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 tioned security instrument, specifically being Freedom Mortgage Corporation as Atin Fact for Anthony Jean-Louis. Nestor Services LLC, 2850 Redhill Ave. Suite (888) 403-4115, TS # 2022-04092 For sale information,

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Charles Philip Kent to SouthTrust Bank dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett County Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the le-gal 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 AND BEING
IN LAND LOT 1 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 10, BLOCK A, AVALON
MEADOWS SUBDIVISION, UNIT ONE, AS SHOWN
PLAT BOOK 67, PAGE
GWINNETT COUN GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION; SAID PROPER-TY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO THE PRESENT SYSTEM OF PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. Said property is known as 2863 Avalon Meadow Court, Lawrenceville, GA 30044, 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 orany 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, any matters which might be disclosed by an accurate survey and inspection of the propagate any assessments liens erty, any assessments, liens encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Secu-rity 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. prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Charles Philip Kent File no. 20-076537 LOGS LE-GAL GROUP LLP* Attorneys and Gounselors at Law 211
Perimeter Center Parkway,
J.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/iv https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED USED FOR THAT PURPOSE. 94628

TS # 2022-04082 Notice Of Sale Under Power

2/22,3/1,8,15,22,29, 2023

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 Registration Systems, Inc., as
Grantor, as nominee for
Home Point Financial Corboration, its successors and poration, its successors and assigns, dated 6/6/2017, and recorded on 6/9/2017 Deed Book 55178, I 0006, Gwinnett County, Georgia records, as last as-signed to Freedom Mortgage signed 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 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 Ly-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 Manor, As Per Plat Record-ed At Plat Book 109, Pages 36-40, Gwinnett County Records, Which Plat Is Incorporated Herein By This Reference And Made A Part Of This Description. Said property 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-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 the sale, as provided in the Security Deed and by law, including attor-neys' fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, No. 40007, Telephone No. IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor negotiate, amend, modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not

now due and payable), any matters which might be dis-closed by an accurate survey

FORECLOSURE

erty, 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 out above. undersigned, the party(ies) in possession of the property is (are) Sarah M Kerkulah or tenant(s) or other occu-pants. The sale will be con-ducted subject to (1) confirmation that the sale is not 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 extin-guished by foreclosure. The sale is conducted on behalf of the secured creditor un-der the power of sale granted in the aforementioned seed in the arbitrementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Sarah M Kerkulah. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa App. CA. 92765 (299), 402 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,

Notice of Sale Under Pow-SAMUEL

er. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given WILLIAM LINEBAUGH III to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR PRIMARY RESIDENTIAL 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 LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure 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 pours of sole on the first 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, AND BEING IN LAND LUT 1, 2ND DISTRICT OF GWIN-NETT COUNTY, GEORGIA, AND BEING LOT 89, BLOCK A, DACULA BLUFF SUBDIVISION, AS PER PLAT BOOK 87, PAGES 53 54, GWIN-NETT COUNTY, GEORGIA, BECORDS, WHICH PLAT IS SINCORPOR AFTER LEPEN BY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE APART HEREOF. The debt secured by said Deed to Secure Debt 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 manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be default, this sale will made for the purpose 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 in-tent to collect attorneys fees having been given). PENNYhaving been given). PENNY-MAC LOAN SERVICES, LLC NIAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, act-

GAGE ASSOCIATION, A/K/A 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 may be tacted at: PENNYMAC LOAN SERVICES LLC, 3043 TOWNSGATE ROAD, SUITE 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 best knowledge and belief of the undersigned, the undersianed. party/parties in possession of the subject property

ing on behalf of and, as nec-

essary, in consultation with FEDERAL NATIONAL MORT-

in consultation with

of the subject property
known as 3205 FLATBOTTOM DRIVE, DACULA,
GEORGIA 30019 is/are:
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 are a lien, but not yet due and payable), (b) any mat-ters which might be dis-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, re strictions, covenants, etc The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final con-

firmation 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 noniudicial 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 as Attorney in Fact for SAMUEL WILLIAM 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
PURPOSE.
0000009710732 BARRETT

DAFFIN FRAPPIER TURNER 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 Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Power to Source Debt gives Deed to Secure Debt given by OSCAR SERRATOS AND

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-AS AFFECIED BY MODIFI-CATION AGREEMENTS BOOK 48131, PAGE 0001, BOOK 48437, PAGE 0062 AND BOOK 48803, PAGE 0534, GWINNETT County, Georgia records, as last as-signed to U.S. BANK NA-

FORECLOSURE

TIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECU-RITIES, SERIES 2019 E (the Secured Creditor), by as-signment, conveying the afsignment, conveying the average and the original principal amount of \$100,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public output at 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

Tuesday in March, 2023, the following described property: THE FOLLOWING PROPERTY:
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, SUGARLOAF MANOR SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 282, GWINNET COUNTY. GEORGIA COUNTY **GEORGIA**

RECORDS.
BEING AND INTENDING TO
DESCRIBE THE SAME
PREMISES CONVEYED IN A RECORDED IN BOOK DEED 02/09/2006

02/09/2006, IN BOOK 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 hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote 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 propaying the same and an 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 ASSOCIA-BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE ON BEHALF OF 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, GHEGORY FUNDING LLC, 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 ALLY MODERAGE. AJAX MORTGAGE LOAN TRUST 2019 E, MORTGAGE BACKED SECURITIES, SE-RIES 2019 E (the current in-vestor 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 FUND-ING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230570, TIGARD Al. GREGORY PONDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-quired to amend or modify the best knowledge and belief of the undersigned, the party/parties in possession of the subject property of the subject property known as 3350 DRAYTON MANOR

LAWRENCEVILLE, GEORGIA 30045 9421 is/are: OSCAR SERRATOS AND LILIANA LOERA or tenant/tenants. Said property will be sold subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encuments 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. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of cial 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. U.S. BANK NATIONAL ASSOCIA-

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 as Attorney in Fact for OSCAR SERRATOS AND LILIANA LOERA. THIS LAW FIRM IS ACTING AS ATEMPTING TO COLLECT A DEBT. COLLECT OSTATION OBTAINED WILL BE USED FOR THAT PURPOSE. O000000970097 BARRETT DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TORNER
& 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 COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Irene Ma-hony to Mortgage Electronic Registration Systems, Inc., 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, 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 amount of said indebtedness due and payable and, purdue 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 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 and being in the 86th Land Lot of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, comence at the intersection of Courthouse door in said

mence at the intersection of

mence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly right-of-way line of Brownlee Lane (60 foot right-of-way); run thence along the north-westerly right-of-way line of

FORECLOSURE

FORECLOSURE 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-GIA, BEING LOT 25, BLOCK C, UNIT 1 OF GRAHAM'S PORT SUBDIVISION, AS PER PLAT THEREOF easterly direction, and fol-lowing the meanderings lowing thereof thereof, a distance of 1,113.99 feet to a point by an iron pin marked by an iron pin found, said point being the TRUE POINT OF BEGIN-NING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point period by the properties of the second section of the section of the second section of the section of the second section of the s PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS, WHICH 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point marked by a position poon RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION 950 94390 2/8,15,22,29, 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 36 seconds East a distance of 228.86 feet to a point marked by an iron pin 2023 Notice of Sale Under Power State of Georgia, State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Joseph Benjamin McGraw
to Montgage 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

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 may depress the second sec 14, 2010 as Book No. 50118
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 distance of 30-80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and follow-ing the arc of a curve to the left an arc distance of 107.89 the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be iert 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 Witch and distance of 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 April, 2023, the following described property: All that tract or parcel of land lying and being in land grees of minutes to seconds. West a distance of 107.81 feet), said point being the TRUE POINT OF BE-GINNING. Said tract is shown as containing 1.961 acres on that certain Survey acres on that certain Survey for Irene H. Mahony with a 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 land lying and being in land Lot 50 of the 6th District, 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 2533. Said property is known as **3195 Brownlee Ln Sw, Lilburn, GA 30047**, to-gether with all fixtures and 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

getner with an intures 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 and power dies and proved here.) mich are a lieft, whether or not now due and payable), the right of redemption of 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, covenants, and matters of record superior to the Secu-rity 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 con-ducted subject (1) to confir-mation that the sale is not prohibited, under the LIS 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 possession of The Repre-

due and in the manner pro-vided in the Note and Securi-

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. 844-14-162.2, the secured

creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the

but not limited to, assess

sentative of the Estate of sentative 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 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 N.E., Suite 130 Atlanta, 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION BITAINED WILL BE USED FOR THAT 92681

1/25,2/1,8,15,22,3/1, 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

NOTICE OF SALE
UNDER POWER
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING 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 Decem-

N.A. dated December 8, 2006 filed for record December 20, 2006, and recorded 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 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 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 Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on March legal hours of sale on March
07, 2023, the property described on Exhibit A atached hereto and incorporated herein by this reference. The debt has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment 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, including attorneys fees. The individual or entity that has

Notice of Sale State of Georgia. County of Gwinnett
Under and by virtue of the
Power of Sale contained in a Security Deed given by Gavin Mickens to Mortgage Gavin Mickens to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB (the Secured Creditor), dated April 30, 2008, and Recorded on May 21, 2008 as Book No. 48862 and Page No. 863, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount 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 and the original principal amount of \$215,093.00, with interest stand that the secured credi-tor is not required to negoti-ate, amend, or modify the terms of the mortgage inof \$215,093.00, with interest at the rate specified therein, as last assigned to **Bank United**, **N.A.** 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 County outpulse. strument. Said property will be sold as-is without any representation, warranty, or recourse against the above named creditor or the undersigned, and subject to any bidder for cash at the swin-nett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia heiga Lot outstanding ad valorem taxes and/or assessments, and all easements and restrictions of record, if any, having 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, not in its individual capacity but solely as trustee for outstanding ad valorem tax-County, Georgia, being Lot 84, Block G, the Park at Haynes Creek, Phase Two, Unit Five, as per plat record-ed in Plat Book 116, Page 229, Gwinnett County not in its individual capacity but solely as trustee for BCAT 2020-3TT, as Attorney-in-Fact for Gail Mayers, by its Attorney-in-Fact Attorney Contact: Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230 Atlanta, GA 30350 Email: GA.

FORECLOSURE

among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Securi ty 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 heap given). Bank tent to collect attorney's fees having been given). Bank United, N.A. 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 alterms 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 92805 5951. Please note that, pursuant to O.C.G.A. §44-14-162.2. the secured creditor is not required to amend or 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 737 PRESERVE PARK DRIVE, LOGANVILLE, GA 30052 is/are: Gavin Mickens or tenant/tenants. Said property will be sold subject 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 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, zoning llens, 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. Bankrupted under the U.S. Balkrupper cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the security deed. Pur-suant to O.C.G.A. §9-13-172.1, which allows for cer-tain, predures reagriging 1/2.1, 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 certidue 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 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. fied funds and payable to Bell Carrington Price & Gregg, LLC. Bank United, N.A. as Attorney in Fact for Gavin Mickens. Any information obtained on this matter.

Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40401 94803 2/22,3/1,8,15,22,29, 2023

tion obtained on this matte

may be used by the debt col-lector to collect the debt. Bell

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 Paul Moore, Jr. and Alexia Anastasia Moore to Mortgage 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, cold Courte Dead Hostica

undersigned, the party/par-ties in possession of the subject property known as 3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078 is/are: Joseph Ber-jamin McGraw or topont/fen-Deed Book 56556, Page 821, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC D/B/A Mr. Cooper, securing a Note in the original principal amount of \$266,840.00, the holder thereof nursuant iamin McGraw or tenant/tenants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not vet due and the holder thereof 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 aut above insulting to said Deed and Note thereby secured has declared the entire amount of said indebt-edness due and payable and, pursuant to the power of sale contained in said Deed first set out above, including will on the first Tuesday Will off the first fuesday, 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 each the report described. ments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc. The sale will to the highest pluder for cash, the property described in said Deed, to-wit: The land hereinafter referred to in cituated in the City of 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 is situated in the City of Auburn, County of Gwinnett, State of GA, and is described as follows." All that tract or the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the 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, fka Hwy 324 Tract Subdivision, Unit 1, Phase 1, as per plat recorded in Plat Book 105, Pages 232, 231 and tailed 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 loan as provid-Pages 228- 231, and revised in Plat Book 117, Pages 184-187, Gwinnett County, Geor-gia records. Being the same gla records. Being the same property conveyed from Paul Moore, Jr. to Paul Moore, Jr. and Alexia Anastasia 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 Tupelo Trail, Auburn, GA

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 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 2/15,22,3/1,8,15,22,29, 2023 30011, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-

ing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority. thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat 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 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) to confirmation that the cale 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 compared to the same that the secured creditors are secured to the same that the s tor. The property is or may be in the possession of Paul Moore, a/k/a Paul Moore Jr; 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 N.E., SUITE 130 AIGHIRIA, 93 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE Records, which plat is incorporated herein and made a part hereof by reference. Tax ID: R5063 472 The debt se-

cured by said Security Deed

has been and is hereby de-clared due because of

PURPOSE.

1/25,2/1,8,15,22,3/1, 2023

FORECLOSURE

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 Willie J. Moore and Chaska
L Moore to Mortgage Electronic Registration Systems,
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 Records, as last transferred to Village Capital &
Investment LLC by assignment recorded on February
21, 2019 in Book 56422 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure 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 delegal 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, BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA RECODS, WHICH PLAT 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 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 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 re-

of the loan (almough not required by law to do so) is:
Village Capital & Investment
LLC they can be contacted at
(801) 206-4170 for Loss
Mitigation Dept, or by writing to 2550 Paseo Verde
Parkway, Suite 100, Henderson Navada 80074 to dis-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, ency any assessments, nens, 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 area. or tenant(s); and said property is more commonly known as 2613 Northem Oak Dr, Braselton, GA 30517. The sale will be conducted subject to (1) confirmation that the sale is not problibited 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 & Description of the Village Capital & Description & Description of the Village Capital & Description of the Village Capital & Description & Des

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

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 **Olesya** Deed executed by Olesya Nikiforov to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Quick-en, Loans, Inc. dated November 11, 2015, and recorded in Deed Book 54012, Page 329, and pur-suant to Affidavit recorded in Deed Book 60423, Page 13, Gwinnett Country Records. Deed Book 60423, Page 13, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Quicken Loans, LLC**, securing a Note in the original principal amount of \$154,000.00, the holder thereof pursuant to said thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 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: Land Situated in the County of Gwinnett in the State of GA All that tract or parcel of land being in the State of GA All that tract or parcel of land being in Land Lot 350, 7th District, Gwinnett County, Georgia, being Lot 3, Block "t,&Quott,&Quo

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 not now due and payable), 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 ordiencumbrances, zoning ordiencumurances, 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 each indebtdeed.

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

ment of said indebtedness

FORECLOSURE

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 possession of Olesya Nikiforov, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans lnc. as Attorney-in-Fact for Olesya Nikiforov File no. 22-079387 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT of the status of the loan with

WILL BE USED FOR THAT PURPOSE. 950 92675 2/22,3/1,8,15,22,29, 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 DARRELL
PARKER to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR PENNYMAC LOAN SER-WICES, 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 original 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, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-DIOGET 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: THE FOLLOWING
DESCRIBED PROPERTY LOCATED IN THE COUNTY OF
GWINNETT: SITUATED IN
THE COUNTY OF GWINNETT
AND STATE OF GEORGIA:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 225 OF
THE 6TH DISTRICT, GWIN
NETT COUNTY, GEORGIA,
BEING LOT 73, BLOCK B OF
GOVERNORS RIDGE SUBDIVISION, UNIT ONE AS PER nett County Courthouse BOOK 52, PAGE 50, GWIN-NETT COUNTY, GEORGIA NETI COUNTY, GEORGIA
RECORDS, SAID PLAT IS BY
THIS REFERENCE BEING INCORPORATED HEREIN AND
MADE A PART HEREOF FOR
A MORE COMPLETE DESCRIPTION. TAX ID NO:
R62258057 TAX ID NO:
R6258057 TAX ID NO:
R62258057 TAX ID NO:
R6258057 TAX ID NO:
R6258057 TAX ID NO:
R R62258U57 BEING THE SAME PROPERTY CON-VEYED BY WARRANTY DEED GRANTOR: AMANDA PARKER GRANTEE: DAR-RELL L. PARKER DATED: NELL L. PARKER DATED: 02/13/2004 RECORDED: 02/19/2004 DOC#/BOOK-PAGE: NA / 37110-00204 ADDRESS: 5622 EXECUTIVE WAY, NORCROSS, GA ADURESS. 3022 EXECUTIVE
WAY, NORCROSS, GA
30071 Said legal description
being controlling, however
the property is more commonly known as 5622 EXECUTIVE WAY, NORCROSS,
GA 30071. The indebtedness
coursed, but said. Security. GA 300/1. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebted-

ness remaining in default, this sale will be made for the purpose of paying the same all expenses of the sale, in-Under and by virtue of the Power of Sale contained in a Security Deed from Juanita Phillips to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Taylor, cluding attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-Bean & Whitaker Mortgage 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 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 all acturate survey of by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record supprise to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DARRELL PARKER, ESTATE AND/ OR HEIRS OF LAW OF DARRELL PARKER, 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 matters of record superior to 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 subtocity. 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., 20/3 Townsgate Rad Suite

Dates 12/28/2022, 02/15/2023, 02/15/2023, 02/22/2023, 03/01/2023, 950 90443 12/28,2/8,15,22,3/1, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED

FORMATION OBTAINED WILL BE USED FOR THAT 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 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 capacity but solely as trustee for the RMAC Trust,

sectine a Note in the Origina principal amount of One Hundred Fifty Thousand Ninety-Six And 00/100 Dol-lars (\$150,096.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023 the following detection of the county, All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, Gwinnett County, Georgia, being Lot 209, Block A, of Mineral Springs Crossing, Unit Four, as per plat recorded in Plat as per plat recorded in Plat Book 98, Page 111, Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference. This conveyance is made subject to all zoning ordinances, easements, and restrictions of record affecting said bargained premises. Tax ID #: R2002 356 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 made subject to all zoning as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, Management Services IIC as servicer for U.S. Bank Na 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 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, od discuss possible alternational candidates and capacity of the control of the control of the control of the capacity of to discuss possible alterna tives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of accord superior to the Security. record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Milan Patel or tenant(s); and said property is more commonly known as 3934 Duran Drive, Auburn, GA 30011. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and
(2) to final confirmation and
audit of the status of the
loan with the holder of the
security deed. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT as Attorney in Fact for Milan Patel McMichael Grav. LLC 3550 Engineering Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00569 950 94068 2/8,15,22,3/1,

FORECLOSURE

signment of Security Deed recorded on March 15, 2021

in Deed Book 58492. Page

251, Gwinnett County, Geor

gia Records, conveying the after-described property to secure a Note in the original

Series 2018 G-CTT by

NOTICE OF SALE UNDER POWER

2023

Corp., its successors an assigns, dated February 27 6, 2009, in Book 49455, Page 683, of the Gwinnett County, Georgia Records; as last assigned to CARRING-TON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the scribed property to secure a Note in the original principal amount of \$90,027.00 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 Country, Georgia, within 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 7, 5TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, BEING LOT 11, BLOCK B, LANIER FOREST SUB, UNIT #1, AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 34, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERERY REFERBED TO AND HEREBY REFERRED TO AND MADE A PART OF THIS DE-SCRIPTION. The indebted ness secured by said Securi-ty Deed has been and is hereby declared due and payable because of, among other possible events of de fault, non-payment of the monthly installments as re-quired by said Note and Se-curity Deed. The debt re-3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to maining 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 require a secured creditor to require a secured creditor or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DARRELL PARKER THE BELOW LAW attorney's fees (notice of in tent to collect attorneys fees having been given) and all other payments provided for under the terms of the Secu-rity Deed and Note. Said 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. property will be sold subject or to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey USED FOR IHAI 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
Pates 12/28/2022 and inspection of the prop erty, any assessments or easements, liens, zoning or-dinances, restrictions, covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

that the sale is not promible dunder the U.S. Bankrupt-cy Code and (2) to final 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 gertain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above. The entiimmediately above. The enti-ty that has full authority to ty that has tin adultionly negotiate, amend, and modify all terms of the mortgage with the debtor is: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 South Douglass Road, Suite 200-A, Appleirs CAR 2006

Anaheim, CA 92806, 1-800 561-4567. Please under-