FORECLOSURE

472, GWINNETT COUNTY, GEORGIA RECORDS. BEING THE SAME PROPERTY AS THAT CONVEYED BY WARRANTY 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-RECORDED JUNE 5, 2007, AT DEED BOOK 50492, PAGE 689, GWINNETT COUNTY, GEORGIA RECORDS. Along with: (a) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators 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 buildings, structures or improvements and all other furnishings, furniture, fixtures, machinery, equipment, appliances, building supplies and materials, books and records, chattels, inventory, accounts, consumer goods, general intangibles and personal property of every kind and nature whatsoever owned by Grantor and now or hereafter 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, betterments, after-acquired property, renewals, replacements and substitutions or 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 inventory, accounts, chattel paper, documents, equipment, fixtures, consumer goods and general intangibles constituting proceeds acquired with cash proceeds of 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 under 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 hereafter owned by Grantor; (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, 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 appurtenant to the title to the Land, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments 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 Secure Debt has been and is hereby declared due because of among other possible 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 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

ESTATE CAPITAL LLC holds the Note and is the current holder of the Deed to Secure Debt to the property. AEGIS REAL ESTATE CAPITAL 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 CAPITAL LLC may be contacted at 3401 West Cypress Street, Suite 201, Tampa, FL 33607, 678-257-1359. 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/parties in possession of the subject properties known as **3265 Commerce Ave., Duluth, Georgia 30396 is Laras Trucks, Inc.** or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, 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 status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power, and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan provided in the preceding paragraph. AEGIS

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 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, 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 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 following described property: All that tract or parcel of land lying and being in land 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 provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 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/parties in possession of the subject property known as **3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078** is/are: Joseph Benjamin McGraw or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation 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. Carrington Mortgage Services, LLC as Attorney in Fact for Joseph Benjamin McGraw. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40307

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

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 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 at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 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 part hereof by reference. Tax ID: R5063 472 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 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 Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in 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 yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation 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 Gavin Mickens. 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: 23-40401

950 94803 2/22,3/1,8,15,22,29, 2023

NOTICE OF SALE UNDER COURT ORDER

BY VIRTUE OF THE COURT ORDER OF THE HONORABLE RONNIE K. BATCHELOR, 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 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 counsel 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, Gwinnett County, Georgia, being Lot 22, Block B, Unit One of Meadow Trace Subdivision, as per plat thereof 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 fixtures attached to and constituting a part of said 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 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 ordinances, restrictions, 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 Patricia Nicol, and the proceeds will be paid according to the above-described Court Order.

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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 Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc.** dated November 11, 2015, and recorded in Deed Book 54012, Page 329, and pursuant to Affidavit recorded in 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 due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Land Situated in the County of Gwinnett in the State of GA All that tract or parcel of land being in 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, 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, if any. 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), 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 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 U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Olesya Nikiforov, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans 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 ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 92675 2/22,3/1,8,15,22,29, 2023

Notice of Sale Under Power. State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **KELEY NOEL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE** , dated 05/27/2016, and , GWINNETT County, Georgia records, as last assigned to **PENNYMAC LOAN SERVICES, LLC (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $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 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 BEING INCORPORATED HEREIN BY REFERENCE THERETO. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). 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 of 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 loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted 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 the undersigned, the party/parties in possession of the subject property known as **2408 BEAVER FALLS DR, NORCROSS, GEORGIA 30071** is/are: KELEY NOEL or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and 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) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000009721507 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

950 96800 3/8,15,22,29,2023

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY 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 Registration Systems, Inc. as nominee for Caliber Home Loans, Inc.** recorded in Deed Book 56621, beginning at page 669 and as modified at Deed Book 59979, Page 742, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in- fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in April 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 183 of 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 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 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 inspection of the property; any assessments, liens, encumbrances, 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 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. MidFirst Bank, through its division 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 is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, 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 Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-6990 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 PURPOSE.

950 96695 3/8,15,22,29, 2023

TS # 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 Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Guaranteed Rate, Inc., its successors and assigns,** dated 1/15/2020, and recorded on 1/21/2020, in Deed Book 57190, Page 00089, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/19/2022 in Deed Book 60209, Page 00540, Affidavit Affecting Title to Land recorded 2/5/2023 in Deed Book 60425, Page 00014, conveying the after-described property to secure a Note in the original principal amount of $321,034.00, with interest thereon as provided for 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 4/4/2023, 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, As Per Plat Recorded In Plat Book 56, Page 269, In The Office Of The Clerk Of Superior Court Of Gwinnett County, Georgia, Which Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Parcel ID Number: R7338 062. Subject To Any Easements Or Restrictions 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 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 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 negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, 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 negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Josh Perrington or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically 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 call (888) 902-3989.

950 97054 3/8,15,22,29, 2023

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed from **Juanita Phillips to Mortgage Electronic 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 **CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor);** conveying the after-described 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 first TUESDAY in April, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK B, LANIER FOREST SUB, UNIT #1, AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 34, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS 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 monthly installments as required by said Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all 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 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 due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments or easements, liens, zoning ordinances, restrictions, covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Security 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 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 foreclosure 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: CARRINGTON MORTGAGE SERVICES, 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 and belief, said property is also known as **2345 Valley Drive, Snellville, GA 30078,** and the party in possession of the property is/are Juanita Phillips or a tenant or tenants of said property. CARRINGTON MORTGAGE SERVICES, LLC As Attorney-in-Fact for Juanita Phillips SOLOMON | BAGGETT, LLC 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Publish: 2/15/2023, 2/22/2023, 3/1/2023, 3/8/2023, 3/15/2023, 3/22/2023, 3/29/2023

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

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from **Henry Robenson Pierre to Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding, its successors and assigns,** dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Two Thousand Seven Hundred Seven and 00/100 dollars ($232,707.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Ind. dba New American Funding, its successors and assigns, recorded in Deed Book 59922, Page 00145, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 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 IN LAND LOT 234 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 153, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT TWO, AS MORE PARTICULAR DESCRIBED ON PLAT OF SURVEY RECORDED AT PLAT BOOK 91, PAGE 173, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be known as **1401 Jernigan Bluff, Lawrenceville, GA 30045.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt Case #: 22-004388-9 remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department, 11001 Lakeline Blvd. Ste. 325, Austin, TX 78717 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Henry Robenson Pierre and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Henry Robenson Pierre Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/15/23; 03/22/23; 03/29/23; 04/05/23; 04/12/2023; 04/19/2023; 04/26/2023

950 96753 3/15,22,29,4/5,12/19,26, 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 **April 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 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 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, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof 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, 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 Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in 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 subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation 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 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 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to **J.P. Morgan Mortgage Acquisition Corp.** by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, Gwinnett County, Georgia 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 Lot 3, Block A, Brookwood Meadows Subdivision, Unit 1, as per plat recorded in Plat Book 68, Page 20, Gwinnett County, Georgia records, which plat is incorporated 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the 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 30078**. 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. J.P. Morgan Mortgage Acquisition Corp. as Attorney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00037

950 96892 3/8,15,22,29, 2023

G E O R G I A GWINNETT COUNTY NOTICE OF SALE UNDER POWER

Because of default under the terms of that certain promissory Note dated December 29, 2021, in the original principal amount of $175,000.00 ("Note) from **ELAINE M. RICHIE to DEALER REMARKETING, INC.**, said Note being secured by the property described in a Deed To Secure Debt executed by **ELAINE M. RICHIE to DEALER REMARKETING, INC.** dated December 29 , 2021, recorded in Deed Book 59559, Page 499, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia; said defaults having continued for a period of more than thirty (30) days and not having been made good in accordance with the terms and provisions of said Deed To Secure Debt, DEALER REMARKETING, INC. pursuant to said Deed To Secure Debt, and the Note secured thereby, has declared the entire amount of the indebtedness secured by said Deed To Secure Debt, due, payable and collectible; and, pursuant to the power of sale contained in said Deed To Secure Debt, will, on the first Tuesday in April, 2023, within the legal hours of sale before the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said Deed To Secure Debt, to wit: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 271 of the 7 th District of Gwinnett County, Georgia, being Lot 1, Block B, Unit One, Lanier Forest Subdivision, and being more particularly described as follows; Beginning at an iron pin placed on the northeasterly right-of way of Roberts Drive, 116.0 feet northwesterly, as measured along the northeasterly right-of way of Roberts Drive and following the curvature thereof, from the intersection of Roberts Drive with Shirley Drive, said Point of Beginning also being located at the line dividing Lots 1 and 2, said block and subdivision; running thence northwesterly along the northeasterly right-of way of Roberts Drive, 102.7 feet to an iron pin found and Lot 22, Hidden Circle Subdivision; running thence northeasterly along the southeasterly line of said Lot 22 of Hidden Circle Subdivision at an interior angle of 103 degrees 09 minutes with the preceding course, 140.0 feet to an iron pin found and Lot 3, said block and subdivision; running thence southeasterly along the southwesterly line of said Lot 3, 100.0 feet to an iron pin placed and said Lot 2; running thence southwesterly along the northwesterly line of said Lot 2, 163.2 feet to an iron pin placed on the northwesterly right-of way of Roberts Drive and the Point of Beginning; being improved property having a house thereon and being more particularly shown on survey prepared by James H. Carter, R.L.S., dated August 22, 1988. Map/Parcel #R7271 B046 To the best of the undersigneds information and belief, the address of the property is: **1193 Roberts Drive, Sugar Hill, Gwinnett County, Georgia 30518** Said property will be sold, a deed executed by the undersigned to purchaser and the proceeds of sale applied by the undersigned, all as provided in said power of sale and the Deed To Secure Debt, containing said power. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172-1; and (3) final confirmation and audit of the status of the loan with the holder of the Deed To Secure Debt. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: DEALER REMARKETING, INC., c/o Fortson, Bentley and Griffin, P.A., 2500 Daniells Bridge Road, Building 200, Suite 3A, Athens, Georgia 30014, 706- 548-1151. However, the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property is being sold as the property of ELAINE M. RICHIE and will be sold on an "as is" basis without any representation, warranty or recourse against the above named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Deed To Secure Debt. This 24 th day of February, 2023.

DEALER REMARKETING, INC. as Attorney-in-fact for ELAINE M. RICHIE

FORTSON, BENTLEY AND GRIFFIN, P.A. 2500 Daniells Bridge Road Building 200, Suite 3A Athens, Georgia 30606 (706) 548-1151

950 96750 3/8,15,22,29, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Jose Rios to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Mortgage Company,** dated June 30, 2005, and recorded in Deed Book 43383, Page 0204, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust** by assignment recorded on April 28, 2022 in Book 59905 Page 844 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 Thirty-Three Thousand Seven Hundred Ninety-Seven and 0/100 dollars ($133,797.00), 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 April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 171 of the 6th District of Gwinnett County, Georgia, and being Lot 2, Block A, Oxford Place, Unit Two, as per Plat recorded in Plat Book 24, Page 219, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia: Being improved property known as 5545 Weatherford Road, according to the present system of numbering houses in Gwinnett County, Georgia. 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to