FORECLOSURE

being Lot 12, Block A of Allen & Thomas Johnson

Subdivision, as recorded in Plat Book H, Page 60-B,

FORECLOSURE

59750 Page 00067 and recorded on 3/4/2022, conveying the after-described property to secure a Note in the original principal amount of \$209,409.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 5/2/2023, the following de-5/2/2/23, the following de-scribed property: All That Tract Or Parcel Of Land Ly-ing And Being In Land Lo-337 Of The 4th District, Gwinnett County, Georgia, Being Lot 27, Block A Of WoodgateHills Subdivision, Per Plat Thereof Recorded In Part Book 126, Page 41,4/3

Plat Book 126, Page 41-43, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 4518 Woodgate Hill Trl Snellville, GA 30039. The indebtedness secured 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 pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of the sale, as propenses of the sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, Mitigation Department, 10500 Kincaid Drive Fishers IN 46037, Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the se-curity instrument. Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, nances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Evroy R Dyer or tenant(s) or other occupants. The sale will be conficulted subject to (1) co ducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor un-

of the secured creditor un-

der the power of sale grant-ed in the aforementioned se-

curity instrument, specifically being Freedom Mortgage Corporation as Attorney in

Fact for Evroy R Dyer. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-03752 For sale information, visit:

https://www.nestortrustee -

com/sales-information

call (888) 902-3989.

4/5,12,19,26,2023 NOTICE OF SALE **UNDER POWER** GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from HENRYK, LLC to CIVIC FINANCIAL SERVICES, LLC, dated April 2, 2021, recorded April 2, 2021, in Deed Book 58575, Page 00760, 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 Sixteen Thousand Two Hundred Fifty and Two Hundred Fifty and 00/100 dollars (\$116,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Civic Real Estate Holdings
III, LLC, there will be sold at
public outcry to the highest
bidder for cash at the Gwin-County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed includ-ing but not limited to the foling but not limited to the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 180 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 39, BLOCK A, OVERLOOK GREEN, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 188, LAST REVISED AT PLAT BOOK 43, PAGE 196, GWINNETT COUNTY, GEORGIA COUNTY. GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Said legal description being

controlling, however the property is more commonly known as 3211 LONG IRON nown as 3211 Long ... R, Lawrenceville, GA **30044.**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 ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Said property will be sold

on an "as-is" basis without any representation, warranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions brances: brances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the under-

signed, the owner and party possession of the proper-is HENRYK, LLC , or tenants(s).

The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-

FORECLOSURE

firmation and audit of the status of the loan with the holder of the Security Deed. nolder 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: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in 0.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

HOLDINGS III, LLC

as Attorney in Fact for HENRYK, LLC THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Suite 100, rners, GA Corners, Peachtree

30071 Telephone Number: (877) 813-0992 Case No. FAY-23-00679-2 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023,

04/12/2023. 04/26/2023 rlselaw.com/property-listng 950-99693

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

4/5,12,19,26,2023

COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Bruce Fields to Mortgage Elec-tronic Registration Systems, Inc., as Nominee for Penny-Mac Loan Services, LLC, A Delaware Limited Liability Company, dated December 24, 2013 and recorded on January 14, 2014 in Deed Book 52738, Page 00834, in the Office of the Clerk of Superior Court of Country the United of the Uerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Forty-Eight Thousand Six Hundred Fifty-Three and 00/100 dollars

00/100 dollars (\$148,653.00) with interest thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC its successors and assigns, recorded in Deed Book 58903, Page 00465, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: Tax Id not limited to the following described property: Tax Id Number(s): R7200 090 Land Number(s): R/200 090 Land in the County of Duluth in the County of Gwinnett in the State of GA The follow-ing described property: ALL that tract or parcel of land ly-ing and being in Land Lot 200 of the 7th District, Gwin-patt County, Coorgia, being

200 of the 7th District, Gwinnett County, Georgia, being Lot 30, Block 'B', Leafland Estates, Unit Two, per plat thereof recorded in Plat Book 21, page 160, Gwinnett County, Georgia Records, which plat is made a part hereof by reference and being improved property known as 2275 Post Oak Drive, Duluth, Georgia 30097 according to the present according to the present system of numbering prop-erty in Gwinnett County, Georgia. THIS CONVEYANCE is made subject to all zoning

restrictions of record affecting said bargained premises. Case #: 23-001532-1 Commonly known as: 2275 Post Oak Dr, Duluth, GA 30097 Said property may more commonly be known as 2275 Post Oak Drive, Duluth, GA 30097 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to practicate areas and or entify that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which

to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding at valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of control of the property of the proper redemption of any taxing au-thority; f) all outstanding thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are session of the property are Bruce Fields and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the statement o tus of the loan with the hold-er of the Security Deed. Pen-nyMac Loan Services, LLC as Attorney-in-Fact for Bruce

04/12/23, 04/26/23 950 95306 4/5,12,19,26, NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.
Under and by virtue of the
Power of Sale contained in a

Fields Contact: Case #: 23-

Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23;

Padgett

001532-1

Security Deed given by Harold E. Steorts and Janie Harold E. Steorts and Janie R. Steorts to Washington Mutual Bank, FA dated July 25, 2003 and recorded on September 17, 2003 in Deed Book 34818, Page 0160, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on July 22, 2022 in Deed Book 60097. 2022 in Deed Book 60097, Page 00122, Gwinnett Coun-

FORECLOSURE

ty, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Five Thousand And 00/100 Dollars (\$105,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023 the following described property:

All that tract or parcel of land lying and being in Land Lot 311 of the 7th District, Gwinnett County, Georgia, being Lot 30, Block B, Deer beling Lot 30, Block B, Deve Valley Subdivision, Unit One, Phase Two, as per plat recorded in Plat Book 64, Page 8, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made part of

Tax ID #: B7311 091 The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failsible events of default, and 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 surpress of poving the same purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attornevs fees (notice of intent to collect attorneys fees having

collect attorneys fees having been given).
Your mortgage servicer, Mr. Cooper, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alternatives to avoid foreclosure. avoid foreclosure.

advitor forecitostre.

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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out

above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are The Estate of Janie R. Steorts or tenant (s); and said property is more commonly known as 539 Running Doe Court, Suwanee, GA 30024.

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 balder of the powerful to the country to the confirmation. holder of the security deed.
Nationstar Mortgage LLC as
Attorney in Fact for Harold E. Steorts and Janie R. Steorts McMichael Taylor Gray, 3550 Engineering Drive,

3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00098 950-99683 04/05/2023 04/12/2023 04/19/2023

04/26/2023 NOTICE OF SALE

UNDER POWER STATE OF GEORGIA **COUNTY OF GWINNETT** By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from Reyes Garcia to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR Acopia, LLC, dated March 19, 2021 in Deed Book 58528, Page 488, in the Office of the Clerk of Superior Court of ordinances, easements and Clerk of Superior Court of inty, Georgia, Deed having Gwinnett County of even date, in the original principal amount of Two principal amount of Two Hundred Four Thousand Two Hundred Thirty-Two and 00/100 dollars (\$204,232.00) with interest thereon as provided therein, as last transferred to **Penny-Mac Loan Services**, LTC, recorded in Deed Book 60373, Page 138, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinneth County. Georgia, or at such County, Georgia, or at such place as has or may be law-fully designated as an alterplace as lias or lingly be law, so filly designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said security Deed including but not limited to the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 61, BLOCK C, CENTERVILLE NORTH SUBDIVISION, UNIT TWO, AS PER LAT RECORDED IN PLAT BOOK 7, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERICE THERETO AND MADE A PART OF THIS DESCRIP-A PART OF THIS DESCRIP-TION. Said property may more commonly be known as 3351 Southampton Way, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly inpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, its latest the same and sale expenses of this sale, and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PenyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any rep-

as-is basis without any rep-

as is basis without any epresentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning

ordinances; b) matters which would be disclosed by

an accurate survey or by an inspection of the property; c) any outstanding ad valorem

taxes, including taxes, which

constitute liens upon said

constitute liefs upon and property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which

constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other

matters of record superior to

said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are

Reyes Garcia and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibit-

Under Power State of Georgia County of Gwinnett
Under and by virtue of the
Power of Sale contained in a Security Deed given by Catherine Grant to Mort-Systems, Inc., as nominee for Pine State Mortgage

FORECLOSURE

FORECLOSURE

ed under the U.S. Bankrupt-cy code and 2) final confir-mation and audit of the sta-

tus of the loan with the hold-

tas of the loan with the holds er of the Security Deed. Pen-nyMac Loan Services, LLC as Attorney-in-Fact for Reyes Garcia Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-

Road, Stiffe 203, Tallands-see, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23; 04/26/23 950-99139 4/5,12,19,26,

County of Gwinnett
Under and by virtue of the
Power of Sale contained in a

Security Deed given by Cynthia K. Gaye to National City

Mortgage Co dha Commonwealth United Mortgage Company (the Secured 2002, and Recorded on October 17, 2002 as Book No.

29249 and Page No. 214, Gwinnett County, Georgia records, conveying the after-

described property to secure a Note of even date in the

original principal amount of \$107,648.00, with interest at

\$107,648.00, 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 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 June, 2023, the following described proper-ty: All that tract or parcel of land lying and being in Land Lot 160 of the 6th District,

Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Lake, as per

plat recorded in Plat Book 23, Page 93, Gwinnett Coun-

23, Fage 35, Williett County Y Records, said portion of Lot 10A also referred to as future lot 19 and being more particularly described as fol-

lows: Beginning at an iron pin located on the southwest

pin located on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest as measured along said right-of-way from the northwest

or-way from the northwest right-of-way line of Hillcrest Road, said point being located at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 wints of 28 degrees 28 degrees

minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 61 degrees 31 minutes 57 seconds West 33 feet to an iron pin; thence North 29 degrees 31 minutes 57 seconds West 33 feet to an iron pin; thence North 29 degrees 15 feet 16 f

pin; thence North 28 degrees

pin; thence North 28 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 27 degrees 56 minutes 41 seconds East 30 feet to an iron pin; thence North 29 degrees 14 minutes 01 seconds East 35.38 feet to an iron pin pen pen lected on

feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; thence South 61 degrees 31

thence South 61 degrees 31 minutes 57 seconds East along said right-of-way 33 feet to an iron pin located at the point of beginning, being more particularly shown on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 1984. Tax ID: R6160 32 The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-

cause of, among other possible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because

the debt remains in default.

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

attorney's fees (notice of in-

tent to collect attorney's fees

having been given). Carring-ton Mortgage Services, LLC holds the duly endorsed

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

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

of the loan. To the best

Note and is the curren

2023

Notice of Sale

Under Power State of Georgia,

inal principal amount of \$116,850.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May 2023, the following described proper-ty: All that tract or parcel of land lying and being in Land Lot 125 of the 7th District, Gwinnett County, Georgia, being more particularly de-scribed as Lot 117, Block R, Glencrest Park Subdivision. dersigned at public outcry to Glencrest Park Subdivision Glencrest Park Subdivision, pursuant to that certain final subdivision plat for Glencrest Park, prepared by Precision Planning, Inc., Lee Jay Johnson, GRLS, dated March 6, 2003, recorded in Plat Book 97, Page 78, and revised at Plat Book 95, Pages 11-12. Gwinnett County. Georgia records. County, Georgia records. Tax ID: R7125 384 The debt lax ID: R/125 384 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 ty Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security 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 auof paying the same and all

Mortgage Services, LLČ 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. CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1380 PENHURST DRIVE, LAWRENCEVILLE, GA 30043 is/are: Catherine Grant or is/are: Catherine Grant or tenant/tenants Said property tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above. 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 fi-nal 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 Carring-ton Price & Gregg, LLC. Car-rington Mortgage Services, LLC as Attorney in Fact for Catherine Grant. Any infor-mation obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia

SC 29201 (803)- 509-5078. File: 23-41067 950 98591 3/29,4/5,12,19,26, 2023 Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Larry Grove to
Mortgage Electronic Registration Systems, Inc., as
nominee for Southeast
Mortgage of Georgia, Inc.
(the Sourced Credition) det wortgage of Georgia, mic (the Secured Creditor), dat-ed September 10, 2018, and Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett County, Georgia records, conveying the after- de-gribed reporter to secure 2 scribed property to secure a Note of even date in the original principal amount of \$245,471.00, with interest at the rate specified therein, as

of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 826 INDIAN LAKE DRIVE NW, LILBURN, GA 30047 is/are: Cynthia K. Gaye 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 duand payable). (b) any matand 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 the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by as-signment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the unrecord superior to the Security Deed first set out above 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 propersist 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-Tollowing described properly: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, 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 for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Coercia the Shannon Lake Subdivision, Phase 1, as per plat record-ed in Plat Book 132, Pages 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia 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 procedure present the procedure of the procedure of the loan as provided in the procedure of the pro Gwinnett County, Ğeorgia Records, which plat is made a part hereof and incorporat-ed herein by reference. Tax ID: R5227 514 The debt se-cured by said Security Deed 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 Mottages, Services 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 prorington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any infor-mation obtained on this mat-ter may be used by the debt vided in the Note and Security Deed. Because the debt remains in default, this sale 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 collector to collect the debt. Collector to Collect the debt.
Bell Carrington Price &
Gregg, LLC, 339 Heyward
Street, 2 nd Floor, Columbia,
SC 29201 (803)- 509-5078.
File: 23-41306
950 99351 4/5,12,19,26,
5/3,10,17,24,31, 2023 Deed and by law, incliding attorney's fees (notice of in-tent to collect attorney's fees having been given). Lake-view Loan Servicing, LLC holds the duly endorsed

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

helief of the undersigned

the party/parties in posses

Notice of Sale gage Electronic Registration Corporation (the Secured Creditor), dated May 15, 2003, and Recorded on June 13, 2003 as Book No. 33086 and Page No. 252, Gwinnett County, Goardin, records County, Georgia records, conveying the after- de-scribed property to secure a Note of even date in the orig-

FORECLOSURE

sion of the subject property known as 1113 DEADWOOD TRAIL, LOGANVILLE, GA 30052 is/are: Larry Grove 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 dis-closed by an accurate survey and inspection of the property, 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) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be recycled until final not be provided until final confirmation and audit of the status of the loan as providstatus of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing. LLC as Attorney in Fact for Larry Grove. Any informa-tion obtained on this matter may be used by the debt col-lector to collect the debt. Bell Carrington Price & Samp; 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 CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-

Electronic Registration Sys-

and by virtue of a default un

der the terms of said securi-

ty deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in May 2023, all property described in said security deed including but not limited to the following described property. All that tract or parcel of land lying said height in land 1.22 feet and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 329, Block J, Unit Three of The Park at Haynes Creek, Phase 5, as per plat thereof recorded in Plat Book 114, Pages 57-58, Gwinnett County, Georgia Records, which recorded plat is incorporated herein and made a part of this description. Said legal description being con-trolling, however, the Prop-erty is more commonly known as: 1878 Mountain Park Run, Loganville, GA 30052 Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will be subiect to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any which might be disclosed by an accurate survey and in-spection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the LLS Rapkruptey the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address Balik, Hirough its division Midland Mortgages address is 999 N.W. Grand Blvd., Ok-lahoma City, OK 73118. Mid-First Bank, through its divi-sion Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Zaneta J. Gaul, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the signee, and Secured Creditor
As attorney-in-fact for the
aforesaid Grantor CB Legal,
LLC Attorneys at Law Glenridge Highlands II 5565
Glenridge Connector, Suite
350 Atlanta, GA 30342 (770)
392-0041 23-7012 THIS
LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED

WILL BE USED FOR THAT PURPOSE. 950 99231 4/5,12,19,26, 2023

FORMATION

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation (the Secured Creditor), dated Neopher 21, 2009 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-de-scribed property to secure a Note of even date in the original amount of holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. 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, Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162. inal principal amount of \$162,296,00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Association 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, Courthy Courthy County within County Courthouse

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 216 of the

ing in Land Lot 216 of the 5th District, Gwinnett Coun-

FORECLOSURE

ty, Georgia, being Lot 5 Block B of Melrose Subdivi-sion, Unit 1 (formerly known

sion, 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, filters to the secured to the security of the securit railure 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 default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect afterney's fees having collect attorney's fees having been given). JP Morgan Chase Bank, National Association holds the duly en-dorsed Note and is the current assignee of the Security Deed to the property. Car-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: 1800-790-9502 or by writing
to 1600 South Douglass
Road, Suite 110 and 200-A,
Anaheim, CA 92806-5951.
Please note that, pursuant to Ananeim, CA 92806-5951.
Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 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 ád valorèm any outstanding at varieting 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 to as Grantor, to Mortgage record superior to the Secu-rity Deed first set out above, including, but not limited to, tens, Inc. as nominee for Bank of America, N.A. recorded in Deed Book 49575, beginning at page 395, and as modified at Deed Book 53661, Page 645. assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is and as modified at Deed Book 59636, Page 123, of the deed records of the Clerk of the Superior Court of the not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of aforesaid state and county, the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of 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 paragraph. 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 Taryn A. Fisher. Any information obtained on this mathematics of the provious paragraph of the provided in the provided paragraph of the provided paragraph. the status of the loan as pro-

> 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. File: 23-40978 97867 3/22,29,4/5,12,19,26, 2023

mation obtained on this mat-

ter may be used by the debt

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE 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 dated 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 secured has declared the entire Deed executed by Johnny A. cured 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, May 2, 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 property described in said Deed, to-wit: All that tract or 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 a by reference and made a 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 known as 1236 Bramlett Forest Ct, Lawrenceville, GA 30045, together with all fixtures and personal property. fixtures and personal property attached to and constierty attached to and consti-tuting 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 lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection curate survey and inspection of the property, any assess-ments, liens, encumbrances, ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale 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 find confirmation and (2) to find confirmation and (3) to find confirmatio (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 Johnny A. Jajjo; Stephanie Jajjo, successor in interest 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 Coates Parkers

Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA

FORECLOSURE

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION WILL BE USED FOR THAT PURPOSE.

950 98537 3/29,4/5,12,19,26, 2023

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from RENEE LEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR QUICKEN LOANS INC, dated September 7, 2017, recorded September 20, 2017, in Deed Book 55407, Page 0858. Gwinnett 0858, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred amount of Une Hundred Forty-One Thousand Three Hundred Two and 00/100 dollars (\$141,302.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC ft//a Quicken Loans, LLC ft//a Quicken Loans, LLC ft//a Quicken Loans Inc., there will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following Deed having been last sold Security Deed including but not limited to the following described property: TAX ID NUMBER(S). R4334 205 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 334 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK "B" WILL-INGHAM MANOR AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 222- 224, GWINNETT COUNTY, GENE GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY RFF. RENCE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY. COMMONLY KNOWN AS 4740 Heather MINUM AS 4/40 Heatner MIII Tree, Snellville, GA 30039-3330 THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES Said legal described pages are gal description being con trolling, however the proper ty is more commonly known as 4740 HEATHER MILL TRCE, SNELLVILLE, GA TRCE, SNELLVILLE, GA 30039. The indebtedness se cured by said Security Deed has been and is hereby de-clared 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 same having been given) and all other payments provided for under 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

> an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in posof the property is session of the property is RENEE LEE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Potroit MI 48296 Tolos Detroit, MI 48226. phone Number: (800) 508-0944. Nothing in O.C.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. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for RE-NEE LEE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FUN IHAÍ PURPOSE.
> Attorney Contact: Rubin
> Lublin, LLC, 3145 Avalon
> Ridge Place, Suite 100,
> Peachtree Corners, GA
> 30071 Telephone Number:
> (877) 813-0992 Case No.
> QKN-19-07886-4 Ad Run
> Dates 04/05/2023

title: any outstanding ad val-

any taxing authority; matters

which would be disclosed by

Dates 04/05/2023, 04/12/2023, 04/26/2023 rlselaw.com/property-listing 950 90578 4/5,12,19,26,

2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Days of the County of the Coun contained in that certain Se-curity Deed from Mark A Lewis to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS NOMI-NEE FOR CitiMortgage, Inc, dated October 20, 2006 and recorded on October 31, 2006 in Deed Book 47191, Page 788, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original of even date, in the original principal amount of Two principal amount of Two Hundred Seventy-One Thou-sand and 00/100 dollars (\$271,000.00) with interest thereon as provided therein as last transferred to US Bank National Association as Bank National Association as trustee for CMALT REMIC 2006-A7-REMIC Pass-Through certificates series 2006-A7, recorded in Deed Book 52587, Page 0662, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of fore the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: Tract 1: All that tract or parcel of

land lying and being in Land Lot 272 of the 6th District of

Gwinnett County. Georgia

react of lend him each being in a book in Frager over the county, Georgia records, which plat is incorporated herein by reference and made a part hereof. Tract 2: All that tract or parallel of lend him each being in cel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat survey by C.M. Higgin Botham, dated April, 1959, said plat being recorded in Plat Book "H", Page 60-B, Gwinnett County, Georgia records and being more particulary deligible. being more particularly de-scribed as follows: The point scribed as follows: The point of beginning is located as follows: Begin at a point on the northerly side of the 50 right of way of Dogwood Circle, said point being 620 northwesterly, as measured along the northeasterly side of said right of way, from the original line dividing Land Lots 255 and 272 of said platficit; thence running N County District; thence running N 16°09' E along the western side of Land Lot No. 12 of said Block, 198.1' to a cor-ner; THIS IS THE POINT OF BEGINNING. From said point of beginning run northeast-erly 103, more or less, to the property now or formerly owned by Repe Miller; thence run S 31°51`E, along said Miller line, 90`, more or less, to a corner at Lot No. 12 of said Block: thence N

12 of said Block; thence N 83°51'W, along the line of said Lot No. 12, for 130' to the POINT OF BEGINNING. Said property may more commonly be known as 651 Dogwood Circle, Norcross, GA 30071. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of same and all expenses of this sale, including attorneys fees (notice of intent to col-lect attorneys fees having been given). The individual or entity that has full authorimodify all terms of the loan is U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 -REMIC Pass-Through Certificates, Series 2006-02, 425
Phillips Blvd, Ewing, NJ
08618. Said property will be sold on an as-is basis without any representation, war ranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute lies upon said propstitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to matters of record superior of the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Mark A Lewis and or tenant (s). The sale will be conduct of subject to 1) confirmation. orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of èd subject to 1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy code and 2) final confir-mation and audit of the status of the loan with the hold er of the Security Deed, U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 - REMIC Pass-Through Certificates, Series 2006-02 as Attorneyin-Fact for Mark A Lewis Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 AB Run D 04/12/23; Dates: 04/19/23 04/26/23

950-99140 4/5,12,19,26, 2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Johana A.

curity Deed from Johana A. Lopez to MERS Inc., as nominee for Brand Mortgage Group, LLC, dated July 31, 2018 and recorded on August 3, 2018 in Deed Book 56052, Page 0127, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Six teen Thousand Fifteen and teen Thousand Fifteen and 00/100 dollars (\$216,015.00) with interest thereon as provided therein, as last transferred to Pennyas last transferred to Penny-Mac Loan Services, LLC, recorded in Deed Book 30368, Page 00838, afore-said records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinneth County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: All that certain parcel of land situat-din the County of Swippett ed in the County of Gwinnett, State of Georgia: All that tract or parcel of land lying and being in Land Lot 128 of the 6" District of Gwinnett the 6' District of Gwinnett County, Georgia, Being Lot 22, Block H, Unit Four of Brentwood Gates Subdivi-sion, as per Plat Recorded in Plat Book 68, Pace 214, Records of Gwinnett County, Georgia, which plat is by ref-erence incorporated herein and made a part heref. Said erence incorporated herein and made a part hereof. Said property may more commonly be known as 445 Heathgate Drive, Lawrenceville, GA 30044. The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default nonsible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 23-001707-1
The individual or entity that has full authority to negoti-

ate, amend and modify all terms of the loan is Penny-Mac Loan Services, LLC, 3043 Townsgate Rd., West-lake Village, CA 91361. Said

property will be sold on an as-is basis without any rep-resentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the fallowing items which

to the following items which

may affect the title: a) zoning ordinances; b) matters