FORECLOSURE

FORECLOSURE HANIY DEED DATED MAY
31, 2007, FROM GREGORY
T. BARANCO AND JUANITA
P. BARANCO, TO 3265
COMMERCE AVENUE, LLC,
AS RECORDED AT DEED
BOOK 47950, PAGE 150,
GWINNETT COUNTY, GEORGIA RECORDS. AS CORRECTED AND RE-RECORDD. JUIN 5 2007 AT DEFD State of Georgia County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Joseph Benjamin McGraw
to Mortgage Electronic Registration Systems, Inc., as
nominee for WR Starkey
Mortgage, LLP (the Secured
Creditor), dated June 3,
2010, and Recorded on June
14, 2010 as Book No. 50118
and Page No. 383, Gwinnett County of Gwinnett BOJUNE 5, 2007, AT DEED BOOK 50492, PAGE 689, GWINNETT COUNTY, GEOR-GIA RECORDS. Along with: (a) All buildings, structures and improvements of every and Page No. 383, Gwinnett County, Georgia records, conveying the after-de-scribed property to secure a and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and elec-tric fixtures, radiators, heaters, engines and ma-Note of even date in the original principal amount of inal principal amount of \$103.604.00, with interest at chinery, boilers, ranges, ele-\$103,604.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett vators and motors, plumbing and heating fixtures, carpet-ing and other floor cover-ings, water heaters, mirrors, mantels, air conditioning ap-County, Georgia Records, there will be sold by the un-dersigned at public outcry to the highest bidder for cash paratus, refrigerating plants refrigerators, cooking appa-ratus and appurtenances, window screens, awnings and storm sashes owned by at the Gwinnett County at the GWINNERT 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 50 of the 6th District,
Ewinnert County Georgia Grantor and attached to said buildings, structures or improvements and all other furnishings, furniture, fix-tures, machinery, equip-ment, appliances, building Lot 50 of the 6th District, Gwinnett County, Georgia, being Lot 13, Block A, Ashly Cove Subdivision, Unit One, as per plat recorded in Plat Book 45, Page 255, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. Map #R6050-256. Tax ID: R6050 256 The debt secured by said Security 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 prosupplies and materials, books and records, chattels, inventory, accounts, con-sumer goods, general intan-gibles and personal property of every kind and nature whatsoever owned by Grantor and now or here-Grantor and now or nere-after located in, on or about, or used or intended to be used with or in connection with the use, operation or enjoyment of the Land and the improvements located from time to time thereon. including all extensions, additions, improvements, bet-terments, after-acquired property, renewals, replacedue and in the manner provided in the Note and Security Deed. Because the debrement in default, this sale ments and substitutions or proceeds from a permitted sale of any of the foregoing, all tradenames, trademarks, servicemarks, logos, and goodwill related thereto will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security goodwill related thereto which in any way now or hereafter belong, relate or appertain to the Land and the improvements located thereon or any part thereof and are now or hereafter accuired by Cerators and all in. provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend. quired by Grantor; and all inventory, accounts, chattel paper, documents, equip-ment, fixtures, consumer goods and general intangi-bles constituting proceeds acquired with cash proceeds the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 south Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parof any of the property described hereinabove, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Land as between the parties hereto and all persons claiming by, through or un-der them, and which shall be deemed to be a portion of the security for the indebtedness herein described and to be secured by this Security Deed. The location of the above- described collateral is also the location of the Land. (b) All building materials, fixtures, building machinery and building equipment delivered on site to the Land during the course of, or in connection with, construction of the buildings and improvements upon the Land and which are now or ness herein described and to undersigned, the party/par-ties in possession of the subject property known as 3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078 is/are: Joseph Ben-jamin McGraw or tenant/ten-jamin McGraw or tenant/ten-ten state State of the s ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a Land and which are now or Land and which are now or hereafter owned by Grantor; (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by a course 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) alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof or ap-purtenant to the title to the Land, and all estates, rights, be conducted subject to (1) 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 titles, interests, privileges, liberties, tenements, hereditaments and appurtenances reversion and reversions, re-mainder and remainders, whatsoever, in any way be-longing, relating or apperthe holder of the security deed. Pursuant to O.C.G.A. taining to the Land or any nart thereof or which here after shall in any way be-long, relate or be appur-tenant thereto, whether now owned or hereafter acquired garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the not be 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 providby Grantor. The debt seby Grantor. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of among other possible event of default, failure status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Joseph Benjamin McGraw. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 to pay the indebtedness as and when due in the manner prescribed in the Note and Deed to Secure Debt. Be-cause the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40307 tent to collect attorneys fees

950 94830 2/15,22,3/1,8,15,22,29, 2023 ESTATE CAPITAL LLC holds the Note and is the current holder of the Deed to Notice of Sale Under Pow-er Georgia, GWINNETT current holder of the Deed to Secure Debt to the property. AEGIS REAL ESTATE CAPI-TAL LLC 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, AEGIS REAL ESTATE CAPI-Power of Sale contained in a Deed to Secure Debt given by NIGEL MENTORE to by NIGEL MENTORE to BANK OF AMERICA, N.A., dated March 2, 2010, and recorded in Deed Book 49980, Page 0404, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Services, LLC in Book 57236, Page 00175, conveying the after-described property to secure a Note of even date in the original principal amount AEGIS REAL ESTATE CAPITAL LLC may be contacted at 3401 West Cypress Street, Suite 201, Tampa, FL 33607, 678-257-1359. 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 the original principal amount of \$64,705.00, with interest at the rate specified therein, there will be sold by the unthe undersigned, the party/parties in possession of the subject of the subject properties known as 3265 Commerce Ave., Duluth, Georgia 30396 dersigned 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 May, 2023, to wit: May 2, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 6T HOISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 8, BLOCK B OF GWINNSTONE SUBDIVISION ACCORDING TO PLAT OF SUBDIVISION ACCORDING TO PLAT OF SUBDIVISION ACCORDING TO PLAT OF SUBDIVISION ACCORDING TO PLAT FLAT BOOK 10, PAGE 46A, GWINNETT COUNTY, GEORGIA, AND RE-RECORDED AT PLAT BOOK 17, PAGE 145, GWINNETT COUNTY, GEORGIA, AND REVISED AND RE-RECORDED AT PLAT BOOK 17, PAGE 145, GWINNETT COUNTY, GEORGIA DEED RECORDS, BOTH OF WHICH ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE WITH ALL THE RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMISES IN ANYWISE APPERTAINING OR BEI OMGING dersigned at public outcry to the highest bidder for cash is Laras Trucks, Inc. 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 mat-ters which might be disclosed 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, nut mot limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and 2) final confirmation and audit of the state of the least with the bald. tus 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 applications of the State of th SAID DESCRIBED PREMISS-ES IN ANYWISE APPER-TAINING OR BELONGING. BEING IMPROVED PROPER-TY KNOWN AS 2995 GWINNSTONE CIRCLE, SNELLVILLE, GEORGIA. onjudicial 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 state. SWILLVILLE, GEORGIA
30078 ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEORtion and audit of the status of the loan provided in the preceding paragraph. AEGIS REAL ESTATE CAPITAL LLC REAL ESTATE CAPITAL LLC as attorney in fact for Laras Trucks, Inc. McManamy McLeod Heller, LLC 3520 Piedmont Road, NE, Suite 110 Atlanta, Georgia 30305 GIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the

96898 3/8,15,22,29,

indebtedness as and when

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

having been given). AEGIS

FORECLOSURE

FORECLOSURE to Secure Debt. 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 the Deed to Se-cure Debt and by law, including attorneys fees (no-tice of intent to collect attorneys fees having been neys fees naving been given). Said property is commonly known as 2995 GWINNSTONE CIRCLE SNELLVILLE, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the parties) in possession of the subject property is (are): MIGEL MENTORE or tenant or tenants. Said property will be sold subject to (a) and outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out 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. Bankrupted under the Ü.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) 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 rescis-sion of judicial and non-judi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be prodocuments may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-

162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Departant 1600. South Departs tion: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to nego-tiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf

of the secured creditor under the power of sale granted in the aforementioned security instrument appoints. curity instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for NIGEL MENTORE Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 30043 404.719.5155
MARCH 1, 8, 15, 22, 29,
APRIL 5, 12, 19, 26, 2023
22-0249 THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950 96092
3/1,8,15,22,29,4/5,12,19,26,
2023

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Gavin Mickens to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB (the Secured Creditor), dated April 30, 2008, and Recorded on May 21, 2008 as Book No. 48862 and Page No. 863, Gwinnett County, Georgia records, conveying the after-described property to the original principal amount of \$215,093.00, with interest at the rate specified therein, as last assigned to **Bank United**, **N.A.** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at sold by the undersigned at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse within the legal hours of sale on the first Tuesday in April, on the first Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 84, Block G, the Park at Haynes Creek, Phase Two, Unit Five, as per plat recorded in Plat Book 116, Page 229, Gwinnett County Records, which plat is incorporated herein and made a porated herein and made a part hereof by reference. Tax ID: R5063 472 The debt secured by said Security Deed has been and is hereby declared due because of clared due because of the possible events. among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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). Bank United, N.A. holds the duly endorsed Note and is the current assignee of the Servicit New York (N.A. holds the duly endorsed Note and is the current assignee of the Servicit New York (N.A. holds the Area of the Servicit New York (N.A. holds the Area of the Servicit New York (N.A. holds the Area of the Servicit New York (N.A. holds the York (N.A. hol 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, Sulte 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

To the best knowledge and

belief of the undersigned,

the party/parties in possession of the subject property known as 737 PRESERVE PARK DRIVE, LOGANVILLE,

GA 30052 is/are: Gavin Mickens or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not set due and perceible. (b)

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 people and the property the Co.

of record superior to the Se-curity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, re-

strictions, covenants, etc. The sale will be conducted

subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-

mation and audit of the sta-

tus of the loan with the hold-

er of the security deed. Pur-

FORECLOSURE

suant to O.C.G.A. §9-13-172.1, which allows for cer-tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the pre-ceding paragraph. Funds used at sale shall be in certi-fied funds and payable to Bell Carrington Price & Gregg, LLC. Bank United, N.A. as Attorney in Fact for Gavin Mickens. Any informa-tion obtained on this matter. tion obtained on this matter may be used by the debt col-lector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC LLC, 339 Regward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40401 950 94803 2/22,3/1,8,15,22,29, 2023

94803

NOTICE OF SALE UNDER COURT ORDER BY VIRTUE OF THE COURT ORDER OF THE HONOR-ABLE RONNIE K. BATCHE-LOR, Judge of the Superior Court of Gwinnett County, Georgia, dated February 2, 2023, and recorded on 2023, and recorded on February 2, 2023, in connection with that certain civil acentitled Manuel Nicol vs. Evelyn Patricia Nicol, being Civil Action File No. 22-A-07638, there shall be sold at public outcry for cash to the high-est bidder before the Court-house door of Gwinnett County, Georgia, between the legal hours of sale on the first Tuesdav in April. 2023. by J. Mark Brittain, as counsel for the Plaintiff in the above- described civil action, the following described

property: All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 47 of the 7 th District, Gwinnett County, Georgia, being Lot 22, Block B, Unit One of Meadow Trace Subdivision, as per plat thereof recorded in Plat Book 42. recorded in Plat Book 42, Page 140, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description, together with all fix-tures attached to and consti-tuting a part of said property, if any. Said property will be sold

said properly will be solved as subject to any outstanding deeds to secure debt, ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of of redemp any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi nances. restrictions. covenants, and matters of covenants, and matters of record superior to the interest of the parties to said civil action set out above. Said property will be sold as the property of Solomon Manuel Nicol and Evelyn Patricia Nicol. The property, to the best information, knowledge and belief of the undersigned, is presently in the possession of Evelyn Patri-

J. MARK BRITTAIN Counsel for Plaintiff
Mark Brittain, P.C.
245 Country Club Drive, Suite 200H Stockbridge, Georgia 30281

cia Nicol, and the proceeds

will be paid according to the above-described

Court Order.

(770) 389-3356 950 94415 2/8,15,22,3/1,

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER default under Nikiforov to Mortgage Electronic Registration Systems, Inc., as nominee for Quick-Inc., as nominee for quick-en Loans, Inc. dated November 11, 2015, and recorded in Deed Book 54012, Page 329, and pur-suant to Affidavit recorded in Deed Book 60423, Page 13, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to transierred and conveyed or Quicken Loans, LLC, secur-ing a Note in the original principal amount of \$154,000.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire 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, on the first fuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land Situated in the County of Gwinnett in the State of GA All that tract or parcel of land being in Land Lot 350, 7th District, Chrispath County Land Lot 350, 7th District, Gwinnett County, Georgia, being Lot 3, Block "A", Lanier Springs Subdivision, Unit One, Phase One, as per Plat recorded in Plat Book 103, Page 261, Gwinnett County, Caparia Pecarde Special Blot Georgia Records, said plat Georgia Records, said plat being incorporated herein by reference. Said property is known as 6101 Sparkling Cove Ln, Buford, GA 30518, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to any outstanding ad valproberly will be soft 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 might be discussed by an accurate survey. closed 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.
The proceeds of said sale will be applied to the payment of said indebtedness

and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LLS

prohibited under the U.S.

Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Olesya Niki-

forov, successor in interest or tenant(s). Rocket Mort-

Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Olesya Nikiforov File no. 22-079387 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTINIG AS A

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

FORECLOSURE

FORECLOSURE

2/22,3/1,8,15,22,29, 2023 Notice of Sale

Under Power

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 ac-curate survey and inspection 92675 of the property; any assess-State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a ments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale Deed to Secure Debt given by KELEY NOEL to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC. (MERS) AS NOMINEE, dated will be conducted subject (1) to confirmation that the sale 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 OS/27/2016, and , GWIN-NETT County, Georgia records, as last assigned to PENNYMAC LOAN SER-VICES, LLC (the Secured Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-**Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the orig-inal principal amount of \$135,500.00, with interest at rity Deed. MidFirst htty Deed. Midfrist Balik, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division 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 Bańk, through its division 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 is believed to be Florence Ogonji and Olawale A. Orelaja, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Gien-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 226, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 8, BEAVER CREEK SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 119 121, GWINNETT COUNTY, GA RECORDS, SAID PLAT BENG INCORPORATED HEREING INCORPORATED LLC Attorneys at Law Glen-ridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-6990 THIS 392-0041 23-6990 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. said beed to secure bent has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when 950 96695 3/8,15,22,29, 2023

> TS # 2022-03317 18 # 2022-03317
> Notice Of Sale
> Under Power
> Georgia,
> Gwinnett County
> Under and by virtue of the
> Power of Sale contained in that certain Security Deed given by Josh Perrington and Katherine Perrington, husband and wife to Mort-

interest thereon as provided for therein, there will be sold

at public outcry to the high-

est bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 4/4/2023, the following

on 4/4/2/23, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 338 Of The 7th District, Gwinnett County, Georgia, Being Lot 7, Block C, Emerald Lake Subdivision, Unit 2, 8 per Plat Recorded in Plat

As Per Plat Recorded In Plat

AS Per Plat Recorded In Plat Book 56, Page 269, In The Office Of The Clerk Of Supe-rior Court Of Gwinnett Coun-ty, Georgia, Which Plat Is In-corporated Herein By Refer-

corporated Herein by Reference And Made A Part Of This Description. Parcel ID Number: R7338 062. Subject To Any Easements Or Re-strictions Of Record. Said

property is commonly known as 5815 Valine Wy

Sugar Hill, GA 30518 The indebtedness secured by said Security Deed has been and

is hereby declared due be

cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including

attorneys' fees (notice of intent to collect attorneys fees having been given). The entity having full authority to nesticate the collections and the second second

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

ferms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to neootiate, amend, or

to negotiate, amend, or modify the terms of the se-

curity instrument. Said prop-

curity instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be dis-

closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and any other

matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the

undersigned, the party(ies) in possession of the proper-

ty is (are) Josh Perrington or tenant(s) or other occu-pants. The sale will be con-ducted subject to (1) confir-mation that the sale is not

mation that the sale is not

mation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinuished by foreclosus. The

guished by foreclosure. The sale is conducted on behalf of the secured creditor un-der the power of sale grant-

ed in the aforementioned se-

ed in the aforementioned se-curity instrument, specifical-ly being Freedom Mortgage Corporation as Attorney in Fact for Josh Perrington. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-03317 For sale information, visit: https://www.nestortrustee-com/sales-information or

com/sales-information or call (888) 902-3989

97054 3/8,15,22,29,

given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf and as peecestry, in conof and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the Joan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043. SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. 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 undersigned, party/parties in possession

due and in the manner provided in the Note and Deed vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-

neys fees having been given). PENNYMAC LOAN

of the subject property known as 2408 BEAVER FALLS DR, NORCROSS, GEORGIA 30071 is/are: KE-LEY NOEL or tenant/tenants. Said property will be sold subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the 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) 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 rescission of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for KELEY NOEL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY JINE FORMATION ORTAINED

FORMATION FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009721507 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 96800

950 3/8,15,22,29,2023

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 security deed executed by Florence Ogonji, hereinafter referred to as Grantor, to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Caliber Home Deed Book 56621, beginning at page 669 and as modified at Deed Book 59979, Page 742, of the clerk of the Superior Court of the aforesaid state and county and by vistue of and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for 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 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 Lot 183 of the 5th District, Gwinnett the 5th District, Gwinnett County, Georgia, being Lot 90, Block A, Avington Glen - The Arbors, as shown on a Final Plat recorded in Plat Book 125, Pages 180-182, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Said legal description being controlling, however, the Property is more commonly known as: 413 commonly known as: 413

Easley Drive, Lawrenceville, GA 30045 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 be subject to

Under and by virtue of the Power of Sale contained in a Security Deed from Juanita Phillips to Mortgage Elec-

NOTICE OF SALE

UNDER POWER

2023

tronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated February 27, 2009, and recorded on May 6, 2009, in Book 49455, Page 683, of the Gwinnett County, Georgia Records; as last assigned to CARRING-TON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the after-de**FORECLOSURE**

scribed property to secure a Note in the original principal amount of \$90,027.00 with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the legal hours of sale of his first TUESDAY in April, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, 5TH DISTRICT, GWINNETT COUNTY GEOR GWINNETT COUNTY, GEDR-GIA, BEING LOT 11, BLOCK B, LANIER FOREST SUB, UNIT #1, AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 34, GWINNETT COUNTY GEORGIA N, PAGE 34, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. 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 other possible events of the monthly installments as re-quired by said Note and Se-curity Deed. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given) and all having been given) and all naving been given) and a other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet the and payable) and payment. 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 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. 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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 has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CARwith 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 creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best of the undersigned's knowledge 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 of the property state stating or a tenant or tenants of said property. CAR-RINGTON MORTGAGE SER-VICES, LLC As Attorney-in-Fact for Juanita Phillips SOLOMON | BAGGETT, LLC 3763 Roopers Bridge Board 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2/22/2023, 3/8/2023, 3/22/2023,

2/15,22,3/1,8,15,22,29, 2023 Notice of Sale

3/29/2023

Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by April O. Pollard to Mortgage O. Pollard to Mortgage Electronic Registration Systems, Inc., as nominee for Carrington Mortgage Services, LLC (the Secured Creditor), dated February 20, 2016, and Recorded on March 4, 2016 as Book No. 54137 and Page No. 732, Gwinnett County, Georgia records, conveying the after-described property to secure described property to secure a Note of even date in the original principal amount of \$143,108.00, with interest at the rate specified therein, as last assigned to Bank United, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: All that tract or parcel of

All that tract of parcer of land lying and being in Land Lot 3 of the 6th District of Gwinnett County, Georgia, being Lot 11, Block C, Laurel Falls Subdivision, Unit Two, as per plat recorded in Plat Book 44, Page 106, Gwin-nett County, Georgia records, which plat is incor-porated herein and made a

portate of by reference.

Tax ID: R6003 129

The debt secured by said
Security Deed has been and is hereby declared due because of, among other possible events of default, fail ure to pay the indebtedness. ure 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 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 hear diven). Bank having been given). Bank United, N.A. holds the duly united, N.A. holds the duly endorsed Note and is the current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with

vices 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

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 nath/wartier in prosperbene of the undersigned, the party/parties in possession of the subject property known as 3902 LAUREL BEND DRIVE, SNELLVILLE, GA 30039 is/are: April O. Pollard or tenant/tenants. Said property will be sold

FORECLOSURE

subject to (a) any outstand subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Security Deed perior to the Security Deed perior to the Security Deeu first set out above, including, but not limited to, assess-ments, liens, encumbrances, zoning ordinances, ease-ments, restrictions, covenants, etc.

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 confirmations and subject to the design of the first the sale subject to the first fir mation and audit of the status of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §913-172.1, 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 pro-vided until final confirmation and audit of the status of the

and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Bank United, N.A. as Attorney in Fact for April O. Pollard.

Any information obtained on this matter may be used by the debt collector to collect the debt.

Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40554 950 96471 3/1,8,15,22,29, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the

Under and by virtue of the Power of Sale contained in a Security Deed given by
Yvonne J. Ponder and Ricky
L. Ponder to CitiFinancial **Services**, **Inc**. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Mortgage Acquisi-tion Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, Gwinnett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301.39), 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 9 of the 5th District, Gwinnett County, Georgia, and being County, Georgia, and being Lot 3, Block A, Brookwood Meadows Subdivision, Unit 1, as per plat recorded in Plat Book 68, Page 20, Gwinnett County, Georgia Riat Book 68, Fage 20, Gwinnett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference. Tax ID #: R5009 263 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Securi ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale vided in Security Deed and by law, including attorneys fees (notice of intent to col-lect attorneys fees having been given). Your mortgage

Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 885-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, Sulle 100, Iffline, CA 92616, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but get vet die and naveble). 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 parties in possession of the property are Yvonne J. Ponder or tenant(s); and said property is more commonly known as 1727 Manor Brook, Snellville, GA Manor Brook, Snellville, GA 30078. 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

been given). Your mor servicer, Rushmore

of the status of the loan with the holder of the security deed. J.P. Morgan Mortgage deed. J.P. Morgan Mortgage Acquisition Corp. as Attor-ney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-477-7149 MTG File No.: GA2023-00037 950 96892 3/8,15,22,29,

2023 NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from TANISHA REID to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTER, AS NOMINEE FOR RRAND MORTGAGE GROUP

BRAND MORTGAGE GROUP. LLC, dated April 30, 2018, recorded May 4, 2018, in Deed Book 55863, Page 26, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Three Thousand Two Hundred Fifty and (\$203,250.00), with interest

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2023 all Tuesday in April, on the first Juesday 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 TYING AND BEING IT LAND LOT 68 OF THE 7TH DISTRICT, GWIN-

NETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, WELLINGTON ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 63, PAGE 277, GWIN-NETT COUNTY, GEORGIA RECORDS SAID PLAT BE-ING INCORPORATED HERDES AND MADE REFER-ENCE HERETO. Said legal description being controlmore commonly known as 1600 CHESHIRE COURT, LAWRENCEVILLE, GA A30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be

subject to the following items which may affect the

title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of

any taxing authority; matters

which would be disclosed by

an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances: restrictions prances; 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 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. 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 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: PennyMac Loan Services, LLC, Loss Mitigation Dept. 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 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. 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. require a secured creditor to USED FOR THAT PURPOSE USED FOR IHAT PURPOSE.
Attorney 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,
03/48/0002 Dates 02/22/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 950 92689

950 92 2/22,3/8,15,22,29, 2023 NOTICE OF SALE **COUNTY OF GWINNETT**

COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated November 27, 2019,
from Reco Reynolds to
Mortgage Electronic Registration Systems, Inc., as
nominee for First Mortgage
Solutions, LLC, recorded on
January 7, 2020 in Deed
Book 57163 at Page 303
Gwinnett County, Georgia
records, having been last records, having sold, assigned, been last Home Loans, Inc.by Assign-ment and said Security Deed having been given to secure a note dated November 27, 2019, in the amount of \$194,413.00, and said Note being in default, the under-signed will sell at public out-Management Services, LLC signed will sell at public outcry during the legal hours of
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 PARCEL OF LAND LYING AND
BEING IN LAND LOT 94 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING LOT 80, BLOCK A,
STEPHENS PONID SUBDIVISION, UNIT 2, AS PER PLAT
BECORDED IN PLAT BOOK
99, PAGE 180-181, AS REVISED IN PLAT BOOK
10, PAGE
251, GWINNETT VISED IN PLAT BOUN NOIT PAGE 251, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE INC KNIOWAL AS 2407 TEM-IION. SAID PROPERTY BEING KNOWN AS 3497 TEMPLE RIDGE COURT ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY GEORGIA. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY GEORGIA. SUB-JECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. The debt secured by the Security Deed and ev-idenced by the Note and has been, and is hereby, de-clared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale wil be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attorneys' fees. Notice of in-

tention to collect attorneys

fees has been given as provided by law. To the best of the 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 taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be displaced by

which would be disclosed by

accurate survey and inspec-tion thereof, and all assess-

tion thereof, and all assess-ments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to ne-optiate, amend or modify all

gotiate, amend or modify al

terms of the above described mortgage is as follows: CALIBER HOME LOANS, 13801 Wireless Way, Oklahoma City, OK 73134, 1-800-401-6587 . The foregoing notwithstanding, nothing in O.C.G.A. Sec-

terms of the above