FORECLOSURE

FORECLOSURE

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 mortga INSTRUMENT. LAKEVIEW
LOAN SERVICING, LLC as
Attorney in Fact for LOLA
PETIGNY CADET 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.
0660 00450 1449 92452

3/8,15,22,29, 2023 NOTICE OF FORECLOSURE SALE

GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by National City Mostgang Co diagram tional City Mortgage Co dba Accubanc Mortgage to Kr-ishnakant Chauhan and Ami Isnnakant Chaunan and Ami Chauhan, dated June 30, 2003, and recorded in Deed Book 34107, Page 103, Gwinnett County, Georgia Records, as last transferred gage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transac-

to Federal Home Loan Morttion Trust, Series 2020-3 by assignment recorded on March 22, 2021 in Book 58521 Page 668 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Nine Thousand Five Hundred and 0/100 dollars (\$209,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder cash before the courthouse door of Gwinnett house door of Gwinnett County, Georgia, within the legal hours of sale on April elegal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 7th District of Gwinnett County, Georgia, being Lot 120, Block "A", Woodland Gardens Subdivision, Unit Two per Plat Book 84, Page 165, Gwinnett County, Geor-Georgia, being Lot lock "A", Woodland gia Records, which is re-ferred to and made a part of this 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 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can Is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to 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 property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and matters of record superior to

442 John Suwanee, GA 30024. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 as

the Security Deed first set

out above. To the best knowledge and belief of the

undersigned, the party in possession of the property is Krishnakant Chauhan or

tenant(s); and said property

is more commonly known

2661 B&S file no.: 23-02337 950 96617 3/8,15,22,29, 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 Cyn-

Attorney in Fact for National

City Mortgage Co dba Ac-cubanc Mortgage. Brock & Scott, PLLC 4360 Chambles

Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-

thia H. Davies and Emma E. Akojede to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/h/a Sun America
Mortgage, dated February 5,
2004, and recorded in Deed
Book 37045, Page 2, Gwinnett County, Georgia
Records, as last transferred
O Wilmington Savings End to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded on March 7, 2016 in Book 54141 Page 534 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Seventy-Six Thou-sand Two Hundred and 0/100 dollars (\$176,200.00), with interest thereon as set 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 April 4, 2023, the following described property. All ing described property: All that tract or parcel of land ly-ing and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Evident County, Georgia Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this de-scription. The debt secured by said Security Deed has been and is hereby declared

due because of, among othre possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.

The debt remaining in 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, in-

cluding attorneys fees (no-tice of intent to collect attor-

fees having

FORECLOSURE

given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including of the loan (although not read 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 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 Cynthia H. Davies or tenant(s); and said property is more commonly known as 1206 Misty Valley Court, Lawrenceville, GA 30045. The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extin-

guished by foreclosure.
Wilmington Savings Fund
Society, FSB, d/b/a Christiana Trust, not individually
but as trustee for Pretium
Mortages Acquisition Trust Mortgage Acquisition Trust Mortgage Acquisition Irust as Attorney in Fact for Cyn-thia H. Davies and Emma E. Akojede. Brock & Desperation of the Woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 21-01148 050 0610 7 3/8 15-22 20 96107 3/8,15,22,29, Under Power.

Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ARISTOTLE SAVALAS
DEERING AND SHANNON
LEE DEERING to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS) AS NOMINEE FOR
INTERCONTINENTAL CAPITAL GROUP, INC , dated
04/07/2017, and , GWINNETT County, Georgia
records, as last assigned to
WELLS FARGO BANK, N.A.
(the Secured Creditor), by
assignment, conveying the
after described property to assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$116,000.00, 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 Courtbeau within the local at the GWINNEIT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE STEP DISTRICT OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK C,
LAUREL FALLS SUBDIVISION, UNIT TWO, AS PER
PLAT RECORDED IN PLAT
FOON AN ARCE 70, CWIN BOOK 44, PAGE 79, GWINIART COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DESCRIPTION, SAID PROPERTY BEING KNOWN AS 3815 LAUREL BROOK LANE, SNEL-VILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN BOOK 44. PAGE 79. GWIN-

PRESENI SYSIEM UN NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. SUBJECT PROPERTY ADDRESS: 3815 LAUREL BROOK LANE, SNELLVILLE, GA 30039 PARCEL ID: R6003 124 The debt secured has been and is hereby de-clared due because of, 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees begins been 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 Se-

endorsed voice and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE 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. § 41 41 462.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the torus of the loss. To the

curity Deed from Tony Fox to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW PENN FINANCIAL LLC, the terms of the loan. best knowledge and belief of best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039 is/are: ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING or tenant/ten-ants. Said property will be dated September 15, 2016 and recorded on September 27, 2016 in Deed Book 54614, Page 94, in the Of-fice of the Clerk of Superior Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Fity-Four Thousand Two Hundred Sixants. 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 ty-Seven and 00/100 dollars (\$254,267.00), as transferred to AURORA FINAN-CIAL GROUP, INC. by Assignment dated October 16, 2019, and recorded October an accurate survey and in-spection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum brances, zoning ordinances, house door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the leeasements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final 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 process gal 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: ALL THAT TRACT OR PARCEL DELAND REIMS allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 50 OF THE
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 214, BLOCK B, UNIT 1,
RIVERSHYRE SUBDIVISION,
AS PER PLAT RECORDED
AT PLAT BOOK 52, PAGE
36, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HERRIN AND MADE
A PART HERBOF BY REFER-Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED Power and other foreclosure

OBTAINED WILL BE USED

FORECLOSURE

FOR THAT PURPOSE. 00000009642836 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 96790 3/8,15,22,29, 2023

purpose of paying the same and all expenses of this Case #: 23-000927-1 sale, including attorneys fees (notice of intent to collect attorneys fees (highly been given). The Notice of Sale Under Power State of Georgia County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Christina English and Marc
English to Mortgage Electronic Registration Systems,
Inc., as nominee for Nations
Reliable Lending, LLC (the
Secured Creditor), dated
September 17, 2018, and
Recorded on September 19,
2018 as Book No. 56141 County of Gwinnett infent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is AURORA FINANCIAL GROUP, INC, 5151 Corporate Drive Troy, MI 48098. 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 subject to the following September 17, 2018, and Recorded on September 19, 2018 as and Recorded on September 19, 2018 as Book No. 56141 and Page No. 883, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$264,102.00, with interest at the rate specified therein, as last assigned to Flagstar Bank, FSB 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, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 6th District, Gwinnett County, Georgia, being Lot 57, Block L, Rivermist Subdivision, Unit Six, as per plat recorded in Plat Book 20, page 229, Gwinnett County, Georgia, records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R6085 198 The debt secured by said Security Deed has been and is 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 taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemotion of any taxing all. demption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants easements covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Tony Fox and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confired under the U.S. Bankrupt-cy code and 2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. AU-RORA FINANCIAL GROUP, INC. as Attorney-in-Fact for Tony Fox Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, El 32312; (850) 422-2520 Ad Run Dates: 03/08/23; 03/15/23; 03/22/23; 03/29/23 debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the 03/06/23; 03/29/23 03/22/23; 03/29/23 950 97020 3/8,15,22,29, 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). Hagstar Bank, FSB holds the duly entacts at the same and the same attent of the same and attent of the same and all expenses dorsed Note and is the cur-rent assignee of the Security Deed to the property. Flagstar Bank, FSB is the en-tity with the full authority to

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY tity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend tor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the under

signed, the party/parties in possession of the subject property known as 1394 DRAKIE COURT SW, LIL-

BURN, GA 30047 is/are: Christina English and Marc English or tenant/tenants.

Said property will be sold subject to (a) any outstand-

ments, liens, encumbrances,

zoning ordinances, ease-

not prohibited under the U.S.

foreclosure documents may

not be provided until fina confirmation and audit of the status of the loan as provided in the preceding para-graph. Funds used at sale shall be in certified funds

and payable to Bell Carring-ton Price & Gregg, LLC. Flagstar Bank, FSB as Attor-ney in Fact for Christina En-glish and Marc English. 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.

950 96479 3/1,8,15,22,29,

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Se-

Court of Gwinnett County

-Seven and 00/100 dollars

22, 2019 at Deed Book 56970, Page 741, with inter-est thereon as provided therein, will be sold at public

outcry to the highest bidder for cash before the court-

A PART HEREOF BY REFER-

property may more com-monly be known as 1277

Tiverton Place, Lawrenceville, GA 30043.

GEORGIA,

NOTICE OF SALE

to secure a Note of even date in the original principal amount of Four Hundred Sixty-Two Thousand Eight Hundred Two and 00/100 dollars (\$462,802.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC., there will be sold at public outcry to the highest bidder for cash at the Gwinpublic 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, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 435, BLOCK A, HIDDEN FALLS, PHASE 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 193-199, ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by which might be absclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Security Deed first set out above, including, but not limited to, assess-ments lies anough ments, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final 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

ness remaining in default, this sale will be made for the 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 Paed Said property will be 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 underabove-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an an accurate survey or by an inspection of the property;

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 best of the knowledge and belief of the undersigned, the owner and party in possession of the property is KEVIN E GARDEMHIRE, OR TENDEM REMONDA R GARDEMHIRE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with of the status of the loan with 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: M of the loan (although not required by law to do so) is. M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. 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. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for KEVIN E GARDENHIRE, RHONDA R GARDENHIRE, RHONDA R GARDENHIRE, RHONDA R GARDENHIRE, RHONDA R GARDENHIRE, NODER 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 Avaion Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-06384-1 Ad Run Dates 03/08/2023, 03/15/2023, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/2022, 03/22/202

03/29/2023 rlselaw.com/property-listing 950 95762 3/8,15,22,29, 2023 FORECLOSURE

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a

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 debt remaining in default, this sale will be made for the purpose of paying the same Security Deed from William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett to Mortgage Electronic Registration Systems, Inc., as nominee for Home America nominee for Home America Mortgage, Inc., its successors and assigns, dated January 16, 2009, and recorded on January 22, 2009, in Book 49249, Page 300, of the Gwinnett County, Georgia Records; as last assigned to CARRINGTON MORTGAGE SERVICES, LIC. Secured Creditor): convey-(Secured Creditor); convey-ing the after-described prop-erty to secure a Note in the original principal amount of \$185,057.00 with interest thereon as set forth therein. 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 the first TUESDAY in April, 2002 first TUESDAY in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County, Georgia, being Lot 61, Block A of Gardenside Subdivision, as per plat thereof recorded in Plas Book 111, pages 117-119, Gwinnett County, Georgia Records, which recorded lat is incorporated herein plat is incorporated herein by reference and made a part of this description. The indebtedness secured by said Security Deed has been easements. 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 individuals are said to the said source. 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 beed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Secuunder the terms of the Secu-rity Deed and Note. Said 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 disclosed by an accurate survey 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 Security Deed first set out above. The sale will be conducted subject (1) to confirmation By virtue of a Power of Sale contained in that certain Se-curity Deed from KEVIN E GARDENHIRE and RHONDA R GARDENHIRE to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR LAKEVIEW LOAN SERVIC-ING, LLC., dated February 16, 2016, recorded March 4, subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the course, does not be the course of the course. 10, 2016, fectored March 4, 2016, in Deed Book 54136, Page 632, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even to secure a Note of even 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 non-judicial sales in the 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 status of the loan as provided immediately above. The entity that hee full authority to ty that has full authority to 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, Anaheim, CA 92806, 1-800 561-4567. Please under-stand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage in-strument. To the best of the undersigned's knowledge and belief, said property is also known as 3475 Gardenalso known as 3479 Garden-side Drive, Loganville, GA 30052, and the party in pos-session of the property is/are William A. Garnett and Andrew S. Barnett a/k/a A.S. RECORDED IN PLAT BOOK 115, PAGES 193-199, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREING YEFERENCE TO. Said legal description being controlling, however the property is more commonly known as 3331 ANNA RUBY LN, BUFORD, GA 30519. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed, The indebtedness remaining in default, Garnett or a tenant or ten-ants of said property. CAR-RINGTON MORTGAGE SER-Alls of Salu Puperly
RINGTON MORTGAGE SERVICES, LLC As Attorney-inFact for William A. Garnett
and Andrew S. Barnett a/k/a
A.S. Garnett 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. PubIsh: 2/22/2023, 3/15/2023,
3/8/2023,
3/8/2023,
3/15/2023,
3/950
94614
2/22,3/1,8,15,22,29, 2023 2/22,3/1,8,15,22,29, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from EMMA D GREEN and MARK T GREEN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR COUNTRY-WIDE HOME LOANS, INC. DBA AMERICA'S WHOLE-SALE LENDER, dated August 5 ALE LENDER, Valed August
17, 2007, in Deed Book
48197, Page 0001, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note

been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Six Thousand Eight Hundred Twenty-Five and 00/100 dollars (\$156,825.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BÄNK OF AMERICA, N.A., there will be sold at public Signed 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 April, 2023, all property described in said security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT(S) NUMBERED 69 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS ALL OF LOT NUMBERED 22, BLOCK A, UNIT TWO, SUMMIT BROOK SUBDIVISION, AS SAID LOT IS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF SUBDIVICED COURT OF SION RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEOR-GIA, AT PLAT BOOK 55, PAGE 294, TO WHICH REFERENCE IS MADE FOR THE MORE PARTICULAR LOCATION AND DIMENSIONS OF

CLE, SNELLVILLE, GA 30078. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of default under the terms of said Security Deed. The indebted

TION AND DIMENSIONS OF SAID LOT. Said legal de-scription being controlling, however the property is more commonly known as 1837 EMERSON LAKE CIR-

this sale will be made for the purpose of paying the same, all expenses of the sale, inall 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-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 the area than the safe t not now due and payable); the right of redemption of restrictions

FORECLOSURE

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; encumbrances: 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 EMMA D GREEN, MARK T GREEN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the status of the loan with the holder of the Security Deed. The er 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 Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, The Loss Milligation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured condition. require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMER-INSTRUMENT. BANK OF AMÉRIICA, N.A. as Attorney in Fact
for EMMA D GREEN, MARK
T GREEN 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: Bubin USED FOR THAT PURPUSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-10-01112-5 Ad Run Dates 03/08/2023, 03/25/2023 Dates 03/08/2023 03/15/2023, 03/22/2023

03/29/2023 rlselaw.com/property-listing 950 97053 3/8,15,22,29,

2023 Notice of Sale Under Power. State of Georgia, County of GWINNETT. Deed to Secure Debt given

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC., dated on 07/29/2003 and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N. SUICCESSOR BY MERGER WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified therein. the rate specified therein, 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 property: ALL THAT TRACT OR PARCEL OF LAND LYING PARCEL OF LAND LYING
AND BEING IN LAND LOT
151 OF THE 5TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 1,
BLOCK E, UNIT ONE, GATES
MILL, AS PER, PLAT
RECORDED IN PLAT BOOK
AT, PAGE 135, GWINNETT
COUNTY RECORDS. REFERENCE TO SAID PLAT IS
HEREBY MADE FOR A COMPLETE DESCRIPTION OF
THE PROPERTY HEREIN
DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MIL-

TY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. 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 and Deed
to Secure Debt. Because the
debt remains in default, this
sale will be made for the
purpose of paying the same sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). WELLS FARGO ciuding attorneys rees (no. person provided in the control of the

entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 414 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Pleason to that. pursuant to

note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-

quired to amend or modify the terms of the loan. To the

the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL

LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or ten-

ant/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 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, restrictions, covenants, etc.

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

Gourt of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of One Hundred Fifty-Seven Thou-sand Nine Hundred Fifty and 0/100 dollars (\$157,950.00), with interest thereon as set 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 April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District, Gwinnett of the 2nd District, Gwinnett County, Georgia, being Lot 77, Block A of Unit 1 of Saddlebrook Farm Subdivision, as per plat thereof recorded in Plat Book 105, page 5-12, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this 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 pay the indebtedness as and when due and in the manner provided in the Note 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 attor-

and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negoti-

ate, amend or modify all terms of the loan (although

not required by law to do so

cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY, THIS LAW FIRM IS of Georgia, the Deed Under DERSON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FORECLOSURE

PURPOSE.
00000009435652 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950 96788 3/8,15,22,29,
2023

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Charles
Philip Kent to SouthTrust
Bank dated June 26, 2004,
and recorded in Deed Book
39676, Page 183, Gwinnett 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 legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTT 10F THE 7TH tire amount of said indebted-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 IN PLAT BOOK 67, PAGE 27, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; SAID PROPER-SCRIPTION; SAID PROPER-TY BEING KNOWN AS 2863 AVALON MEADOWS COURT

AVALON MEADOWS COURT ACCORDING TO THE 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 will be sold subject to any outstanding ad valproperty will be sold subject.

to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which must be discounted by an accurate survey. closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, 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 pay-ment of said indebtedness and all expenses of said sale and an experises of said said 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 U.S. Bankruptcy Code and (2) to final confirmation and audit the secured creditor. the secured creditor. In 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 LEGAL GROUP LLP* Attorneys and Councellars at Law 211

GAL 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 PURPOSE. 950 94628 94628 2/22,3/1,8,15,22,29, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Jack Security Deed given by Jack Thomas Kirt to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for South Star Funding, LLC, dated October 24, 2005, and recorded in Deed Book 45070, Page 142, Gwinnett County, Geor-gia Records, as last trans-ferred to U.S. Bank National Association, as Trustee for is believed to be Jeff Lamont aka Jeffrey Thomas LaMont aka Jeffrey Thomas LaMont and Erica Lamont, or tenant(s). Mid-First Bank, as Transfered, Assignee, and Secured 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 22-6885 THIS AW FIRM MAY BE HEID Association, as Trustee for Residential Asset Securities Corporation, Home Equity
Mortgage Asset-Backed
Pass-Through Certificates,
Series 2005-KS12 by as-LAW FIRM MAY BE HEID TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. signment recorded on February 12, 2016 in Book 54099 Page 778 in the Office of the Clerk of Superior Court of Gwinnett County.

950 96746 3/8,15,22,29, 2023 County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
beed to Secure Debt given
by LARA'S TRUCKS, INC. to
AEGIS REAL ESTATE CAPITAL LLC, dated 03/31/2022,
and recorded on 04/19/2022
at Book No. 59879, Page No.
00667, GWINNETT County,
Georgia Records conveying
the after-described property the after-described property to secure a Note of even date in the original principal amount of \$5,600,000.00, with interest at the rate spec-ified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash in GWIN-NETT County, before the Courthouse door, and within the legal hours of sale on the first Tuesday in April, 2023, the following described property: TRACT I: ALL THAT TRACT OR PARCEL TODRITY. ITALOT I. ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 206 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
CONTAINING 5.00 ACRES,
MORE OR LESS, AS
SHOWN ON BOUNDARY
AND TOPOGRAPHIC SURVEY FOR 3265 COMMERCE
AVENUE, LLC AND CHICAGO TITLE COMPANY PREPARED BY BOUNDARY
ZONE, INC., BY CHRISTOPHER W. HODGE, G.R.L.S.,
NO. 2941, DATED MAY 17,
2007 AND BEING MORE
PARTICULARLY DESCRIBED
ACCORDING TO SAID SUR-

FORECLOSURE

FORECLOSURE

OF WAY OF COMMERCE AVENUE (88° R/W), SAID POINT BEING LOCATED 544.71 FEET ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH

THE RIGHT OF WAY LINE

REBAR

FOUND:

AND BEING SUBTENDED BY

REBAR SET; RUN THENCE SOUTH 52 DEGREES 18

SOUTH 52 DEGREES 18
MINUTES 11 SECONDS
EAST A DISTANCE OF
450.67 FEET TO A POINT
MARKED BY A 1/2" REBAR
SET; RUN THENCE SOUTH
41 DEGREES 21 MINUTES
T7 SECONDS EAST A DISTANCE OF 285.00 FEET TO A
DOINT MARKED BY A 1/2"

TANCE OF 285.00 FEET TO A
POINT MARKED BY A 1/2*
REBAR SET LOCATED ON
THE WESTERLY RIGHT OF
WAY LINE OF COMMERCE
AVENUE, SAID POINT BEING THE TRUE PLACE AND
POINT OF BEGINNING. TOGETHER WITH: A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND
EGRESS FOR PEDESTRIAN
AND VEHICULAR TRAFFIC
IN, OVER AND THROUGH

IN, OVER AND THROUGH THE FOLLOWING DE-SCRIBED PROPERTY: ALL THAT TRACT OR PARCEL

IHAI TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT NO. 206, OF
THE 6TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, CONTAINING 0156
ACRE, MORE OR LESS, AND
BEING A PART OF THE
PROPERTY SHOWN ON A
BAT SHITTED "CWINNETT

PLAT ENTITLED "GWINNETT PLACE MALL SITE WITH ACCESS ROAD", PREPARED

BY HAYES, JAMES & ASSO

CIATES, INC., DATED JAN-UARY 25, 1982, AS

DARY 25, 1982, AS RECORDED IN PLAT BOOK 19, PAGE 291, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS

RECORDS, WHICH PLAT IS
HEREBY ADOPTED AND
MADE A PART HEREOF BY
REFERENCE THERETO FOR
A MORE COMPLETE DE
SCRIPTION OF SAID PROPERTY, AND. AS MORE PARTICULARLY SHOWN ON
PLAT OF SURVEY FOR
FORD LEASING DEVELOPMENT COMPANY BY J
DENNIS BILLEW, DATED
MAY 24, 1984, AND BEING
MORE PARTICULARLY DE
SCRIBED AS FOLLOWS: TO

SCRIBED AS FOLLOWS: FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE PROJECTED INTERSECTION

OF THE SOUTHERN SIDE OF

WAY OF SATFILITE BOULE

WAY OF SATELLITE BOULE-VARD AND THE WESTERN SIDE OF THE 88-FEET RIGHT-OF-WAY OF COM-MERCE AVENUE; THENCE RUN SOUTHERLY ALONG

THE WESTERN RIGHT-OF-WAY OF COMMERCE AV-ENUE 544.71 FEET TO A POINT ON SAID RIGHT-OF-WAY OF COMMERCE AV-ENUE: THENCE ALONG SAID PICHT OF WAY OF COM

ENUE; THENCE ALONG SAID
RIGHT-OF- WAY OF COMMERCE AVENUE 400.00
FEET ALONG AN ARC TO
THE RIGHT HAVING A RADIUS OF 910.93 FEET AND A
CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 13 MINUTES 30
SECONDS WEST 396.79
FEET TO A POINT; THENCE
DEPARTING SAID RIGHT-

DEPARTING SAID RIGHT-GREES 33 MINUTES 26 SECONDS WEST A DIS-TANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 47 MINUTES 47 SECONDS WEST A DIS-TANCE OF 200.00 FEET TO A POINT; THENCE 136.04 FEET ALONG AN ARC TO THE LEFT HAVING A RA-DIUS OF 545.67 FEET AND CHORD BEARING AND DIS-

CHORD BEARING AND DIS

TANCE OF NORTH 13 DE-GREES 20 MINUTES 44 SECONDS WEST 135.69 FEET TO A POINT AND THE

TRUE POINT OF BEINING; FROM SAID T

100-FEET RIGHT-OF

VEY AS FOLLOWS; BEGIN AT A POINT MARKED BY A 1/2" REBAR SET LOCATED ON THE WESTERLY RIGHT OF WAY OF COMMERCE AVtion they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to dis-cuss possible alternatives to foreclosure. property will be sold subject orany outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-THE RIGHT OF WAY LINE OF SATELLITE BOULEVARD; CONTINUE THENCE ALONG THE AFORESAID RIGHT OF WAY LINE OF COMMERCE AVENUE ALONG THE AFOR ACURVE AN ARC DISTANCE OF ACURVE AN ARC DISTANCE OF ACURVE AN ARC DISTANCE OF ACURVE AND ARC HAVING A RADIUS OF 910.86 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 13 MINUTES 28 SECONDS WEST 396.80 FEET; LEAVING THE AFORESAID RIGHT OF WAY LINE AND RUN closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordi restrictions. nances, 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 Estate of Jack Thomas Kirt or tenant(s); OF WAY LINE AND RUN
THENCE NORTH 08 DEGREES 33 MINUTES 26
SECONDS WEST A DISTANCE OF 200.00 TO A
POINT MARKED BY A 1/2 " and said property is more commonly known as 3465 Bridle Brook Dr, Auburn, GA **30011.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the HEBAR FOUND; RUN
THENCE SOUTH 83 DEGREES 47 MINUTES 47
SECONDS WEST A DISTANCE OF 200.00 FEET TO A
POINT MARKED BY A 1/2" status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank National Association, as Trustee for Residential REBAR SET; RUN THENCE ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 264.50 FEET TO A POINT, SAID ARC HAVING A RADIUS OFF 746.61 FEED Asset Securities Corpora-tion, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12 as Attorney in Fact for Jack Thomas Kirt. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, 6A 30341 404-789-2661 B&S file no.: 22-15741 950 95109 3/8,15,22,29, 2023 Asset Securities Corpora-AND BEING SUBTENDED BY
A CHORD BEARING AND
DISTANCE OF NORTH 17
DEGREES 39 MINUTES 22
SECONDS WEST 263.12
FEET; RUN THENCE NORTH
23 DEGREES 41 MINUTES
29 SECONDS EAST A DIS-

2023

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale

contained in a certain securi-ty deed executed by Jeff La-mont and Erica Lamont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A. recorded in Deed Back, F.G.O. beginning at Book 51500, beginning at page 147, of the deed records of the Clerk of the records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff 's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in April 2023, all property described in said security deed including but not limited to the following described property:
All that tract or parcel of land lying and being in land land lying and being in Land Lot 364, 7TH District, Gwin-Lot 364, 7TH District, Gwinnett County, Georgia, being Lot 113, Laurel Park Subdivision, Phase Two-B, as per plat recorded in Plat Book 38, page 64, Gwinnett County, Georgia records, which plat is hereby referred to and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 6469 Mobilis Court, Sugar Hill, GA 30518 Said property will be of the court o out 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 in-spection of the property; any assessments, liens, encumassessments, liens, encum-brances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subiect (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed, Mid-First Bank, through its divi-sion Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst the terms of the Note and Security Deed. Midfirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blwd., Other Stand Blwd., Other Stand Blwd., Other Stands Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property possession of the property is believed to be Jeff Lamont

> Notice of Sale Under Power State of Georgia County of Gwinnett

ACCORDING TO SAID SUR-

THUS ESTABLISHED RUN-NING THENCE SOUTH 13 DEGREES 20 MINUTES 44 SECONDS EAST 35.50 FEET SECONDS EAST 35.50 FEET TO A POINT; THENCE SOUTH 61 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 120.89 FEET TO A POINT; THENCE 35.28 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 230 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 24 MINUTES 44 SECONDS WEST 35.25 FEET TO A POINT; THENCE 44 SECONDS WEST 33-25
FEET TO A POINT; THENCE
NORTH 61 DEGREES 49
MINUTES 51 SECONDS
EAST A DISTANCE OF
122.63 FEET TO THE TRUE
POINT OF BEGINNING. TOGETHER WITH: ALL EASEMENTS BENEFITING THE
PROPERTY CONVEYED PROPERTY CONVEYED
HEREBY AS WAS ACQUIRED UNDER (i) GRANT
OF EASEMENT BY AND BE-OF EASEMENT BY AND BETWEEN PARTRIBGE GREENE, INC. AND CF-4 GWINNETT ASSOCIATES, DATED MARCH 31, 1982, AS RECORDED AT DEED BOOK 2357, PAGE 251, GWINNETT COUNTY, GEOR-GIA RECORDS, AS AMEND-ED BY CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH EASEMENT DATED MARCH
31, 1982, AS RECORDED AT
DEED BOOK 2478, PAGE
422, GWINNETT COUNTY,
GEORGIA RECORDS, AND
AS FURTHER AMENDED BY
FIRST AMENDMENT TO
CORRECTED AND RESTATED GRANT OF EASEMENT
DATED MARCH 21, 1092 DATED MARCH 31, 1983, AS RECORDED IN DEED BOOK 2485, PAGE 322, AFORESAID RECORDS. AND UNDER (ii) GRANT OF SEC-ONDARY EASEMENTS BY AND BETWEEN PARTRIDGE AND BETWEEN PARTRIDGE
GREENE, INC. AND CF-H
GWINNETT ASSOCIATES,
DATED DECEMBER 10,
1982, AS RECORDED IN
DEED BOOK 2478, PAGE
472, GWINNETT COUNTY,
GEORGIA RECORDS. BEING
THE SAME PROPERTY AS
THAT CONVEYED BY WAR-