-ceding 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 on this matter may be used by the debt collector to col-lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, 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 Pow-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

by SAMUEL WILLIAM LINEBAUGH III to MORT-TRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE INC, ITS SUC-CESSORS AND ASSIGNS, dated 04/26/2016, and Recorded on 04/29/2016 as Book No. 54251 and Page No. 0594, GWINNETT Coun-NO. 0594, GWINNETT COURTY, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the af-

attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF signifient, conveying the ai-ter 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 un-AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECURITIES, SE-RIES 2019 E holds the duly 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 endorsed Note and is the entoused Note and is an ecurrent assignee of the Security Deed to the property.
GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL THESDAY III MARCITI, 2U23, THE FOLIOWING BESCRIBED TYPOPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1, 2ND DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 89, BLOCK ADACILIA BUILTES LIBIDIVA with U.S. BANK NATIONAL ASSOCIATION, AS INDEN-TURE 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 modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to AND BEING LOT 83, BLUOT A, DACULA BLUFF SUBDIVI-SION, 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 secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-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 cause of, aniong 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. best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3350 DRAYTON MANOR RUN, LAWRENCEVILLE, GEORGIA 20046 AND 16 PROPERTY OF THE 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 vided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). PENNY-MAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with 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 in spection of the property, and (c) all matters of record suessary, in consultation with FEDERAL NATIONAL MORT-GAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumnegotiate, amend, brances, zoning ordinances, modify all terms of the loan. easements. easements, restrictions, covenants, etc. The sale will PURSUART 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 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 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 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. 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 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 LINEBAUGH III or the pant/tapants. Said property

ארטעג, עונא is/are: WILLIAM III

tenant/tenants. Said property

will be sold subject to (a)

any outstanding ad valoren

FORECLOSURE 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. 0000009700097 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, 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 345, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage. Deed executed by Irene Ma veved 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 sedue and payable and, pur-suant to the power of sale contained in said Deed, will contained in said beed, where 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 such the screent 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 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, not in its individual capacity but solely as trustee for Land District. Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, comnot in its individual capacity but solely as trustee for BCAT 2020-3TT, as Attor-ney-in-Fact for Gail Mayers, by its Attorney-in-Fact Attor-ney Contact: Quintairos, Primence at the intersection of the northeasterly right-of-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-Lane (60 foot right-of-way); run thence along the north-westerly right-of-way line of Brownlee Lane in a north-easterly direction, and following the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING; from said TRUE POINT OF BEGINNING the stablished and leaving said established and leaving said right-of-way line of Brownlee lane, run thence North 31 degrees 21 minutes 52 sec-onds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 sec-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 min-

utes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 seconds East a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said Lane; run thence along said right-of-way line and follow-ing 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 Newsper 14 field date of November 14. 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Regis-tered Land Surveyor No. 2533. Said property is 2533. Said property is known as 3195 Brownlee Ln Sw, Lilburn, GA 30047, to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property any assessments liens. encumbrances, zoning ordirestrictions, 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 and the balance, it any, with be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the laps with of the status of the loan with the secured creditor. The property is or may be in the possession of The Repre-sentative of the Estate of Irene Mahony, successor in interest or tenant(s). Rocket interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Irene Mahony File no. 22-078610 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE

92681 950 9268 1/25,2/1,8,15,22,3/1, 2023 STATE OF GEORGIA COUNTY OF GWINNETT

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

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

NOTICE OF SALE
UNDER POWER
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT
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 Rank of America.

Mayers, to Bank of America, N.A. dated December 8, 2006 filed for record Decem-ber 20, 2006, and recorded documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRIISTEF ON BEHALE OF in Deed Book 47388, at Page 617 Gwinnett County, Geor-gia Records, and last as-signed to Wilmington Sav-ings Fund Society, FSB, not in its individual capacity but TION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO solely as trustee for BCAT 2020-3TT, by Assignment of

the status of the loan with

the holder of the security

the noder of the security deed. Pursuant to O.C.G.A. §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 receleurs decuments and

Power and other foreclosure

54406 at Page 737, Willinett County, Georgia Records, said Security Deed having been given to secure a Note dated December 8, 2006 in the original principal sum of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000,000, with interest 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-Rouse door at Gwignett be sold before the courts house door at Gwinnett County, Georgia, within the legal hours of sale on March 07, 2023, the property described on Exhibit A attached hereto and incorporated begins by this program. rated herein by this reference. The debt has been and ence. The debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The statilients of sall loaf. In default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees. The individual or entity that has full authority to predicts full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wilmington Savings Fund Society, FSB, not is to idicitate a property to the mortgage with the debtor is: Wilmington Savings Fund Society, FSB, not is to idicitate a property but the second property and in its individual capacity solely as trustee for BCAT 2020-3TT. Please understand that the secured creditor is not required to page 1 tor is not required to negoti-ate, amend, or modify the terms of the mortgage instrument. Said property will be sold as-is without any representation, warranty, or recourse against the above named creditor or the undernamed 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

FORECLOSURE

Security Deed recorded on July 5, 2016, in Deed Book 54408 at Page 757, Gwinnett

eto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230 At-lanta, GA 30350 Email: GA.-Ianta, GA 9/3930 Email: GA.-Foreclosure@qpwblaw.com EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 14 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GLA REING LOT 25 BLOCK GIA, 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, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION 950 94390 2/8,15,22,29, 2023

Notice of Sale Under Power State of Georgia

tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Joseph Benjamin McGraw curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the security. Dead first eat out Joseph Benjamin McGraw
to Mortgage Electronic Registration Systems, Inc., as
nominee for WR Starkey
Mortgage, LLP (the Secured
Creditor), dated June 3,
2010, and Recorded on June
14, 2010 as Book No. 50118
and Page No. 388 Gwignett ters 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 and Page No. 383, Gwinnett
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original principal amount of \$103,604.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and assignment that is or to be recorded in the Gwinnett audit of the status of the loan with the secured credi-tor. The property is or may be in the possession of Paul County, Georgia Records, there will be sold by the un-Moore, a/k/a Paul Moore Jr; Alexia Anastasia Moore, successor in interest or tenant (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 DEBT COLLECTOR. ANY IN-Moore, a/k/a Paul Moore Jr the highest bidder for cash at the Gwinnett County Courthouse within the legal Courthouse willin the legal hours of sale on the first Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in land Lot 50 of the 6th District, Courth Courth Court in Court i Lot 50 of the 6th District, Gwinnett County, Georgia, being Lot 13, Block A, Ashly Cove Subdivision, Unit One, as per plat recorded in Plat Book 45, Page 255, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Map #R6050-256 Tax ID: R6050 256 The debt secured by said Security DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1/25,2/1,8,15,22,3/1, 2023 secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the NOTICE OF FORECLOSURE SALE UNDER POWER GWIN NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a indebtedness as and when due and in the manner provided in the Note and Securi Security Deed given by Willie J. Moore and Chaska ty Deed. Because the debt remains in default, this sale will be made for the purpose L Moore to Mortgage Elec-tronic Registration Systems will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend,

Inc., as grantee, as nominee for Flagship Financial Group, LLC, dated September 23, 2016, and recorded in Deed Book 54626, Page 465, Gwinnett County, Georgia Benorte as last transgia 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 Clark of Superior Court of Clerk of Superior Court of Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Nine 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, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to principal amount of Nine Hundred Thousand Sixty and 0/100 dollars 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 court-To cash before the county feorgia, 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 BEING IN THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK, 112, PAGES 216-217, house door of §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 3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078 is/are: Joseph Benjamin McGraw or tenant/tenjamin McGraw 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 superior to the Security Deed first set out above, including, but not limited to, assessiamin McGraw or tenant/ten-BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEOR-GIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487 Commonly but not limited to, assess-ments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will R3005487 Commonly known as 2613 NORTHERN OAK DR, Braselton, GA 30517 The debt secured by said Security Deed has been be conducted subject to (1) confirmation that the sale is and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness as and when due and not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the cototic of the cototic of the least unit of the cototic of the least unit of the cototic of the least unit of the least

in the manner provided in the Note and Security Deed.

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of

this sale, as provided in Security Deed and by law, in-

cluding attorneys fees (no-

FORECLOSURE

not be provided until final confirmation and audit of the status of the loan as providstatus 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. Carrington Mortgage Services, LLC as Attorney in Fact for Joseph Benjamin McGraw. 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, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40307 950 94830 950 94830 2/15,22,3/1,8,15,22,29, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Paul Moore, Jr. and Alexia Anas-tasia Moore to Mortgage

Electronic Registration Systems, Inc., as Nominee for Nationstar Mortgage LLI d/h/a Mr. Cooper dated April 19, 2019, and recorded in Deed Book 56556, Page 821, Evisionath County, Beroards

Deed Book 56556, Page 821, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortage LLC D/B/A Mr. Cooper, securing a Note in the original principal amount of \$266,840.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtentire amount of said indebtedness due and payable and,
pursuant to the power of
sale contained in said Deed,
will on the first Tuesday,
March 7, 2023, during the
legal hours of sale, before
the Courthouse door in said
County, sell at public outcry
to the highest bidder for
cash, the property described
in said Deed, to-wit: The
land hereinafter referred to entire amount of said indebt 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 being in Land Lot 3 of the 2nd District of Gwinnett County, Georgia, being Lot 5, Block A, Brookside Crossing, Kalwy 324 Tract Subdivision, Unit 1, Phase 1, as per plat recorded in Plat Book 105, Pages 228–231, and revised land hereinafter referred to Pages 228- 231, and revised in Plat Book 117, Pages 184-187, Gwinnett County, Geor-gia records. Being the same gia records. Being the Same property conveyed from Paul Moore, Jr. to Paul Moore, Jr. and Alexia Anas-tasia Moore, as joint tenants with right of survivorship by deed dated April 27, 2018 and recorded June 11, 2018 in Book 55936 and Page 847 of official records. Said in Book 55936 and Page 847, of official records. Said property is known as 3660 Tupelo Trail, Auburn, GA 30011, together with all fix-