FORECLOSURE

Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: 30071 Telephone Number: (877) 813-0992 Case No. MTB-22-06384-1 Ad Run Ad Run 03/08/2023 03/15/2023

rlselaw.com/property-listing 950 95762 3/8,15,22,29, NOTICE OF SALE UNDER POWER Under and by virtue of the Power of Sale contained in a 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 signed to CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the after-described property to secure a Note in the original principal amount of \$185,057.00 with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on the TUESDAY following dein 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 the 5th District, GWinhert County, Georgia, being Lot 61, Block A of Gardenside Subdivision, as per plat thereof recorded in Plat Book 111, pages 117-119, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. The indebtedness secured by said Security Deed has been said security beed 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 re-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 attorney's fees (notice of intent to collect attorneys fees having been given) and all other payments provided for under 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 pavable), 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. The sale will be conducted sale will be conducted 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 2023 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 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 modity that has run aucre..., negotiate, amend, and modi-fy all terms of the mortgage with the debtor is: CAR-RINGTON MORTGAGE SER-LLC. 1600 South

2/22/2023, 3/1/2023, 023. 3/15/2023, 3/22/2023, 3/29/2023 94614

stand that the secured credi-

tor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best of the

Andrew S. Barnett a/k/a A.S.

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 AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION

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 17, 2007, recorded August 17, 2007, in Deed Book 48197, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original 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 there will be sold at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said all property described in said Security Deed including but not limited to the follow 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
AS ALL OF LOT NUMBERED 22, BLOCK A, UNIT TWO, SUMMIT BROOK SUBDIVI-LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or ten-SION, AS SAID LOT IS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVI-SION RECORDED IN THE ant/tenants. Said property will be sold subject to (a) OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEOR-GIA, AT PLAT BOOK 55, PAGE 294, TO WHICH REF-ERENCE IS MADE FOR THE MODE PARTICULAR LOCAL any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by the payable taxes.

MORE PARTICULAR LOCA-TION AND DIMENSIONS OF

SAID LOT. Said legal de

FORECLOSURE

scription being controlling, however the property is more commonly known as more commonly known as 1837 EMERSON LAKE CIR-CLE, SNELLVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is hereby declared due because of fault under the terms of said security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (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 the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property. all zoning ordinances; as sessments; liens; encumrestrictions brances: 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 posune 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 confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fk/ac Country-wide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14er of the Security Deed. The 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. BANK OF AMER-ICA, 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 COL-LECTOR, UNDER FEDERAL LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-10-01112-5 Ad Run Dates 03/08/2023. Dates 03/15/2023, 03/08/2023 03/22/2023 03/29/2023

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

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Deed to Secure Debt given by LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC., dated 06/17/2003, 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. SUCCESSOR BY MERGER SUCCESSOR BY MÉRGER 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 the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the undersigned's knowledge and belief, said property is also known as **3475 Garden**side Drive, Loganville, GA 30052, and the party in pos-session of the property is/are William A. Garnett and following described property: ALL THAT TRACT OR 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 47, PAGE 135, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMfollowing described property: ALL THAT TRACT OR Garnett or a tenant or ten-ants of said property. CAR-RINGTON MORTGAGE SER-VICES, LLC As Attorney-in-Fact for William A. Garnett HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AS 1464 MIL-IY KNOWN AS 1464 MIL-LENIAL 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 de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-

vided in the Note and 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 cale. 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 attorneys fees having been given). WELLS FARGO given). WELLS FARGO BANK, N.A. SUCCESSOR BY BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current as signee of the Security Deed to the property. WELLS FAR-GO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME FARGO HOME MORTGAGE INC (the current investor on the loan), is the entity with the full authority to negotiate, amend, modify all terms of the loan Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contact-ed at: WELLS FARGO BANK, 3476 STATEVIEW FORT MILL, SC N.A., BLVD., 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL

closed by an accurate survey

and inspection of the prop-erty, and (c) all matters of

FORECLOSURE

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 reachible. that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to 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 pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. WELLS FARGO BANK, N.A. SUC-FARGU BAINK, N.A. SUC-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-DERSON AND KELLI LANG-LECTING AS A DEET CIS LEY, IHIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5393. 950 96788 3/8,15,22,29, 2023

STATE OF GEORGIA COUNTY OF GWINNETT

COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Charles
Philip Kent to SouthTrust
Bank dated June 26, 2004,
and recorded in Deed Book
39676, Page 183, Gwinnett
County Records securing a 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 entire amount of said indebted. tire amount of said indebted ness 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 Country, 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 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 PROPERTY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO THE 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, if any. Said property will be sold subject property 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 might be displaced by an accurate current. 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 proceeds of said sale be applied to the payof 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 probibited 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 the secured creditor. The property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Charles Philip Kent File no. 20-076537 LOGS LE-GAL GROUP LLP* Attorneys and Counselver 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

WILL BE USED FOR THAT PURPOSE. 94628 950 946 2/22,3/1,8,15,22,29, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-

DEBT COLLECTOR, ANY IN

NETT COUNTY, GEORGIA
Under and by virtue of the
Power of Sale contained in a Security Deed given by Jack
Thomas Kirt to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for SouthStar
Funding, LLC, dated October
24, 2005 and recorded in 24, 2005, and recorded in Deed Book 45070, Page 142, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank National** Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12 by asseries 2005-8712 by as-signment recorded on February 12, 2016 in Book 54099 Page 778 in the Office 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 Fifty-Seven Thou-sand Nine Hundred Fifty and 0/100 dollars (\$157,950.00), with interest thereon as set forth therein, there will be 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 County. Georgia, being Lot County, Georgia, being Lot 77, Block A of Unit I of Sad-77, Block A of Unit I of Sad-dlebrook 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 pos-

cause of, among other pos-sible events of default, fail-ure 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

remaining in default, this sale will be made for the

FORECLOSURE

purpose of paying the same and all expenses of this sale, as provided in Security Deed as provided in security beed 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 he do so) terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation 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 discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valto any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record experies the Security record superior to the Secu-rity 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); and said property is more commonly known as **3465** Bridle Brook Dr, Auburn, GA 30011. The sale will be con-ducted 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 redemp-tion or other lien not extin-guished by foreclosure. U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Certificates, Series 2005-KS12 as Attorney in Fact for Jack Thomas Kirt. Brock & Description of the State of the Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-15741 950 95109 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 Jeff Lamont and Erica Lamont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A. recorded in Deed Book 51500, beginning at page 147, of the deed records of the Clerk of the Superior Court of the afore-Superior Court of the afore-said 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 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 includ-ing but not limited to the fol-lowing described property: All that tract or parcel of lowing described property: All that tract or parcel of 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 88, page 64, Gwinnett County, Georgia records, which plat is hereby referred to and made a part of this description. Sald legal description being controlling, however, the Property is more commonly known as: 6469 Momonly known as: 6469 Mobilis Court, Sugar Hill, GA 30518 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 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, inents, encumberances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale in our parts in the sale. the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the holdtus of the loan with the hold-er 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 Bank, through its division Midland Mortgages address Midland Mortgages address is 999 N.W. Grand Blvd., Ok-lahoma City, OK 73118. Mid-First Bank, through its divi-sion Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Jeff Lamont aka Jeffrey Thomas LaMont aka Jeffrey Thomas LaMont aka Jeff T. LaMont and Erica Lamont, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Length gal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6885 THIS 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 DIJPROSE

SCRIBED AS FOLLOWS

CHURD BEARING AND DISTANCE OF NORTH 13 DEGREES 20 MINUTES 44 SECONDS WEST 135.69 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING AS

POINT OF BEGINNING AS 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 NORTH 61 DEGREES 49

HEEL 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
HEEDEDY AS WAGE ACC.

GETHER WITH: ALL EASE-MENTS BENEFITING THE PROPERTY CONVEYED HEREBY AS WAS ACQUIRED UNDER (I) GRANT OF EASEMENT BY AND BETWEEN PARTRIDGE 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 AMENDED BY CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH 31, 1982, AS RECORDED AT DEED BOOK 2478, PAGE 422, GWINNETT COUNTY, GEOR-GIA 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 31, 1983, AS RECORDED IN DEED BOOK 2485, PAGE 32500K 2485, PAGE 32500K 2485, PAGE 34500K 2485, PAGE 34500K 2485, PAGE 34500K 2485, PAGE 34500K 2485, PAGE 3450K 24850K 24850K

BOOK 2485, PAGE 322, AFORESAID RECORDS. AND UNDER (ii) GRANT OF SEC-

950 96746 3/8,15,22,29, 2023 Notice of Sale

Under Power
State of Georgia
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a Power of Sale contained in a Deed to Secure Debt given by 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 to secure a Note of even date in the original principal date in the original principal amount of \$5,600,000.00, with interest at the rate specified therein, there will be sold by the undersigned at sold by the undersigned at 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 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

FORECLOSURE FORECLOSURE

ONDARY EASEMENTS BY 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 WARANITY DEED DATED MAY 31, 2007, FROM GREGORY 31, 2007, FROM GREGORY T. BARANCO AND JUANITA P. BARANCO, TO 326 COMMERCE AVENUE, LLC, AS RECORDED AT DEED BOOK 47950, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS. AS CORRECTED AND RE-RECORDED JUNE 5, 2007, AT DEED BOOK 47950, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS. AS CORRECTED AND RE-RECORDED JUNE 5, 2007, AT DEED BOOK 47950, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS. AND TOPOGRAPHIC SUR-VEY FOR 3265 COMMERCE AVENUE, LLC AND CHICA-GO TITLE COMPANY PRE-PARED BY BOUNDARY ZONE, INC., BY CHRISTO-PHER W. HODGE, G.R.L.S., NO. 2941, DATED MAY 17, 2007 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SUR-ACCORDING TO SAID SUR-VEY AS FOLLOWS; BEGIN AT A POINT MARKED BY 1/2" REBAR SET LOCATED ON THE WESTERLY RIGHT OF WAY OF COMMERCE AV-ENUE (88' R/W), SAID POINT BEING LOCATED FORM BEING LOCATED 544.71 FEET ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH THE RIGHT OF WAY LINE BOOK 50492, PAGE 689, GWINNETT COUNTY, GEOR-GIA RECORDS. Along with:

(a) All buildings, structures and improvements of every THE RIGHT OF WAY LINE
OF SATELLITE BOULEVARD;
CONTINUE THENCE ALONG
THE AFORESAID RIGHT OF
WAY LINE OF COMMERCE
AVENUE ALONG THE ARC
OF A CURVE AN ARC DISTANCE OF 400.00 FEET TO
A POINT MARKED BY A 1/2" 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-chinery, boilers, ranges, ele-A POINT MARKED BY A 1/2"
REBAR SET, SAID ARC
HAVING A RADIUS OF
910.86 FEET AND BEING
SUBTENDED BY A CHORD
BEARING AND DISTANCE SUBTENDED BY A CHORD
BEARING AND DISTANCE
OF SOUTH 61 DEGREES 13
MINUTES 28 SECONDS
WEST 396.80 FEET; LEAV-ING THE AFORESAID RIGHT
OF WAY LINE AND RUN
HENCE NORTH 08 DEGREES 33 MINUTES 26
SECONDS WEST A DISTANCE OF 200.00 TO A
POINT MARKED BY A 1/2 "
REBAR FOUND; RUN
HENCE SOUTH 83 DEvators and motors, plumbing and heating fixtures, carpeting and other floor coverings, water heaters, mirrors, mantels, air conditioning apparatus, refrigerating plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm sashes owned by Grantor and attached to said wildlings ctructures or imbuildings, structures or im-POINT MARKED BY A 1/2 "
REBAR 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"
REBAR SET; RUN THENCE
ALONG THE ARC OF A
CURVE AN ARC DISTANCE
DE 264.50 FEET TO A provements and all other furnishings, furniture, fix-tures, machinery, equipment, appliances, building supplies and materials, books and records, chattels, accounts coninventory, accounts, consumer goods, general intangibles and personal property of every kind and nature whatsoever owned by Grantor and now or here-OF 264.50 FEET TO A
POINT, SAID ARC HAVING A
RADIUS OFF 746.61 FEET
AND BEING SUBTENDED BY 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 DISTANCE OF 276.97 FEET TO A 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, replace-ments and substitutions or 29 SECONDS EAST A DISTANCE OF 276.97 FEET TO A POINT MARKED BY A 1/2" REBAR SET; RUN THENCE 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 17 SECONDS EAST A DISTANCE 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 EASE MENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC IN, OVER AND THROUGH THE FOLLOWING DESCRIBED DEPORTED. proceeds from a permitted sale of any of the foregoing, all tradenames, trademarks, servicemarks, logos, and 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 acquired by Grantor; and all inproceeds from a permitted 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 of any of the property de-scribed hereinabove, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Land as between the par-AND VEHICULAR TRAFFIC IN, OVER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 206, OF THE 61H DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 0156 ACRE, MORE OR LESS, AND BEING A PART OF THE PROPERTY SHOWN ON A PLAT ENTITLED "GWINNETT PLACE MALL SITE WITH ACCESS ROAD", PREPARED BY HAYES, JAMES & ASSOCIATES, ISC., DATED JANUARY 25, 1982, AS RECORDED IN PLAT BOOK 19, PAGE 291, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DORSON OF THE PORT OF THE PROPERTY OF THE PORT ties 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 indebted-ness herein described and to be secured by this Security Deed. The location of the 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 Land and which are now or hereafter owned by Grantor; (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, AND, AS MORE PARTICULARLY SHOWN ON PLAT OF SURVEY FOR FORD LEASING DEVELOPMENT COMPANY BY JOENNIS BILLEW, DATED MAY 24, 1984, AND BEING MORE PARTICULARLY DESCRIBED AS FOILOWS: TO 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-SCHIBED AS FOLLOWS: IF IND THE TRUE POINT OF BEGINNING, BEGIN AT THE PROJECTED INTERSECTION OF THE SOUTHERN SIDE OF THE 100-FEET RIGHT-OF-WAY OF SATELLITE BOULE-VARD AND THE WESTERN purtenant to the title to the Land, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances taments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating or appertaining to the Land or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Grantor. The debt secured by said Deed to Se 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-OR-WAY OF COMMERCE AV-ENUE 544.71 FEET TO A POINT ON SAID RIGHT-OR-WAY OF COMMERCE AV-ENUE: THENCE ALONG SAID RIGHT-OF- WAY OF COM-MERCE AVENUE 400.00 cured by said Deed to Secure Debt has been and is 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 RIGHTOF-WAY NORTH 08 DEGREES 33 MINUTES 26
SECONDS WEST A DISTANCE OF 200.00 FEET TO A
POINT; THENCE SOUTH 83
DEGREES 47 MINUTES 47
ESCONDS WEST A DISTANCE OF 200.00 FEET TO A
POINT; THENCE SOUTH 83
DEGREES 47 MINUTES 40
FEET ALONG AN ARC TO cure Debt has been and is hereby declared due be-cause of among other possi-ble event of default, failure to pay the indebtedness as and when due in the manner prescribed 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 expaying the same and an expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). AEGIS REAL POINT; THENCE 136.04 FEET ALONG AN ARC TO THE LEFT HAVING A RA-DIUS OF 545.67 FEET AND A CHORD BEARING AND DIS-

AL ESTATE CAPITAL LLC holds the Note and is the 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 negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, AEGIS REAL ESTATE CAPI-AEGIS REAL ESTATE CAPI-TAL 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 re-quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the

the undersigned, the party/parties in possession of the subject properties known as 3265 Commerce Ave., Duluth, Georgia 30396 is Laras Trucks, Inc. or tenderatylenate. Said property 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 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, nut mot limited to, assessments, 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 prohibitation of the sale is not prohibitation of the sale is not prohibitation. ed under the U.S. Bankrupt-cy Code; and 2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9sualit 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 foreclo-sure documents may not be provided until final confirma-tion and audit of the status of the local provided in the

of the loan provided in the

preceding paragraph. AEGIS

FORECLOSURE

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 678-257-1359 950 96898 3/8,15,22,29, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Power of Sale contained in a 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. 388 (winnett 14, 2010 AS BOOK NO. 3011.

and Page No. 383, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$103,604.00, with interest at the rate predified therein as \$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 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 Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in land land lying and being in land Lot 50 of the 6th District, Lot 50 of the 6th District, 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 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 pro-vided 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 Decederate the low including 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. 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 creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078 is/are: Joseph Benjamin McGraw or tenant/tenants Cold account will be

jamin McGraw or tenantren-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and 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, liens, encumbrances, ments, Ilens, encursors, zoning ordinances, restric covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-§9-13-1/2.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as providstatus 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 Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40307

950 94830 2/15,22,3/1,8,15,22,29, 2023

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 Countywine Bank, FSB (time 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 secure a Note of even date in the original principal argunt secure a Note of even date in 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 public outcry to the highest 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 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 recordpublic outcry to the highest Unit Five, as per plat recorded in Plat Book 116, Page 229, Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference. Tax 1D: R5063 472 The debt sequed by ead Sequity Deed cured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Securi ty Deed. Because the debt remains in default, this sale will be made for the purpose

of paying the same and all expenses of this sale, as provided in the Security

FORECLOSURE

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 Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with carlington Mortgage services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.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 0.C.G.A. §44-14-162.2, the secured creditions not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 737 PRESERVE PARK DRIVE, LOGANVILLE, GA 30052 is/are: Gavin Mickens or tenant/tenants. Said ens or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including tax-es which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. 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 confir-mation and audit of the sta-tus of the loan with the holdtus or the loan with the hold-er of the security deed. Pur-suant to O.C.G.A. §9-13-172.1, which allows for cer-tain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certiused 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 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: 23-40401

94803 2/22,3/1,8,15,22,29, 2023

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 February 2, 2023, in connection with that certain civil action entitled Solomon Manuel Nicol vs. Evelyn Patricia Nicol, being Civil Actricia Nicol, being Civil Action File No. 22-A-07638, there shall be sold at public outcry for cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, between the legal hours of sale on the first Tuesday in April, 2023, by J. Mark Brittain, as coun-sel for the Plaintiff in the above- described civil action, the following described property: All that tract or parcel of

land lying and being in Land Lot 47 of the 7 th District, Covinett County, Georgia, being Lot 22, Block B, Unit One of Meadow Trace Sulcivision, as per plat thereof recorded in Plat Book 42, Page 140, Gwinnett County, Georgia records, which recorded plat is incorporated plat by reference and herein by reference and made a part of this descrip-tion, together with all fix-tures attached to and consti-

tuting a part of said propertuting a part of sale property, if any.

Said property will be sold subject to any outstanding deeds to secure debt, ad valorem taxes (including taxes which are a lien, whether or act now displayed and any order). which are a lieft, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop erty any assessments liens erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the inter-est 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 proteinformation, becaused as best information, knowledge and belief of the undersigned, is presently in the possession of Evelyn Patri-cia Nicol, and the proceeds will be paid according to the above-described Court Order

J. MARK BRITTAIN

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

(770) 389-3356 950 94415 2/8,15,22,3/1, 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Olesya Nikiforov to Mortgage Elec-tronic Registration Systems, Ironic Registration Systems, inc., as nominee for Quicken Loans, Inc. dated November 11, 2015, and recorded in Deed Book 54012, Page 329, and pursuant to Affidavir recorded in Deed Beak Cold 20 Page 319. Deed Book 60423, Page 13, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Quicken Loans, LLC, securing a Note in the original principal amount of \$154,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness amount of said indepteeness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land Situated in the County of Gwinnett in the State of GA All that tract or parcel of land being in 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, Central Page 261 Georgia Records, said plat being incorporated herein by

FORECLOSURE

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, if any. Said property will be sold subject to any outstanding ad val orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinates. nances, restrictions, covenants, and matters of 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 all experies or said said beed, 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 apply the conducted subject where the life. prohibited under the U.S Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Olesya Nikiforov, successor in interest or tenant(s). Rocket Mort-gage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC 1/k/a Quicken
Loans Inc. as Attorney-inFact for Olesya Nikiforov File
no. 22-079387 LOGS LEGAL
GROUP LLP* Attorneys and
Counselors at Law 211
Perimeter Center Parkway,
N.E., Suite 130 Atlanta, GA
30346 (770) 220-2535/jw
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS DERT COLLECTOR ANY IN-DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 92675

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

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a

Deed to Secure Debt given by Keley Noel to Mort-Gage Electronic Regis-Tration Systems, Inc. (MERS) AS NOMINEE, dated (MERS) AS NOMINEE, dated 05/27/2016, and , GWIN-NETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$135.500.00. with interest at inal principal amount of \$135,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County 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
226, 6TH DISTRICT, GWIN-226, 61H DISTRICT, GWIN-METT COUNTY, GEORGIA, BEING KNOWN AS LOT 8, BEAVER CREEK SUBDIVI-SION, PHASE III, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGES 119 121, GWINNETT COUNTY, GA GEORGIA, GWINNETT COUNTY, GARECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERE TO. 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 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 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 (notice of intent to collect attor nevs fee ees having been PENNYMAC LOAN given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. PENNYMAC LOAN SER-VICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the

current investor on the loan), is the entity with the

loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES 11C 3043

ed at: PENNYMAC LOAN 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

best knowledge and belief of

party/parties in possession of the subject 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 outstanding ad valorem taxes (including taxes which are lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and 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. LEY NOEL or tenant/tenants cluding, 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. 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 rescis-sion of judicial and population sion of judicial and nonjudi cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation

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

and audit of the status of the

loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC

MAC 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 IN-

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

3/8,15,22,29,2023

Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by Florence Ogonji, hereinafter