FORECLOSURE

the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property possession of the 'property is Jose Rios or tenant(s); and said property is more commonly known as 5545 Weatherford Rd, Norcross, GA 30093. 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 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association and the security of the results of the security of tion, not in its individual cation, not in its inividual as pacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Jose Rios. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Attacts & 30341 404.780. lanta, GA 30341 404-789-2661 B&S file no.: 22-03021 950 95367 3/8,15,22,29,

and inspection of the prop-erty, any assessments or easements, liens, zoning or-dinances, restrictions, easements, liens, zoning or-dinances, restrictions, covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Secu-NOTICE 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding FORECLOSURE SALE UNDER POWER GWINNETT COUNTY. GEORGIA GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Sanjeev Sethi and Raminder K.
Sethi to Mortgage Electronic Registration Systems,
Inc., as grantee, as nominee for Countrywide Home
Loans Inc. dated Septemcertain 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 confir-pation and audit of the tree Loans, Inc., dated Septem-ber 8, 2006, and recorded in Deed Book 47056, Page 648, Gwinnett County, Georgia Becords as last transferred Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK to THE BANK OF NEW YORK MELLON KI/A THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S7 by assignment recorded on February 2, 2023 in Book 60421 Page 731 in the Office of the Clerk mation and audit of the status of the loan as provided immediately above. The enti-ty that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CARwith the debtor is: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800-561-4567. Please underof Superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original 561-4567. Please under-stand that the secured credicure a Note in the original principal amount of Forty-One Thousand Eight Hundred and 0/100 dollars (\$41,800.00), with interest thereon as set forth therein, there will be sold at public outry 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 certain parcel of land situate in Land Lot 204 of the 5th District of the County of Gwinnett and State of Georgia, being known and desigtor is not required to negoti-ate, amend, or modify the terms of the mortgage in-strument. To the best of the undersigned's knowledge and belief, said property also known as 2966 Cadbu Court, Snellville, GA 30039, and the party in possession of the property is/are GARY L. SKIPWORTH AND LATINA L SKIPWORTH AND LATINA
A SKIPWORTH or a tenant
or tenants of said property.
CARRINGTON MORTGAGE
SERVICES, LLC AS Attorney.
In-fact for GARY L. SKIPWORTH AND LATINA A.
SKIPWORTH SOLOMON
BAGGETT, LLC 3763 Rogers
Bridge Road Duluth, Ganger Solomon
BAGGETT, LLC 3763 Rogers
Bridge Road Duluth, Ganger Solomon
BAGGETT, LLC 3763 Rogers
Bridge Road Duluth, Ganger Solomon
BORGETT, LLC 3763 Rogers
Bridge Road Duluth, Ganger Solomon
BORGETT, LLC 3763 Rogers
Bridge Road Duluth, Ganger Solomon
BORGET, BAGGET, GANGER
BORGET, BAGGET, GANGER
BORGET, GANGE GWInnett and State of Georgia, being known and designated as Lot 37, Block A, Simonton Preserve, Unit Three, as per plat recorded in Plat Book 79, Page 272, Gwinnett County, Georgia Records, which plat is incorrected, being plat the reference of the property of the plat is presented by the present of the present of the plat is presented by the present of the prese porated herein by this reference and made a part of this description. Tax/Parcel ID: R5204A176. The debt se 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 3/8/2023. 3/22/2023, 3/29/2023 950 93576 2/8,15,22,3/1,8,15,22,29, 2023 due and in the manner pro-vided in the Note and Securi-Notice of Sale ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to col-lect attorneys fees having been given). The entity hav-ing full authority to negoti-ta amend or modify all ate, amend or modify all terms of the loan (although not required by law to do so) is: Mr. Cooper they can be contacted at (888) 480-2432 for Loss Mitigation Dept, or by writing to 8950 Cypress Waters Boulevard, 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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Sanjeev Sethi and Raminder K. Sethi or tenant(s); and said property is more com-monly known as 738 SIMON

92677 3/8,15,22,29,

WAY, Lawrenceville, GA 30045. The sale will be con-ducted subject to (1) confir-mation that the sale is not

prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the

status of the loan with the holder of the security deed

and (3) any right of redemp-tion or other lien not extin-

guished by foreclosure. THE BANK OF NEW YORK MEL-LON f/k/a THE BANK OF NEW YORK as Trustee for

CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S7 as Attorney in Fact for Sanjeev Sethi and Raminder K. Sethi. Brock & Scott, PLLC 4360

Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341

404-789-2661 B&S file no.: 21-09427

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, NOTICE OF SALE UNDER Under and by virtue of the Power of Sale contained in a Security Deed from **GARY L.** SKIPWORTH AND LATING AS SKIPWORTH to Mortgage Electronic Registration Sys-SKIPWORTH AND LATINA A Electronic Registration Sys-tems, Inc., as nominee for Taylor, Bean & Drink Whitak-er Mortgage Corp., its suc-cessors and assigns, dated September 2, 2008, and recorded on October 7, 2008, in Book 49107, Page 306, of the Gwinnett County, Capricia Berords: as last asthe 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 Georgia Records; as last assigned to CARRINGTON signed to CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor); conveying the after-described prop-erty to secure a Note in the 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/par-ties in possession of the subject property known as 1212 ASHTON PARK DRIVE, original principal amount of \$260,347.00 with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first TUESDAY in April, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY TO WIT AUT THAT LAWRENCEVILLE, GA 30045 is/are: Erica Nicole Smith or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the properties. LOWING DÉSCÁIBED PROPERTY, TO WIT: ALL THAN TRACT OF LAND AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 15, BLOCK A, OF HAVEN CREST SUBDIVISION, PHASE ONE, PER PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 250, GWINNETT COUNTY RECORDS. REFERENCE TO 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, 250, GWINNETT COUNTY RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BE-ING MADE FOR A MORE COMPLETE DESCRIPTION. easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. indebtedness secured Bankruptcy Code; and (2) fi-nal confirmation and audit of said Security Deed has

FORECLOSURE

FORECLOSURE

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 paving 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

tent 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 prop-

the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. seed. Pursuant to U.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other forcelosing documents may 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 Prica Nicole Smith. Any information obtained on this foreclosure documents may formation obtained on this rormation obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Eamp; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40155 2/8,15,22,293/1,8,15,22,29, 2023

93586 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Curtis Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Amerisave Mortgage Corporation, dat-ed August 30, 2021, and recorded in Deed Book 59217, Page 00358, Gwin-nett County, Georgia Records, as last transferred Records, as last transferder to AmeriSave Mortgage Corporation by assignment recorded on January 23, 2023 in Book 60407 Page 00806 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of Three Hundred Ninety-Two Thourand Seven Hundred Fifty-sand Seven Hundred Fifty-Five and 0/100 dollars (\$392,755.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the court-house 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, Rocky Creek GMD 1587, Gwinnett County, Georgia, being Lot 57, Block A, Legacy River Subdivision, as per Plat Book 102, Pages 221-222, Gwinnett County Records, said plat being incorporated herein by reference thereto. herein by reference thereto. FOR INFORMATIONAL PUR-POSES ONLY: Said property is known by address as 500 Roland Manor Drive, accord-ing to the present system of ing to the present system of numbering property 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 indebtedges. 3/15/2023,

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 sale will be made for the Under Power State of Georgia, County of Gwinnett purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to Under and by virtue of the Power of Sale contained in a Security Deed given by Erica
Nicole Smith to Mortgage
Electronic Registration Systems, Inc., as nominee for ollect 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: AmeriSave Mortgage Corporation, they can be contems, Inc., as nominee for HomeBridge Financial Services, Inc. (the Secured Creditor), dated November 20, 2019, and Recorded on December 4, 2019 as Book No. 57078 and Page No. 83, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$282,400.00, with interest at the rate specified therein, as poration they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illi-nois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxthe rate specified therein, as last assigned to Carrington iortgage Services, LLL assignment that is or to be recorded in the Gwinnett 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 encum-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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and hours of sale on the first matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Curtis Thomas or tenant (s); and said property is more commonly known as 500 Roland Manor Dr. Dacu-la CA 3010 The sale will matters of record superior to Tuesday in April, 2023, the following described property: The land referred to herein below is situated in the County of Gwinnett, State of Georgia, and is described as follows: All that tract or parfollows: All that tract or par-cel of land lying and being in Land Lot 213 of the 5th Dis-trict, Gwinnett County, Geor-gia, being Lot 35, Block A, Ballantrae Subdivision fka la. GA 30019. 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 Ashton Park Subdivision, as ASITION PARK SUDDIVISION, AS per plat recorded in Plat Book 114, Pages 49-51, revised in plat Book 116, Pages 63-65, Gwinnett County, Georgia records, 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. AmeriSave Mortgage Corporation as Attorney in Fact for Curtis Thomas. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-05923 950 95111 County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R5213-210 The debt secured by said Security Deed has been and security beed has been had been as 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 3/8,15,22,29, 2023 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, 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 MARCUS A TUGGLE to WELLS FARGO BANK, N.A., dated 12/12/2017, and Recorded on 12/14/2017 as Book No. 55589 and Page No. 0562, GWINNETT Coun-MARCUS A TUGGLE to ty, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$119,892.00, with interest at the rate resettled the principal amount of \$119,892.00, with interest at the rate resettled the principal amount of \$119,892.00, with interest at the rate resettled the principal amount of \$119,892.00, with interest at the rate resettled the principal amount of \$119,892.00 with interest at the rate of \$119,892.00 with interest at the rate of \$119,892.00 with interest at the rate of \$119,892.00 with interest at \$119,892.00 with inte the rate specified therein, there will be sold by the unthe late specinied lineary. 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 29 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK B, ANNISTOWN VALLEY SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF BECORDED IN PLAT BOOK 24, PAGE 185, GWINNETT COUNTY, GEORGIAD TO THE STORY OF THE COUNTY, GEORGIA BEING LOT 1, BLOCK B, ANNISTOWN VALLEY SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF BECORDED IN PLAT BOOK 24, PAGE 185, GWINNETT COUNTY, GEORGIA 24, PAGE 185, GWINNET I COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the 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 ex-

FORECLOSURE

penses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given), WELLS having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the cur-ANA FANNIE MAC (the during rent investor on the loan), 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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to 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 undersianed.

best knowledge and belief of party/parties in possession of the subject property parry/parties in possession of the subject property known as 3202 OCTAVIA LN, SNELLVILLE, GEORGIA 30039 is/are: MARCUS A TUGGLE or tenant/tenants. TÜĞĞLE 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. 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 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 nonjudi-Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the ioan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for MARCUS A TUGGLE. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009737636 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398, 950 96806 3/8,15,22,29,2023 loan as provided in the

3/8,15,22,29,2023 NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARIANA LUZ GUDINO VAZQUEZ and RAIZA LUNA RAMIREZ to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS GRANTEE, AS NOMINEE FOR US MORT-GAGE CORPORATION, dated August 3, 2021, recorded August 4, 2021, in Deed August 4, 2021, In Deed Book 59033, Page 00573, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Eighty-Two Thousand Nine Hundred Thirty-Six and 00/100 dollars (\$382,936.00), with interest thereon as provided for therein, said Security Deed having been last sold, igned and transferred to sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours house, within the legial hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK

GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK
B, BROOKSTONE SUBDIVISION, PER PLAT RECORDED IN PLAT BOOK 40, PAGE
105, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPOBATEN HERBIN AND MADE RATED HEREIN AND MADE A PART HEREOF. Said legal description being control-ling, however the property is more commonly known
702 BEDROCK F RUN LAWRENCEVILLE, **30043.** The indebtedness secured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the sale, in-cluding 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 valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority. matters 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 TURNER & ENGEL, LLP 4004 Belt Line Road, Sulte 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 97031 3/8,15,22,29, 2023 belief of the undersigned, the owner and party in possession of the property is MARIANA LUZ GUDINO VAZQUEZ, RAIZA LUNA RAMIREZ, or tenants(s). The sale will be conducted subject (1) to enfirmetic that

iect (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. The

entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law

to do so) is: M & Dept., T Bank, Loss Mitigation Dept.,

WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-

162.2 shall be construed to

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as

Attorney in Fact for MARI-ANA LUZ GUDINO

RAIZA LUNA

VAZQUEZ,

DRIVE

WEHRIF

GEORGIA, GWINNETT COUNTY

FORECLOSURE

RAMIREZ THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Place, Sund Corners, Ridge Suite 100 Peachtree 30071 Telephone Number: (877) 813-0992 Case No. MTB-23-00301-1 Ad Run Dates 03/08/2023, Dates 03/15/2023, 03/22/2023.

FORECLOSURE

03/29/2023

rlselaw.com/property-listing 950 94723 3/8,15,22,29, 2023 Notice of Sale Under Power. Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ROLOIS VILLA to BANK
OF AMERICA, N.A., dated
on 01/29/2013 and Recorded
on 01/29/2013 as Book No.
51970 and Page No. 0684,
GWINNETT County, Georgia
records, as last assigned to
CARRINGTON MORTGAGE
SERVICES, LLC (the Secured SERVICES, LLC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal security. inal principal amount of \$141,850.00, with interest at

the rate specified therein, there will be sold by the un-dersigned 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: SITUATED IN THE COUNTY OF GWINNETT, AND THE STAE OF GEORGIA; ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 30 OF THE GTH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 41, BLOCK A, WESTCH-ESTER, PLACE, AS PER PLAT RECORDED IN PLAT BOOK 122, PAGE 122 124, GWINNETT COUNTY, RECORDS, SAID PLAT BECORDS, SAID PLAT BECORDS

GWINNETT
GOUNTY
RECORDS, SAID PLAT BE
ING INCORPORATED HEREING SY REFERENCE THEREIN BY REFERENCE THERETO. TAX ID NO: R6030 420
BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED GRANTOR:
LEGACY COMMUNITIES AT
WESTCHESTER PLACE, LLC.
GRANTEF-WESTCHESIER PLAGE, LEGGRANTEE:
ROLOIS VILLA DATED:
06/27/2008 RECORDED:
07/16/2008 DOC# /BOOK
PAGE: 48972 0300 ADDRESS: 3772 SUNBRIDGE
DRIVE, SNELLVILLE, GA has been and is hereby declared due because

30039 The debt secured by said Deed to Secure Debt clared due because of manning of the 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, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). CARRINGTON given). CARRINGTON MORTGAGE SERVICES, LLC Note and is the current assignee of the Security Deed to the property. CARRING-TON MORTGAGE SERVICES, LLC, acting on behalf of and,

LLC, acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, AVK/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CAR-Attorney
Lublin, LLC, 31-Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
MTB-22-01692-5 Ad Run
03/08/2023,
03/22/2023, may be contacted at: CAR-RINGTON MORTGAGE SER-VICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 2023 800 561 4567

Motic

Under Power State of Georgia

Mortgage Electronic Registration Systems, Inc., as nominee for Real Estate Mortgage Network, Inc. (the Secured Creditor), dated February 12, 2010, and Recorded on March 23, 2010 and Recorded On March 23, 2010 and Recorded On March 23, 2010 and Recorded On March 2001

2010 as Book No. 49991 and Page No. 870, Gwinnett County, Georgia records, conveying the after-de-

scribed property to secure a Note of even date in the orig-

inal principal amount of \$105,375.00, 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

at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May 2023, the following described proper-ty: All that tract or parcel of

ty: All that tract or parcer of land lying and being in Land Lot 12 of the 6th District, Gwinnett County, Georgia, being Lot 16, Block A, Unit Two, Iris Brooke-West Subdivision f/k/a Tournament Ridge-West, Unit 2, as per

Hidge-West, Unit 2, as per plat recorded in Plat Book 50, page 148, Gwinnett County records, said plat be-ing incorporated herein by reference thereto. Tax ID: R6012-107 The debt secured

by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default,

re 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 events.

paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney.8#39;s fees (notice of interest the sale).

heydrosis leef flutted this tent 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

or tenant/tenants. Said prop

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 3772 SUNBRIDGE DRIVE, SNELLVILLE, GEORGIA 30039 is/are: ROLOIS VILLA 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 dis-

matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat the sale is not prohibit-ed 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 0.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 and audit or the status loan as provided in the pre-paragraph. CARceding paragraph. CAR-RINGTON MORTGAGE SER-VICES, LLC as Attorney in Fact for ROLOIS VILLA. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. To
obtain options and alternatives to foreclosure please
contact Carrington Mortgage
Services, LLC directly, toll
free by the following telephone number: (800 561
4567). 00000009517616
BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP

NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from RASHID WAHEED to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR NORTHPOINTE BANK., dated September 21, 2017, recorded September 22, 2017, in Deed Prof recorded September 25, 2017, in Deed Book 55418, Page 0072, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty-Eight Thousand Nine Hundred Fifty-Eight and 00/100 dollars (258.058.05) with integral (\$258,958.00), with interest thereon as provided for therein, said Security Deed

erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet signed and transferred to M&T BANK, there will be sold at public outcry to due and payable), (b) any matters which might be dis-closed by an accurate survey 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, all and inspection of the prop 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 85 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 76, BLOCK A, AMBUR COVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 165, erty, 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, easements, restrictions, covenants, etc. The sale will 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 AMBOR COVE, UNIT I WO
AS PER PLAT RECORDED IN
PLAT BOOK 60, PAGE 165,
GWINNETT COUNTY GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 1854 JENNA LYN
CT, LAWRENCEVILLE, GA
30043. The indebtedness secured by said Security Deed
has been and is hereby declared due because of default under the terms of said
security Deed. The indebtedness remaining in default, 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 refor certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and oth-er foreclosure documents may not be provided until fi-nal confirmation and audit of the status of the loan as prothe status of the loan as prothe status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Heather M. Walter and Donte Deshon Pitchford. Any information obtained on this matter may be used by the debt ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other ter may be used by the debt payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis withcollector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41106 out 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 3/22,29,4/5,12,19,26, 2023 title: any outstanding ad val-NETT COUNTY

NOTICE OF SALE UNDER POWER GEORGIA, GWINorem taxes (including taxes which are a lien, whether or By virtue of a Power of Sale contained in that certain Security Deed from LAKESHA not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-

curity Deed from LAKESHA
WHITING to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE
LENDING, dated May 8,
2017, recorded May 11,
2017, in Deed Book 55114,
Page 0022, Gwinnett County,
Georgia Records, said Secusessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is RASHID WAHEED, ESTATE AND/OR HEIRS AT LAW OF RASHID WAHEED, SABEEN Page 0022, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-One Thousand Two Hundred Ten and 00/100 dollars (\$151,210.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, RASHID WAHEED , SABEEN RASHID, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy 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: M & T Bank,
Loss Mitigation Dept., 1100
WEHRLE
DRIVE. assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2023, all property described in said Security Deed including but not limited to the following described property: lowing described property: ALL THAT TRACT OR PAR-WILLIAMSVILLE, NY 14221 WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to CEL OF LAND LYING AND BEING IN LAND LOT 65, OF THE 5TH DISTRICT, GWIN-THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A EDEN VALLEY SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK negotiate, amend, or modify the terms of the mortgage instrument. M&T BANK as Attorney in Fact for RASHID WAHEED THE BELOW LAW 85, PAGE 134, GWINNETT 85, PAGE 134, GWINNETI COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal WAREED INE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW, IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
ACTUATED TO THE SELOW LAW
ACTUATED TO THE description being control-ling, however the property is more commonly known as 4160 EDEN VALLEY DRIVE, LOGANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under

the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect the sale). 03/29/2023, 03/29/2023 rlselaw.com/property-listing 950 93989 3/8,15,22,29, same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be County of Gwinnett Under and by virtue of the Power of Sale contained in a sold on an as-is basis with-Security Deed given by Heather M. Walter and Donte Deshon Pitchford to out any representation, war-

out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the ittle: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority: matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumns; encum-restrictions; brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LAKESHA WHITING, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with

of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-1692 chell be construd O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify ingulate, anielio, of monity the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for LAKESHA WHITING THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEET COL ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR IHAI PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-06928-1 Ad Run
Dates 02/01/2023,
02/05/0292 02/05/15/0292

03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023 92686 950 2/1,3/8,15,22,29, 2023 Notice of Sale Under Power

03/08/2023

signee 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/par-Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Grant Wiley, Jr. to Mortgage Electronic Registration
Systems, Inc., as nominee
for Suntrust Mortgage, Inc.
(the Secured Creditor), dated October 16, 2008, and
Recorded on October 20,
2008 as Book No. 49127 and
Page No. 211, Gwinnett
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original principal amount of
\$193,333.00, with interest at knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3708 WOODROSE COURT, SNELLVILLE, GA 30039 is/are: Heather M. Walter and Donte Deshon Pitchford or the 18th parts of the inal principal amount of \$193.333.00, with interest at

FORECLOSURE the rate specified therein, as last assigned to **Bank Unit-ed**, **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 County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 109 of the 5th Land District, Gwinnett County, City of Lawrenceville, Georgia, being Lot 5, Highgate Subdivision, on plat of said subdivision recorded in Gwinnett sion recorded in Gwinnet County, Georgia plat records at Plat Book 108, page 224, which plat is incorporated herein by reference for a more complete description.

Together with a one thirty-sixth (1/36th) undivided in-terest in that area shown as open space on the within stated subdivision. Tax ID: R5109 529 The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness 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 properises of this sale, as pro-vided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Bank United, N.A. holds the duly endorsed 97868 N.A. holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authe 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 1128 GATEVIEW DRIVE. LAWRENCEVILLE, GA 30046 is/are: Grant Wiley, Jr. and Herminia P. Wiley or temant/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 prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to assessments, liens, encum assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S.
Bankruptcy Code; and (2) 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 §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds, used at sale your in the precenting 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 Grant Wiley, Jr. Any information obtained on this matter may be used. on this matter may be used by the debt collector to col-lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor,

Columbia, SC 29201 (803)-509-5078. File: 23-40871 97833 3/22,29,4/5,12,19,26, 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Kimberly** Wilson to Mortgage Elec-tronic Registration Systems, Inc. as nominee for First Op-tion Mortgage dated October 16, 2009, and recorded in Deed Book 49775, Page 449, as last modified in Deed Book 59652, Page 75, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$176,641.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness 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 highest bidder for cash, the property described in said Deed, to-wit: Legal Description ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 240 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, RIVER RUN SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 193, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE RATED BY REFERENCE THERETO AND MADE A
PART OF THIS DESCRIPTION. Said property is
known as 3840 Riversong known as 3840 Riversong Dr, Suwanee, GA 30024, to gether 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 any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, lend

encumbrances, zoning ordi

nances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness

and all expenses of said sale 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

mation 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

property is or may be in the possession of Kimberly Wil-

the secured creditor.

FORECLOSURE

soli, successoi il micros on tenant(s). Lakeview Loan Servicing, LLC as Attorney-in- Fact for Kimberly Wilson File no. 23-080031 LOGS LEGAL GROUP LLP* Attor-LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2536/***OF_REFERENCE_I NITIALS***
https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE. 950 92672 2/22,3/1,8,15,22,29, 2023







Check out the latest Real Estate

listings

room...