**FORECLOSURE** 

## **FORECLOSURE**

tor is not required to negoti-ate, amend, or modify the terms of the mortgage strument. To the best of the undersigned's knowledge and belief, said property is also known as 2345 Valley Drive, Snellville, GA 30078, and the party in possession of the property is/are Juanita Phillips or a tenant or tenants of said property. CAR-RINGTON MORTGAGE SER-VICES, LLC As Attorney-in-Fact for Juanita Phillips Fact for Juanita Phillips SOLOMON | BAGGETT, LLC SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, GA 30097 (678)
243-2515 THE LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Publish:
2/15/2023, 2/22/2023,
3/15/2023, 3/8/2023,
3/15/2023, 3/25/2023 3/15/2023 3/22/2023 3/29/2023

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

and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which 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 including but not limited to that certain Securi-ty Deed given by Juan E. NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale by virtue of a Power of Sale contained in that certain Security Deed from TANISHA REID to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS SYSTEMS INC. AS Grantee, as nominee for BRAND MORTGAGE GROUP, LLC, dated April 30, 2018, recorded May 4, 2018, in Deed Book 55863, Page 26, Gwinnett County, Georgia imited to that certain security Deed given by Juan E. Reid and Apollone S. Reid to Mortgage Electronic Registration Systems Inc., as nominee for Homequest Capital Funding, LLC, dated 11/10/2005 and filed 12/01/2005 reported in 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 Two Hundred Three Thou-sand Two Hundred Fifty and 11/10/2005 and filed 12/01/2005, recorded in Deed Book 45475, Page 157, Gwinnett County, Geor-gia Records, (later assigned to U.S. Bank, N.A. as trustee for Residential Asset Securidollars 00/100 dollars (\$203,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to

for Residential Asset Securities Corporation etc.) conveying the above -described property to secure a Note in the original principal amount of \$214,480.00. To the best knowledge and belief of the undersigned, the party in possession of the property is Juan E. Reid and Apollone S. Reid or a tenant or tenants and said property is more commonly known as 752 Key Largo Pointe, Auburn, GA 30011. In compliance with Georgia law, please find below the contact information for the entity who has authority to ne-PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Courty Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property. lowing described property ALL THAT TRACT OR PAR CEL OF LAND TYING AND CEL OF LAND 1YING AND
BEING IT LAND LOT 68 OF
THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 38, BLOCK A,
WELLINGTON ESTATES
SUBDIVISION, AS PER ty who has authority to negotiate, amend, and modify the terms of the loan docu-ments which may include a SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 63, PAGE 277, GWIN-NETT COUNTY, GEORGIA RECORDS SAID PLAT BE-ING INCORPORATED nnents which may include a note, mortgage, security deed or deed to secure debt. FCI Lender Services, Inc. Servicer for CTF Asset Management, LLC ATTN: Robert Yanes P.O. Box 28720 Anaheim Ca 92809-0112 1-800-931-2424 Ext 423 The sale will be conducted subject (1) HEROES AND MADE REFER-ENCE HERETO. Said legal description being control-ling, however the property is 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 width of the details of the confirmation of more commonly known as 1600 CHESHIRE COURT, LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-

audit of the status of the loan with the holder of the Security Deed. CTF Asset Management, LLC, as Attorney in Fact for Juan E. Reid and Apollone S. Reid By: fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the Andrew D. Gleason Attorpurpose of paying the same, all expenses of the sale, in-Andrew D. Gleason Antor-ney for CTF Asset Manage-ment, LLC Lefkoff, Rubin, Gleason & Russo, P.C. 5555 Glenridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404) 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 with-6909 (fax)

not now due and payable)

sessments: liens:

950 94020 2/8,15,22,3/1, 2023 NOTICE OF SALE UNDER POWER

out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be STATE OF GEORGIA
COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated November 27, 2019, subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or from Reco Reynolds to Mortgage Electronic Regis the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; tration Systems, Inc., as nominee for First Mortgage Solutions, LLC, recorded on January 7, 2020 in Deed all zoning ordinances; as encum-Book 5/163 at Page 3U3
Gwinnett County, Georgia
records, having been last
sold, assigned, transferred
and conveyed to Caliber
Home Loans, Inc.by Assignment and said Security Deep
having hear given to secure sessinents; liens, encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned. having been given to secure a note dated November 27, 2019, in the amount of the owner and party in possession of the property is TANISHA REID, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. the owner and party in posin the amount of 2019, In the amount of \$194,413.00, and said Note being in default, the under-signed will sell at public out-cry during the legal hours of sale before the door of the hibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security sale before the door of the courthouse of Gwinnett County, Georgia, on April 4, 2023 the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND FINE IN LAND LOTAL OF Deed. The entity having full authority to negotiate 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...

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 94 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING IN LAND LOT 94 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
SION, UNIT 2, AS PER PLAT
RECORDED IN PLAT BOOK
99, PAGE 180-181, AS REVISED IN PLAT BOOK
90, PAGE 251, GWINNETT
COUNTY, GEORGIA
ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY GEORGIA. SUBJECT TO ANY EASEMENTS
OR RESTRICTIONS OF
RECORD. The debt secured
by the Security Deed and evidenced by the Note and has
been, and is hereby, declared due and payable beclared on mong other possible events of default, failure to make the payments a
required by the Note and has LLC, Loss Mittgatton Deptr., 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 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 Attorney in Fact for TANISHA REID 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 USED FOR THAT PURPOSE.
Attomey Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-07153-1 Ad Run Dates 02/22/2023, 03/15/2023, 03/22/2023, 03/29/2023, 03/29/2023, 950 92689 2/22,3/8,15,22,29, 2023 NOTICE OF SALE UNDER POWER GEORGIA, Gwinnett stole events of deadut, fail-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-

COUNTY
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Under and by victor of the penses of the sale, including FOR THAT PURPOSE.
Under and by virtue of the
Power of Sale contained in
that certain Security Deed
given by Juan E. Reid and
Apollone S. Reid to Mortgage Electronic Registration
Systems Inc., as nominee
for Homequest Capital
Funding, LLC, dated
11/10/2005 and filed
12/01/2005, recorded in
Deed Book 45475, Page
180, Gwinnett County, Georgia Records, (later assigned attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowlthe undersigned's knowledge, the person(s) in possession of the property is/are Reco Reynolds. The property, being commonly known as 3497 Temple Ridge Ct, Loganville, GA, 30052 in Gwinnett County, will be sold as the property of Reco Reynolds, subject to any outstanding ad valorem gia Records, (later assigned to CTF Asset Management, any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by LC) conveying the after-de-scribed property to secure a Note in the original principal amount of Fifty Three Thou-sand Five Hundred Forty Seven Dollars and No Cents (SSS 547.00), with interest accurate survey and inspec-tion thereof, and all assess-(\$53,547.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtments, liens, encumbrances restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address house door of Gwinnett County, Georgia, within the legal hours of sale on Tuesday March 7, 2023, the following described property:
All that tract or parcel of lead king and being in lead to and telephone number of the individual or entity who shall have the full authority to ne-gotiate, amend or modify all terms of the above de-

scribed mortgage is as lows: CALIBER HO

LOANS

HOME

13801 Wireless

land lying and being in Land Lot 2 of the 2nd District, Gwinnett County, Georgia,

### **FORECLOSURE**

**FORECLOSURE** 

being known as Lot 175, Block A, Mineral Springs Crossing, Unit V, as more particularly described on plat

of survey recorded at Plat Book 108, Page 283, Gwin-nett County, Georgia

nett County, Georgia Records, to which plat refer-

ence is made for a more

metes, bounds and courses description. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default failure to any the

among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Securi-ty Deed. The debt remaining in default, this sale will be

made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Security Deed

particular delineation

Way , Oklahoma City, OK 73134, 1-800-401-6587 . The foregoing notwithstand-ing, nothing in O.C.G.A. Sec-tion 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Caliber Home Loans, Inc. as Attorney in Fact for Reco Reynolds 100 Galleria Park-way, Suite 960 Atlanta, GA

Phone: (770) 373-4242 Bv: Phone: (/70) 3/3-4242 by:
Rohan Rupani For the Firm
THIS FIRM IS ACTING AS A
DEBTCOLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. - 22005243 A-4773007 005243 A-4773007 02/15/2023, 02/22/2023,03/01/2023, 03/08/2023, 03/15/2023, A-4773007

03/22/2023, 03/29/2023

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

NOTICE OF SALE UNDER POWER

By virtue of Power of Sale contained in that Deed to Secure Debt (the "Security cure Debt (the "Security Deed") from S & M Real Es-tate Investors Company, LLC ("Grantor") to Atlanta Private Lending, LLC ("Grantee"), dated Novem-ber 29, 2021, recorded in Deed Book 59482, page 761, Gwinnett County, Georgia Records and as transferred Records and as transferred to Kirkland Financial LLC by Transfer and Assignment dated November 29, 2021, recorded in Deed Book 59508, page 297, Gwinnett County, Georgia records, said Security Deed being given to secure a note of even date therewith in the original principal amount of Three Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars 00/100 Dollars (\$357,500.00), with interest from the date thereof at the rate specified therein (the "Note"), together with any and all other indebtedness owing the Grantor to 00/100 Dollars Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courtfor cash before the Court-house door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2023, the following de-scribed property: All that tract or parcel of land lying and being in Land Lot 249 of the 5 th District, Gwinnett County, Georgia being Lot 73, Bock D, Riversprings Subdivision, Unit 1, Phase 2, according to plat recorded in Subdivision, Unit 1, Phase 2, according to plat recorded in Plat Book 110, pages 20 & 21, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. 1975 Alcovy Trails Drive Dacula, GA 30019 Tax Parcel No.: R5249 159 The indebtedness secured by the Security Deed has been and is hereby declared due beis hereby declared due be-cause of default under the terms of said Note and Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness re-

maining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued intersect and expenses for the est and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Sequith Deed, against a fixture of intercurity Deed, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law. Said property will be sold as the property of Debtor subject to all unpaid real estate ad valorem taxes and governmental assessments and to all prior restrictions, rights-ofway, and easements of way, and easements of record, if any, appearing of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee.

Kirkland Financial LLC Attention in Feet feet Security Communications of the Security Deed and Consented by the Grantee. Mikallo Filialical LLCA Michael Forney in Fact for S & Amp; M Real Estate Investors Company, LLC WILLIAM E. BRUMBY, II 17 Executive Park Dr. NE, #480 Atlanta, GA 30329 770, 933, 0096

GA 30329 770.933.0096
Bill@BrumbyLaw.com
THIS FIRM IS ACTING AS
A DEBT COLLECTOR IN
THIS MATTER. ANY INFORMATION OBTAINED WILL
BE USED FOR THE PURPOSED OF COLLECTING
SAID DEBT.

950 94377 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER NOTICE UF SALE UNDER POWER Under and by virtue of the Power of Sale contained in a Security Deed from GARY L. SKIPWORTH AND LATINA A.

SKIPWORTH AND LATINA A. SKIPWORTH to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Description of the Mortgage Corp., its successors and assigns, dated September 2, 2008, and eccorded on October 7, 2008, in Book 49107, Page 306, of the Gwinnett County Georgia Records: as last as-Georgia Records; as last asto CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor); convey-ing the after-described prop-erty to secure a Note in the erry to secure a Note in the original principal amount of \$260,347.00 with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-Tor cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first TUESDAY in April, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY, TO WIT: ALL THAT TRACT OF LAND AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 15, BLOCK A, OF HAVEN CREST SUBDIVISION, PHASE ONE, PER PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 250, GWINNETT COUNTY RECORDS, REFRENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING MADE FOR A MORE COMPLETE DESCRIPTION. The indebtedness secured have and the said Sequeth Page 18 on the said Seq house door of Gwinnett The indebtedness secured The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all 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 attorneys fees paying heen given) and all

having been given) and all

other payments provided for under the terms of the Secu-

rity Deed and Note. Said

## **FORECLOSURE**

property will be sold subject 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 and inspection of the property, any assessments or easements, liens, zoning ordinances. 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 prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and confirmation that the sale is not prohibited that the sale is not pro 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 processing of judget and certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the stamation and audit of the sta-tus of the loan as provided immediately above. The enti-ty that has full authority to negotiate, amend, and modi-fy all terms of the mortgage with the debtor is: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800-561-4567. Please understand that the secured credistand that the secured credi-tor is not required to negoti-ate, amend, or modify the terms of the mortgage in-strument. To the best of the undersigned's knowledge undersigned's knowledge and belief, said property is also known as **2966 Cadbury** Court, Snellville, GA 30039, and the party in possession of the property is/are GARY L. SKIPWORTH AND LATINA L. SKIPWORTH AND LATINA A. SKIPWORTH or a tenant or tenants of said property. CARRINGTON MORTGAGE SERVICES, LLC AS Attorney-in-fact for GARY L. SKIP-WORTH AND LATINA A. SKIPWORTH SOLOMON | PACCETT LLC 2762 PROPER BAGGETT, LLC 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Publish: 2/8/2023, 2/15/2023, 2/22/2023, 3/1/2023, 3/1/2023, 3/8/2023. 3/15/2023.

3/22/2023, 3/29/2023 950 93: 2/8,15,22,3/1,8,15,22,29, 2023 93576

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 Security Deed given by Erica Micole Smith to Mortgage Electronic Registration Systems, Inc., as nominee for HomeBridge Financial Services, Inc. (the Secured Creditor), dated November 20, 2019, and Recorded on December 4, 2019 as Book No. 57078 and Page No. 83, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$282,400.00, with interest at the rate specified therein, as the rate specified therein, as last assigned to Carrington
Mortgage Services, LLC by
assignment that is or to be
recorded in the Gwinnett County, Georgia Records, there will be sold by the unthere 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 proper-ty: The land referred to here-in 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 Land Lot 213 of the 5th Disgia, being Lot 35, Block A, Ballantrae Subdivision fka Ashton Park Subdivision, as Ashton Park Subdivision, as per plat recorded in Plat Book 114, Pages 49-51, re-vised in plat Book 116, Pages 63-65, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R5213-210 The debt secured by said Security Deed has been and is hereby dealered the best secured by said security Deed has been and is hereby dealered the best secured by said security Deed has been and is hereby dealered the best secured by said security security dealered the best secured by said security security dealered the best secured by said security security dealered the security securi is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the as and when due and 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 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC and mortify to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. manner provided in the Note

be confacted 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 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 1212 ASHTON PARK DRIVE, LAWRENCEVILLE, GA 30045 is/are: Erica Nicole Smith 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 increation of the propand inspection of the property, and (c) all matters of record superior to the Secu-rity 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. 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 foreclosure documents may not be provided until final confirmation and audit of the confirmation and audit of the status of the loan as provid-ed in the preceding para-graph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Car-rington Mortgage Services,

loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-

# **FORECLOSURE**

LLC as Attorney in Fact for Erica Nicole Smith. Any in-formation obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40155 950 93586 2/8,15,22,293/1,8,15,22,29,

**FORECLOSURE** 

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 Security Deed given by Preston E. Sneed to Mortgage Electronic Registration Systems, Inc., as nominee for Low VA Rates (the Secured Creditor), dated December 10, 2015, and Recorded on December 23, 2015 as Book No. 54010 and Page No. 269, Gwinnett County, Georgia records, conveying the 269, GWIRNET COUNTY, Georgian records, conveying the after-described property to secure a Note of even date in the original principal amount of \$231,998.00, with interest at the rate specified therein, as last assigned to Carring as last assigned to carnig-ton Mortgage Services, 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 April 1922 the brances: Tuesday in April, 2023, the Tuesday in April, 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 parfollows: All that tract or parcel of land lying and being in Land Lot 197 of the 5th District of Gwinnett County, Georgia and being described as Lot 1 and Lot 2, each containing 0.594 acres and more particularly shown and delineated by a plat of survey entitled Exemption Plat for Enoch G. Smith dated November 7, 1995, prepared by M.V. Ingram Enterprises, Inc., certified by Barry D. Lord BIS in Georgia No by M.V. Ingram Enterprises, Inc., certified by Barry D. Lord RLS in Georgia No. 2641 and recorded in Plat Book 68, Page 205, Gwinnett County, Georgia Records; referenced to said survey and the record thereof is been by made for a mercane. and the record thereof is hereby made for a more par-ticular description of the property conveyed and for the purpose of incorporating the same herein. Tax ID: R5197 068 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, reights of belauft, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expaying 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 ollect 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 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. collect attorney's fees having 03/01/2023

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 understand, the authors. undersigned, the party/parties in possession of the subject property known as 605 0ZORA ROAD, LO-GANVILLE, GA 30052 is/are: Preston E. Sneed 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 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, 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 re-garding the rescission of ju-dicial 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 loan as prothe 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 Preston E. Sneed. Any infor-Preston E. Sneed. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Description (Price & Description (Price) & Description (Price

NOTICE OF SALE UNDER POWER

UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CHRISTINE
P. SWABY to CITIFINANCIAL
SERVICES, INC., dated August 3, 2007, recorded August 6, 2007, in Deed Book
48161, Page 0374, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note said Security Deed having been given to secure a Note of even date in the original principal amount of Fifteen Thousand Eight Hundred Thirty-Two and 40/100 dollars (\$15,832.40), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to RIVER FLOW FUNDING LLC, there will be sold at public 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 Turkdey. 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 PARELLE OF AND LYING AND ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 1, BLOCK A, WINNCASTLE SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 32, GWINNETT

COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THE DESCRIPTION HEREOF. Said legal description being controlling, however the property is more commonly known as 100 WINN CASTLE DRIVE, LAWRENCEVILLE, GA 30044. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of de fault 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, including attorneys fees (no-tice 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 which the the following subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the undersigned, the owner and party in possession of the property is CHRISTINE P. SWABY, JOHN A SWABY, or tenants (s). The sale will be conducted subject (1) to confirms ed subject (1) to confirma-tion that the sale is not pro-hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: River Flow Funding, LLC. Loss Mitigation Dept., 556 S. Fair Oaks Avenue #431,

Loss Mitigation Lept., 556 S. Fair Oaks Avenue #431, Pasadena, CA 91105, Telephone Number: 559.304 4736. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. RIVER FLOW FUNDING LLC as Attorney in Fact for CHRISTINE P. SWA-BY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEST COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

30071 Telephone Number: (877) 813-0992 Case No. RFF-22-06649-2 Ad Run Dates 02/08/2023, 02/15/2023, 02/22/2023,

rlselaw.com/property-listing 950 93736 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY

Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by Valerie J. Thompson, hereinafter J. Thompson, hereinafter referred to as Grantor, to Brand Mortgage Group, LLC recorded in Deed Book 54595, beginning at page 322, of the deed records of 2023 the Clerk of the Superior Court of the aforesaid state said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which the aforesaid Grantor (which attorney-in- fact is the present holder of said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's place of conducting Steints sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2023, all property described in said security deed including but the 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 206 of the 6th Land District of the 6th Land District of Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckin-ridge Station, as shown on that certain final plat of Breckinridge Station, filed for record on March 5, 2004 for record on March 5, 2004 and recorded at Plat Book 102, Pages 81-82, and revised at Plat Book 105, Pages 90-91, recorded on August 26, 2004, Gwinnett County, Georgia records, reference to said plat of survey and the record though vey and the record thereof being hereby made for a more complete legal de-scription. Said legal description being controlling, how-ever, the Property is more commonly known as: 1956 Executive Drive, Duluth, GA 30096 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 be sub-ject to the following items which may affect the title: 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 inan accurate survey and in an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the solid Courties. the said Security Deed. The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and quilt of the sta-

mation and audit of the status of the loan with the hold er of the Security Deed. State Home Mortgage, as loan servicer is the entity with full authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortagaes address is 60 Executive Park South, N. E., Atlanta, GA 30329. State Home Mortagae may be contacted Mortgage may be contacted by telephone at 404-679-0574. To the best of the un-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Valerie J. Thompson, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB

Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5903 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-

ERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

94026 2/8.15.22.3/1.2023

NOTICE OF SALE

UNDER POWER GWINNETT COUNTY, GEORGIA GEORGIA

Because of default in the payment of the indebtedness, secured by that certain Deed to Secure Debt and Security Agreement from Top Designs Group, LLC (Borrower) to ABL RPC Residential Credit Acquisition LLC (Secured Creditor), located at Deed Book 59775, Page 519, Gwinnett County, GA records, Secured Credi-GA records. Secured Crediand the note thereby se-cured, has declared the en-tire amount of said indebted-ness due and payable and pursuant to the power of sale contained in said deed, and pursuant to O.C.G.A Section 9-13-161(a) will on the first Tuesday in March 2023, during the legal hours of sale, at the Courthouse door in Gwinnett County, Georgia, sell at public outry to the highest bidder for cash, the property described in said deed to wit: All that in said deed to wit: All rist tract or parcel of land lying and being in Land Lot 75 and 76 of the 6th District, Gwinnett County, Georgia, being Lot 7, Freeman South Subdivision, as per plat recorded in Plat Book 136, Pages 251-254, Gwinnett Pages 251-254, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description to the control of the county of the co tion. together with all fix-tures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, assessments, rights-of ways, easements, protective ways, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property. The sale will be conducted subject (1) with de 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 Natice has security deed. Notice has been given of intention to collect attorneys fees in ac-cordance with the terms of the note secured by said deed. The name, address and telephone number of the and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to 0.C.G.A. Section 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Top Deindividual or entity who has parties) in possession of the subject property is: Top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said dead and the underin said deed, and the under-signed will execute a deed to the purchaser as provided in the aforementioned Security Deed. ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for Top Designs Group LLC Katz Durell, LLC 6065 Roswell Road, Suite 880 Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. agent and attorney in fact for

950 94402 2/8,15,22,3/1, NOTICE OF SALE UNDER POWER

COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Secontained 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 Superi-or Court of Gwinnett County, 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 Fighty-Fight and 00(10) dol-Thousand Three Hundred Eighty-Eight and 00/100 dollars (\$358,388.00) with interest thereon as provided 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 County, Georgia, or at such place as has or may be lawfully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in March, 2023, all property described in said Security Deed including but 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 Book R, Page 51, of the Public Records of Gwinnett Public Records of Gwinnett County, Georgia, which plat 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 installments on said loan. The 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, and all expenses of this said 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 #: 23-002378.1 lean is PennyMac 300378-1 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 rep-resentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem any outstanting at valuering taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; it all outstanding thority; f) all outstanding bills for public utilities which

# **FORECLOSURE**

constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Leonardo Martinez Velá and Cindy Rossy Tapia and or tenant(s). The sale will be conducted subject to 1) con-firmation that the sale is not rirmation 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. PennyMac Loan Services, LLC as Attorney-in-Fact for Leonardo Martinez Vela and Circle Recept Topic Content. 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; 05/01/23 950-93992 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale

contained in that certain Security Deed from ROBERT T WHITE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS 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 Book Sollab, Page 171, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred FortyFour Thousand Nine Hundred and dollars

(\$144,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, ashaving been last sold, assigned and transferred to BANK OF AMERICA, N.A., 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: lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 92 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 26, BLOCK C, COOPER MANOR, AS PER PLAT RECORDED IN PLAT BOOK 123, PAGES 257-258 AND AS REVISED IN PLAT BOOK 125, PAGES 5-6, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GWINNETI COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 1393

COOPER GAYLE DR, SNEL-LVILLE, GA 30078. The in-debtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Need Said property will be the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other 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 T WHITE, 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 matters of record superior to of the status of the loan with 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: Bank of America, N.A., as successor by merger to BAC.

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 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMER-ICA, N.A. as Attorney in Fact for ROBERT T WHITE THE BELOW LAW FIRM MAY BE 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.
BAC-22-06751-1 Ad Run
Dates 02/08/2023,

Dates 02/08/2023, 02/22/2023, 03/01/2023 950 91742 1/11,18,25,2/1, 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 Kimberly Wilson to Mortgage Elec-tronic Registration Systems, Inc. as nominee for First Option Mortgage dated October 16, 2009, and recorded in Deed Book 49775, Page 449, as last modified in Deed Book 59652, Page 75, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$176,641.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and sureble and are 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 Court-bours deer, in said Countly house door in said County sell at public outcry to the highest bidder for cash, the property described in said beed, to-wit: Legal Descrip-tion ALL THAT TRACT OR PARCEL OF LAND LYING PARCEL OF LAND LYING AND BEING IN LAND LOT

**FORECLOSURE** 

240 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 4, BLOCK B, RIVER RUN SUBDIVI-SION, AS PER PLAT

SÍON, AS PER PLAT RECORDED IN PLAT BOOK

74, PAGE 193, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED BY REFERENCE

RATED BY REFERENCE
THERETO AND MADE A
PART OF THIS DESCRIPTION. Said property is
known as 3840 Riversong
Dr. Suwanee, GA 30024, together with all fixtures and
personal property attached
to and constituting a part of
said property will be sold subject
to any outstanding ad valto 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness ment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Kimberly Wilson, successor in interest or tenant(s). Lakeview Loan Servicing, LLC as Attorney. In Fact for Kimberly Wilson File no. 23-080031 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\*

NITIALS\*\*
https://www.logs.com/ \*THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2/22,3/1,8,15,22,29, 2023

Notice of Sale Under Pow-State of Georgia, County er. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SABRINA LAN WONG

AND KOK HOONG YAP to WACHOVIA BANK, NATION-AL ASSOCIATION , dated 09/25/2007, and , GWIN-USIZOZUUY, and GWINI-NETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), but 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-ty: THAT TRACT OR PARCEL OF LAND LYING AND BEING 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 RECORDS.

REING AND INTENDING TO

BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A PREMISES CONVETED IN A
DEED RECORDED
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

by said Deeu to occur has been and is hereby dehecause 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 Deed to Secure Debt. Beaute the to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (no-tice of intent to collect attorneys fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Sewerth N. Sewerth Parket. current assignee of the Se-curity Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. W. A. W. A N.A. (the current investor or N.A. (the current investor on the loan), is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. WELLS FARĞO 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 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possesthe party/parties in possession of the subject property known as 4078 WINDGROVE CROSSING, SUWANEE, GEORGIA 30024 IS/Are: SAB-RINA LAN WONG AND KOK HOONG YAP or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which taxes

lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proce-dures regarding the resoission 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 roan as provided in the pire-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

(including taxes which are a

COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 000000009693466 BARRETT DAFFIN FRAPPIER TURNER