FORECLOSURE

erty in said county. Tax ID: R5089 292 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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 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, 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. 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 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/par-ties in possession of the subject property known as subject property known as 1978 PINEHURST VIEW COURT, GRAYSON, GA 30017 is/are: Lucky Oboh 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, assessments, liens, encumbrances, various enfluences. brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is 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 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 Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. 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 Lucky Oboh. Any information obtained on this matter may be used by the debt coltion obtained on this matter may be used by the debt col-lector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803) - 509-5078. File: 22-52897 950 93427 2/8,15,22,29,

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Se curity Deed from Leonardo
Martinez Vela and Cindy
Rossy Tapia to MERS, Inc.
as Nominee for Homestar
Financial Corp, a Georgia
Corporation, dated August
05, 2021 and recorded on
August 11, 2021 in Deed
Book 59057, Page 5, in the
Office of the Clerk of Supper
or Court of Gwinnett County curity Deed from Leonardo or Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Three Hundred Fifty-Eight Thousand Three Hundred Eighty-Eight and 00/100 dol-lars (\$358,388.00) with in-Lighty-Light and 00/10u God therein, as last transferred to Pennymac Loan Services, LLC, recorded in Deed Book 60334, Page 708, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 7 of the 5th District, Gwinnett County, Georgia, and being Lot 33, Block B, Hertford Woods, Unit 1, as per plat thereof recorded in Plat Woods, Unit 1, as per plat thereof recorded in Plat Book R, Page 51, of the Public Records of Gwinnett County, Georgia, which plat is hereby referred to and is hereby referred to and made a part hereof by reference. Said property may more commonly be known as 2383 Cambridge Street, Snellville, GA 30078. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly inpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, and an expenses of this sair including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the Case #: 23-000278-1 lean is PennyMac all terms of the Case #: 23-000378-1 loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem have including the control of the property.

any outstanding at variety at variety at variety at variety and property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing aux

thority; f) all outstanding bills for public utilities which

constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other

rights-or-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Leonardo Martinez Vela and Cindy Rosey Tania and or

Cindy Rossy Tapia and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation that order with the tenant tenant

confirmation and audit of the status of the loan with the

FORECLOSURE

holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Leonardo Martinez Vela and Cindy Rossy Tapia Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 02/08/23; 02/15/23; 02/22/23; 03/01/23 950-93992 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-curity Deed from ROBERT T

WHITE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BANK OF AMERICA, N.A., dated July 26, 2010, recorded July 30, 2010, in Deed Book 50188, Page 171, Gwinnett County, Georgia Records, said Security Deed having been given to secure having been given to secure a Note of even date in the original principal amount of One Hundred FortyFour Thousand Nine Hundred and

00/100 dollars (\$144,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.A., there will be sold at public there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in March, 2023 all property described. the legal nours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND DEIMS IN JAND 10.72 OF

ALL IHAI IHACT OH PARCEL OF LAND LYING AND
BEING IN LAND LOT 92 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 26, BLOCK C,
COUPER MANOR, AS PER
PLAT RECORDED IN PLAT
BOOK 125, PAGES 257-258
AND AS REVISED IN PLAT
BOOK 125, PAGES 5-6,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS HEREBY REFERRED TO AND MADE APART OF THIS DESCRIPTION. Said legal description
being controlling, however
the property is more commonly known as 1393
COUPER GAYLE DR, SNELLVILLE, GA 30078. The indebtedness secured by said
security Deed has been and
is hereby declared due beis hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be

signed. The sale will also be subject to the following items which may affect the title any outstanding ad valorem taxes (including taxes which are a lien, whether or not now die and nexable): 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;

inspection of the property; all zoning ordinances; assesments; 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 ROBERT TWHITE, 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 of the status of the loan with he holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as quired by law to do so) is:
Bank of America, N.A., as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home
Loans Servicing, LP, Loss
Mitigation Dept., 7105 Corporate Drive, Plano, TX
75024, Telephone Number:
800-846-2222. Nothing in
0.C.G.A. Section 44-14162.2 shall be construed to
require a secured creditor to
negotiate, amend, or modify

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact for ROBERT T WHITE THE BELOW LAW FIRM MAY BE HELD TO BE ACTINIG AS DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-06751-1 Ad Run Dates 02/08/2023, 02/15/2023, 02/22/2023,

Dates 02/15/2023, 03/01/2023 02/22/2023, 950 91742 1/11,18,25,2/1, 2023

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

Power of Sale contained in a Power of Sale contained in a Deed to Secure Debt given by SABRINA LAN WONG AND KOK HOONG YAP to WACHOVIA BANK, NATIONAL ASSOCIATION, dated 09/25/2007, and GWINACT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. the Secured Creditor), by

WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$90,500.00, 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-Tuesday in March, 2023, the following described property: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 233 OF DISTRICT 7, GWINNETT COUNTY, GEORGIA, BEING LOT(S) 30, BLOCK G, MORNINGVIEW SUBDIVISION, 3 AS PER PLAT RECORDED IN GWINNETT COUNTY. GEORGIA COUNTY, RECORDS. GEORGIA

RECORDS.
BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDE 08/22/2000, IN BOOK 21144, PAGE 152. KNOWN AS: 4078 WINDGROVE CROSSING PARCEL: 7 233 089 The debt secured by said Deed to Secure Debt has been and is hereby declared due because of among other possible events among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this

FORECLOSURE

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Se-curity Deed to the property. WELLS FARGO BANK, N.A. acting on behalf of and. as as provided in the Deed to acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, with WELLS FARGO BANK, N.A. (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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. 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

To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 4078 WINDGROVE CROSSING, SUWANEE, GEORGIA 30024 is/are: SAB-GEORGIA 30024 is/are: SAB-RINA LAN WONG AND KOK HOONG YAP or tenant/ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inan accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumassessments, lens, encum-prances, 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 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 ressis-sion of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS loan as provided in the pre-ceding paragraph. WELLS FARGO BANK, N.A. as Attor-ney in Fact for SABRINA LAN WONG AND KOK HOONG YAP. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PURPOSE.
00000009693466 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950 94092 2/8,15,22,3/1,
2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from JOSEPH YOUNG to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMERBIDGE FINANCIA HAMIER, AS NOWINEE FUH
HOMEBRIDGE FINANCIAL
SERVICES, INC., dated December 14, 2015, recorded
December 30, 2015, in Deed
Book 54019, Page 0041,
Gwinnett County, Georgia
Records, said Security Deed Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty Thousand Four Hundred Eighty and 00/100 dollars (\$220,480.00), with interest thereon as provided for therein, said Security Deed having been last sold, asthereon as provided to rherein, said Security Deed having been last sold, assigned and transferred to MewRez 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 following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 232, BLOCK A, OF FALL CREEK, UNIT X, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 118, PAGES 157 AND 158, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BE REFERENCE HERETO. THE IMPROVEMENTS THEREON BEING KNOWN AS 2391 WILLOW SHADE LANE, LOGANVILLE, GEORGIA - 30052. Said legal description being controling, however the property is description being control-ling, however the property is more commonly known as 2391 WILLOW SHADE LANE, LOGANVILLE, GA 30052. The indebtedness secured

by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-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, warout any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by out any representation, warwhich 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 matters of record superior said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JOSEPH YOUNG, or tenants (C). The said will be conduct. (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 amend or moonly 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, Croppyills SC 20661 Teles

Greenville, SC 29601, Tele

phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require asecured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-ING as Attorney in Fact for JOSEPH YOUNG THE BE-JOSEPH YOUNG THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-05922-2 Ad Run Dates 02/08/2023, 02/15/2023, 02/21/2023 riselaw.com/property-

rlselaw.com/propertylisting#ng 950 93226 2/8,15,22,3/1,

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