FORECLOSURE

provided in the Security Deed and by law, including attorney's fees (notice of in tent to collect attorney's fees tent to collect attorney's fees having been given). Lake-view Loan Servicing, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with Bank, N.A. Is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pur-suant 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 1113 DEADWOOD TRAIL, LOGANVILLE, GA 30052 is/are: Larry Grove and Ella Momolu or and Ella Momolu or tenant/tenants. Said property will be sold subject to (a) 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 encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §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 status of the loan as provided in the provided until final confirmation and the provided until final confirmation ed in the preceding paragraph. Funds used at sale graph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Larry Grove. Any information obtained on this matter may be used by the data tool. may be used by the debt collector to collect the debt. Bell lector to collect the debt. Den Carrington Price & Eamp; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803) - 509-5078. File: 23-41219 99031

3/39,4/5,12,19,26, 2023 Notice of Sale Under Power.

State of Geo County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to by LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC. , dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER
TO WELLS FARGO HOME
MORTGAGE INC (the Secured Creditor), by assignment, conveying the after ment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified therein, 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 proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT
RECORDED IN PLAT BOOK
47, PAGE 135, GWINNET
COUNTY RECORDS. REFERENCE TO SAID PLAT IS
HEREBY MADE FOR A COM-HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERSHIP OF DEPARTY. OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed voted in the wore and beed 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-Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current MORTGAGE INC (the current to negotiate, amend, and

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements. 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

modify all terms of the loan. Pursuant to O.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

FORECLOSURE

status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172 1 which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-MORTIGAGE INC. AS A TEMPLING.
IN FACT FOR LEV. THIS LAW FIRM IS
ACTING AS A DEBT COL-ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009435652 BARRETT DU00009435032 BARNET TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950 96788 3/8,15,22,29, 2023 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 Kirt Holder and Taryn A. Fisher to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Fairway Inde-pendent Mortgage Corporation (the Secured Creditor) dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the orig-inal principal amount of \$162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Asso. ciation 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 May, 2023, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 216 of the 5th District, Gwinnett County, Georgia, being Lot 5 Block B of Melrose Subdivi-Block B of Melrose Subdivision, Unit 1 (formerly known as Bramlett Forest), as per plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R5216 098 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

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 attor-ney's fees (notice of intent to collect attorney's fees having been given). JP Morgan Chase Bank, National Asso-iation badde the dukeso ciation holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Car-rington Mortgage Services, LLC is the entity with the full authority 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

secured creditor is not required to amend or modify the terms of the loan. To the the undersigned, the party/parties in possession or the subject property known as 1620 BRAMLETT FOREST LAWRENCEVILLE, GA 30045 is/are: Taryn A. Fisher and Elijah K. Holder 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 mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity 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 confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-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 fi-nal confirmation and audit of the status of the loan as provided in the preceding para graph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. JP Morgan Chase Bank, National Association as Attorney in Fact for Kirt Holder and Fact for Kirt Holder and Taryn A. Fisher. Any infor-mation obtained on this mat-ter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078.

950 97867 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 **Johnny A**. Jajjo to Mortgage Electronic Registration Systems, Inc., as nominee for Primary Capital Mortgage, LLC dat-ed July 12, 2017, and recorded in Deed Book 55252, Page 878, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing LLC, securing a Note in the original principal amount of \$186,067.00, the holder thereof pursuant to said Deed and Note thereby several has declared the online. cured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the legal hours of sale, before the Court-

house door in said County

FORECLOSURE

sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 216 of the 5th District, Gwinnett County, Georgia, being Lot 65, Block A, Melrose Subdivision, Unit V, as per plat recorded in Plat Book 92, Page 23-24, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made aart of this description. Said Deed, to-wit: All that tract or part of this description. Said part of this description. Said property being known as 1236 Bramlett Forrest Court according to the present system of numbering property in Gwinnett County, Georgia, Said property is 1236 Prope known as 1236 Bramlett
Forest Ct, Lawrenceville,
GA 30045, together with all
fixtures and personal property attached to and constituting a part of said proper-ty, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a (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 acmight be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be anniled to the 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 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 will to the catalacter of the audit of the status of the audit of the status of the loan with the secured creditor. The property is or may be in the possession of Johnny A. Jajjo; Stephanie Jajjo, successor in interest or tenant(s). Lakeview Loan Servicing LLC as Attorney-in-Fact for Johnny A. Jajjo File no. 22-079548 LOGS LE-GAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-235/jw https://www.logs.com/ *THE LAW HRM IS ACTING AS DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. loan with the secured credi PURPOSE. 950 98537 3/29,4/5,12,19,26, 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 Charles Philip Kent to SouthTrust Bank dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett County for the original principal County Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and Note thereby said beed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse, door, in said April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWINNETT COUNTY GFORGIA BEING DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 10, BLOCK A, AVALON
MEADOWS SUBDIVISION,
UNIT ONE, AS SHOWN IN
PLAT BOOK 67, PAGE 27,
GWINNETT COUNTY
BECORDS WHICH PLAT IS RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION; SAID PROPER-TY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. Said orpoerty is known as 2863 Avalon Meadow Court, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said 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 dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, 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 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. 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 charp of the law with of the status of the loan with the secured creditor. The property is or may be in the possession of Charles Philippose possession of infalter Finite Rent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-fact for Charles Philip Kent File no. 20-076537 LOGS LE-GAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway. Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA N.E., Suite 130 Atlanta, 63 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 946 2/22,3/1,8,15,22,29, 2023

Gwinnett Pursuant to a power of sale contained in a certain security deed executed by **Jeff La** mont and Erica Lamont, hereinafter referred to as nereinatter referred to as Grantor, to JPMorgan Chase Bank, N.A. recorded in Deed Book 51500, beginning at page 147, of the deed records of the Clerk of the Superior Court of the 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 Granton (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place 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

All that tract or parcel of land lying and being in Land Lot 364, 7TH District, Gwinnett County, Georgia, being Lot 113, Laurel Park Subdivision, Phase Two-B, as per plat recorded in Plat Book 88, page 64, Gwinnett Coun-ty, Georgia records, which plat is hereby referred to and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 6469 Mobilis Court, Sugar Hill, GA 30518 Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subplat is hereby referred to and above-named or the under-signed. The sale will be sub-ject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which 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, encume assessibilities, inclinis, encountries, programmers, restrictions, and all other matters of record superior the said Security Deed. The sale will be conducted subject (1) to confirmation that he cale in our prochibited up. the sale is not prohibited un-der the U.S. Bankruptcy 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. Mid-First 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 First Bank, through its divibe contacted by telephone at 1-800-552-3000. To the best 1-800-552-3000. To the best of the undersigned's knowl-edge and belief, the party in possession of the property solieved to be Jeff Lamont aka Jeffrey Thomas LaMont aka Jeff T. LaMont and Erica aka Jeff T. Lalmont and Erica Lamont, or tenant(s). Mid-First 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 22-6885 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FORECLOSURE

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

Under Power State of Georgia County of Gwinnett Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by LARA'S TRUCKS, INC. to AEGIS REAL ESTATE CAPI-TAL LLC, dated 03/31/2022 and recorded on 04/19/2022 at Book No. 59879, Page No. 00667, GWINNETT County, Georgia Records conveying Under Power Georgia Records conveying the after-described property to secure a Note of even date in the original principal amount of \$5,600,000.00, with interest at the rate specified these in the rate specified these in the rate specified these in these will be will interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash in GWIN-NETT County, before the Courthouse door, and within the level between fast on the the legal hours of sale on the the legal hours of sale on the first Tuesday in April, 2023, the following described property: TRACT I: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING UN LAND LYING AND BEING
IN LAND LOT 206 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
CONTAINING 5.00 ACRES,
MORE OR LESS, AS
SHOWN ON BOUNDARY
AND TOPOGRAPHIC SURVEY EOD 2365 COMMEDCE VEY FOR 3265 COMMERCE AVENUE, LLC AND CHICAGO TITLE COMPANY PREPARED BY BOUNDARY
ZONE, INC., BY CHRISTOPHER W. HODGE, G.R.L.S.,
NO. 2941, DATED MAY 17.
2007 AND BEING MORE
PARTICULARLY DESCRIBED
ACCORDING TO SAID SURVEY AS FOLLOWS: BEGIN
AT A POINT MARKED BY A
1/2" REBAR SET LOCATED
ON THE WESTERLY RIGHT
OF WAY OF COMMERCE AVENUE (88" R/W), SAID
POINT BEING LOCATED
544.71 FEET ALONG SAID
RIGHT OF WAY LINE
OF SATELLITE BOULEVARD;
CONTINUE THENCE ALONG
THE AFORESAID RIGHT OF
WAY LINE OF COMMERCE. WAY LINE OF COMMERCE
AVENUE ALONG THE ARC
OF A CURVE AN ARC DISTANCE OF 400.00 FEET TO
A POINT MARKED BY A 1/2" TANCE OF 400.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET, SAID ARC HAVING A RADIUS OF 910.86 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 13 MINUTES 28 SECONDS WEST 396.80 FEET; LEAVING THE AFORESAID RIGHT OF WAY LINE AND RUNTHENCE NORTH 08 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 200.00 TO A POINT MARKED BY A 1/2" REBAR FOUND; RUNTHENCE SOUTH 83 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT MARKED BY A 1/2" REBAR FOUND; RUNTHENCE SOUTH 83 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET; RUN THENCE ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 264.50 FEET TO A POINT, SAID ARC DISTANCE OF 264.50 FEET TO A RADIUS OFF 746.61 FEET TO A POINT, SAID ARC RIVING A RADIUS OFF 746.61 FEET TO A POINT, SAID ARC RIVING A RADIUS OFF 746.61 FEET POINT, SAID ARC HAVING A
RADIUS OFF 746.61 FEET
AND BEING SUBTENDED BY
A CHORD BEARING AND
DISTANCE OF NORTH 12
DEGREES 39 MINUTES 22
SECONDS WEST 263.12
FEET; RUN THENCE NORTH
23 DEGREES 41 MINUTES
29 SECONDS EAST A DISTANCE OF 276.97 FEET TO A
POINT MARKED BY A 1/2"
REBAR SET: RUN THENCE POINT MARKED BY A 1/2"
REBAR SET; RUN THENCE
SOUTH 52 DEGREES 18
MINUTES 11 SECONDS
EAST A DISTANCE OF
450.67 FEET TO A POINT
MARKED BY A 1/2" REBAR
SET; RUN THENCE SOUTH
11 DEGREES 21 MINUTES

SEI; HUN IHENDE SUDII H 41 DEGREES 21 MINUTES 17 SECONDS EAST A DIS-TANCE OF 285.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET LOCATED ON THE WESTERLY RIGHT OF

THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE, SAID POINT BE-ING THE TRUE PLACE AND POINT OF BEGINNING. TO-GETHER WITH: A PERPETU-

NON-EXCLUSIVE EASE-

AL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND
EGRESS FOR PEDESTRIAN
AND VEHICULAR TRAFFIC
IN, OVER AND THROUGH
THE FOLLOWING DESCRIBED PROPERTY: ALL
HAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT NO. 206, OF
THE 611 DISTRICT, OF
GWINNETT COUNTY, GEORGIA, CONTAINING .0156
ACRE MORE OR LESS. AND

GIA, CONIAINING UISE ACRE, MORE OR LESS, AND BEING A PART OF THE PROPERTY SHOWN ON A PLATE ENTITLED "GWINNETT

PLACE MALL SITE WITH ACCESS BOAD" PREPARED

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

2023, all property described in said security deed including but not limited to the following described property:

FORECLOSURE

BY HAYES, JAMES & ASSO-CIATES, INC., DATED JAN-UARY 25, 1982, AS RECORDED IN PLAT BOOK 19, PAGE 291, GWINNETT COUNTY

COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
HEREBY ADOPTED AND
MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, AND, AS MORE PARTICULARLY SHOWN ON PLAT OF SURVEY FOR FORD LEASING DEVELOPMENT COMPANY BY J. DENNIS BILLEW, DATED MAY 24, 1984, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE PROJECTED INTERSECTION OF THE SOUTHERN SIDE OF THE 100-FEET RIGHT-OFWAY OF SATELLITE BOULEVARD AND THE WESTERN SIDE OF THE 88-FERN SIDE OF THE 88-FERN SIDE OF THE 89-FERN SIDE OF THE 89-FERN SIDE OF THE 88-FERN SIDE REFERENCE THERETO FOR RIGHT-OF-WAY OF COM-MERCE AVENUE; THENCE RUN SOUTHERLY ALONG THE WESTERN RIGHT-OF-WAY OF COMMERCE AVENUE 544.71 FEET TO A POINT ON SAID RIGHT-OF-WAY OF COMMERCE AVENUE: THENCE ALONG SAID RIGHT-OF-WAY OF COMMERCE AVENUE 400.00 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 910.93 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 61 DESECTION OF SOUTH SAID SECONDS WEST 396.79 WAY OF COMMERCE AV-GREES 13 MINUIES 30
SECONDS WEST 396.79
FEET TO A POINT; THENCE
DEPARTING SAID RIGHTOF-WAY NORTH 08 DEGREES 33 MINUIES 26
SECONDS WEST A DISTANCE OF 200.00 FEET TO A
POINT; THENCE SOUTH 83
DECOPEES 47 MINUITES 47 DEGREES 47 MINUTES 47 SECONDS WEST A DIS-TANCE OF 200.00 FEET TO A TANCE OF 200.00 FEET TO A POINT; THENCE 136.04 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 545.67 FEET AND CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 20 MINUTES 44 SECONDS WEST 135.69 FEET TO A POINT AND THE TRUE POINT OF BEGINNING, FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED RUNNING THENCE SOUTH 13 MENTS BENEFITING THE
PROPERTY CONVEYED
HEREBY AS WAS ACQUIRED UNDER (I) GRANT
OF EASEMENT BY AND BETWEEN PARTRIDGE
GREENE, INC. AND CF-4
GWINNETT ASSOCIATES,
DATED MARCH 31, 1982,
AS RECORDED AT DEED
BOOK 2357 PAGE 251. BOOK 2357, PAGE 251, GWINNETT COUNTY, GEOR-GIA RECORDS, AS AMEND-ED BY CORRECTED AND ED BY CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH 31, 1982, AS RECORDED AT DEED BOOK 2478, PAGE 422, GWINNETT COUNTY, GEORGIA RECORDS, AND AS FURTHER AMENDED BY FIRST AMENDMENT TO CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH 31, 1983, AS RECORDED IN DEED BOOK 2485, PAGE 322.

AS RECURDED IN DEED BOOK 2485, PAGE 322, AFORESAID RECORDS. AND UNDER (ii) GRANT OF SEC-ONDARY EASEMENTS BY AND BETWEEN PARTRIGGE GREENE, INC. AND CF-H GWINNETT ASSOCIATES, GWINNETT ASSOCIATES, DATED DECEMBER 10, 1982, AS RECORDED IN DEED BOOK 2478, PAGE 472, GWINNETT COUNTY, GEORGIA RECORDS. BEING GEÓRGIA RECORDS. BEINÉ
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. A\$ CORRECTED AND RE-RECORDED JUNE 5, 2007, AT DEED ED JUNE 5, 2007, AT DEED BOOK 50492, PAGE 689, GWINNETT COUNTY, GEOR-GIA RECORDS. Along with: (a) All buildings, structures and improvements of every

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. and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and elec-tric fixtures, radiators, heaters, engines and ma-chinery, boilers, ranges, elechinery, bollers, ranges, ete-vators and motors, plumbing and heating fixtures, carpet-ing and other floor cover-ings, 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 imbuildings, stuctures of improvements and all other furnishings, furniture, fixtures, machinery, equipment, appliances, building supplies and materials, books and records, chattels, building supplies and materials, books and records, chattels, inventory, accounts, con-sumer goods, general intan-gibles and personal property of every kind and nature whatsoever owned by Grantor and now or 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 inments and substitutions or

quired by Grantor; and all in-

ventory, accounts, chattel paper, documents, equip-ment, fixtures, consumer goods and general intangi-bles constituting proceeds acquired with cash proceeds

of any of the property de-scribed hereinabove, all of which are hereby declared and shall be deemed to be fixtures and accessions to

the Land as between the 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 indebted-

ness 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 materi2023

Notice of Sale Under Power

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-de-scribed 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 Mortgage Services, LLC by assignment that is or to by assignment that is or to 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 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 incor-porated herein by reference and made a part of this de-ceptibition. Man. #86050-256 scription. Map #R6050-256. Tax ID: R6050 256 The debt secured by said Security
Deed has been and is hereby
declared due because of declared due because of samong 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 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 will be made for the purpose 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.

92806-5951. Please note that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersited, the purple of the production of

undersigned, the party/parties in possession of the

FORECLOSURE

FORECLOSURE

als, fixtures, building ma-chinery and building equip-ment delivered on site to the subject property known as 3007 ANSLEY MANOR COURT, SNELLVILLE, GA 30078 is/are: Joseph Ben-Land during the course of, or in connection with, construction of the buildings and improvements upon the jamin McGraw or tenant/tenants. Said property will he ants. Said property will be sold subject to (a) any outstanding ad valorem taxes Land and which are now or hereafter owned by Grantor; standing at ovariorm 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 iter set authors in security Deed (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water cours-es, water rights and powers, minerals, flowers, shrubs, trees, timber and other em-blements now or hereafter located on the Land or under or above the same or any part or parcel thereof or ap-purtenant to the title to the Land, and all estates, rights, titles, interests, privileges, liberties, tenements, heredi-taments and appurtenances, reversion and reversions, re-(c) All easements, rights-offirst set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted cubicity to (1) covenants, etc. Ine 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 reversion and reversions, remainder 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 thereof, 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 a
and when due in the manner
prescribed in the Note and
Deed to Secure Debt. Because the debt remains in reversion and reversions, rethe holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of iu dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final not be provided until fina confirmation and audit of the status of the loan as providstatus of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington 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 Deed to Secure Debt. Be-cause the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). AEGIS BEAL 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 REAL ESTATE CAPITAL LLC 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. NOTICE OF SALE UNDER POWER State of GEORGIA County of GWINNETT. Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Deed to Secure Debt given by LYNN P MCKINNEY to MORTGAGE ELECTRONIC. AS GRANTEE, AS NOMINEE FOR BANKSOUTH MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS dated 07/18/2017 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 Commerca Ave.. Duluth. Georgia 30396 ASSIGNS, dated 07/18/2017

ASSIGNS, dated 07/18/2017, and Recorded on O7/21/2017 as Book No. 55271 and Page No. 699, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 56284, PAGE 572, BOOK 59095, PAGE 731 AND BOOK 60072, PAGE 739, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment Ave., Duluth, Georgia 30396 is Laras Trucks, Inc. or tenant/tenants. Said property will be sold subject to (a) Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by an accurate survivor. inal principal amount of \$176,231.00, with interest at closed by an accurate survey the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, nut mot limited to, assessments, liens, encumbrances, zoning at the Gwinner touring to 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 33 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 99, BLOCK B', OPEN FIELDS, FKA HWY. 124 TOWNHOMES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 138, PAGES 256 260, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of the propagate of the p Courthouse within the legal ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and 2) final confircy Code; and 2) final comfr-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for 13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power, and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan provided in the preceding paragraph. AEGIS clared due because among other possible events REAL ESTATE CAPITAL LLC of default, failure to pay the indebtedness as and when 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, vided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by Java in. cure Debt and by law, including attorneys fees (no-

cluding 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 Ioan), is the entity with the full authority to negotiate, amend, and modify all terms of the Ioan. Pursuant to 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 1000 WEST AKE VILLOCE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the

Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett County Records, said Secutive Records and Secutiv rity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$315,192.00, the helder therefore present to 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 3376 OPEN FIELDS DR, SNELLVILLE, GEORGIA 30078 is/are: LYNN P MCKINNEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem holder thereof pursuant to said Deed and Note thereby said beed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be diswill on the first Tuesday, May 2, 2023, during the le-gal hours of sale, before and May 2, 2023, during the légal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 6TH DISTRICT, CITY OF LILBURN, GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEORGIA RECORDS, 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 to Secure Debt Irrst 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 LLS Represent. ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART HEREOF Said property
is known as 92 Pebble Pond
Reference And Page A
PART HEREOF SAID POND
REFERENCE AND ADMANAGE
REFERENCE AND ADMANAGE
RECORDS AND ADMA 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 forcelosure Drive, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of Power and other foreclosure said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or set new due and payable). documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. PENNY-MAC LOAN SERVICES, LLC not now due and payable), the right of redemption of MAC LOAN SERVICES, LLC
as Attorney in Fact for LYNN
P MCKINNEY. THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

PURPUSE.
0000009750431 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Tele-

son, Texas 75001 Tele-phone: (972) 341 5398 950 98990 3/29, 2023

FORECLOSURE

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 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 the original principal amount of \$215.093.00, with interest 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 3/29,4/5,12,19,26, 2023 BY VIRTUE OF THE COURT County, Georgia, being Lot 84, Block G, the Park at Haynes Creek, Phase Two, Unit Five, as per plat record-ed in Plat Book 116, Page Gwinnett County Records, which plat is incor

porated herein and made a part hereof by reference. Tax ID: R5063 472 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 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 but have including 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 endorsed Note and is the current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with the full authority to negoti-ate, amend, and modify all ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Ser-vices, LLC may be contacted at: 1- 800-790-9502 or by at. 1- 800-790-902 Uh Dywriting 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 required to amend or required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 737 PRESERVE PARK DRIVE, LOGANVILLE, GA 30052 is/are: Gavin Mick-ens or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxvalue in 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, limited to, assessments, liens, encumbrances, zoning nens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the state. cy Code; and (2) final comfr-mation and audit of the sta-tus of the loan with the hold-er of the security deed. Pur-suant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and

2/22,3/1,8,15,22,29, 2023 STATE OF GEORGIA

of Georgia, the book Power and other foreclosure

vided until final confirmation

and audit of the status of the loan as provided in the pre-ceding paragraph. Funds used at sale shall be in certi-

fied funds and payable to Bell Carrington Price &

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 col-

lector to collect the debt. Bell

Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40401 94803 UNDER POWER Because of a default under the terms of the Security Deed executed by Courtney Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the propagation of the propa erty, 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

FORECLOSURE

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 Courtney Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/CL of the status of the loan with N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/ 'THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INF FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER COURT ORDER

ORDER OF THE HONOR-ABLE RONNIE K. BATCHE-LOR, Judge of the Superior Court of Gwinnett County, Georgia, dated February 2, 2023, and recorded on February 2, 2023, in connec-tion with that certain civil ac-tion entitled **Solomon** Manuel Nicol vs. Evelyn Pa-trial Nicol being Civil Actricia Nicol, being Civil Action File No. 22-A-07638 there shall be sold at public outcry for cash to the high-est bidder before the Court-house door of Gwinnett house door of dwiffned County, Georgia, between the legal hours of sale on the first Tuesday in April, 2023, by J. Mark Brittain, as coun-sel for the Plaintiff in the above- described civil ac-tion, the following described property:
All that tract or parcel of

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

Said property will be sold subject to any outstanding deeds to secure debt, ad val-orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens encumbrances, zoning ordinances, restrictions covenants, and matters of record superior to the 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 underand benef of the under-signed, is presently in the possession of Evelyn Patri-cia Nicol, and the proceeds will be paid according to the above-described

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

Court Order.

(770) 389-3356 950 94415 2/8,15,22,3/1, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Deed executed by Olesya Mikiforov to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Quick-en Loans, Inc. dated November 11, 2015, and recorded in Deed 54012, Page 329, and pur-suant to Affidavit recorded in Deed Book 60423, Page 13 Gwinnett County Records 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, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the

property described in said Deed, to-wit: Land Situated in the County of Gwinnett in the State of GA All that tract or parcel of land being in Land Lot 350, 7th District, Chrispath County, Course 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 Cunty Page 261, Gwinnett County Georgia Records. 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 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. closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, nances, restrictions, covenants, and matters of record superior to the Secu-The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale and an experises of said said beed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS. 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 Mortor tenant(s). Rocket Mort-gage, 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

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and all expenses of said sale