FORECLOSURE

HOO AND ASSOCIATES , INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991, ENTITLED "CLOSING PLAT FOR JOE IVEY AND PAMELA IVEY" , SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as **650 Wiley Lane, Auburn, GA 30011**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or tenant(s). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Certificates. as Attorney-in-Fact for Darlene M. Carter and Ellery E. Carter and Gregory Maddox File no. 18-068201 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_INITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 97171
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 Security Deed from **WILLIAM B CLARK to WELLS FARGO BANK, N.A.,** dated August 21, 2013, recorded September 17, 2013, in Deed Book 52518, Page 730, 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 Two Thousand Five Hundred and 00/100 dollars ($102,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1,** there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in 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 93, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK R, THE BRANCHES, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 216, GWINNETT COUNTY, GEORGIA RECORDS. Said legal description being controlling, however the property is more commonly known as **1861 SHADY CREEK LANE, LAWRENCEVILLE, GA 30043.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, 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, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is WILLIAM B CLARK, ANGELINA NELMS CLARK, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for WILLIAM B CLARK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-00479-3 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023
rlselaw.com/property-listing
950 99188 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 Security Deed from BETSY RODRIGUEZ to SUN AMERICA MORTGAGE CORPORATION , dated December 30, 2002, recorded January 7, 2003, in Deed Book 30505, Page 16, 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 Forty-Four Thousand Four Hundred and 00/100 dollars ($144,400.00),
with interest thereon as provided for therein, said Security Deed having been last sold,
assigned and transferred to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust M, there will be sold at public outcry to the highest bidder for cash at the
Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 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 206 OF
THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 112,
BLOCK A OF ASHLAND PARK, UNIT TWO, AS PER PLAT RECORDED IN PLAT
BOOK 89, PAGE 118 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said legal description being controlling, however the property is more commonly
known as **945 ASHLAND PARK WAY, LAWRENCEVILLE, GA 30045.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect 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, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes
which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is BETSY RODRIGUEZ, HEDWIG BORGES, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with 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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Number: 800-
561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST M as Attorney in Fact for
BETSY RODRIGUEZ
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. CMS-23-01382-1
Ad Run Dates 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023
rlselaw.com/property-listing
950-99868 04/12/2023
05/10/2023
05/17/2023
05/24/2023
05/31/2023

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by **Erica Corday to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc.** dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.** securing a Note in the original principal amount of $303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, 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 Deed, to-wit: All that tract or parcel of land lying and being in Land Lots 203 and 204 of the 5th District, Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Said property is known as **1827 Shaker Falls Ln, Lawrenceville, GA 30045,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no. 22-078609 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 97014
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 Security Deed from **CALVERTON DUFFUS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR 1ST MARINER BANK,** dated January 9, 2007, recorded January 18, 2007, in Deed Book 47487, Page 0143, 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 Ninety-Six Thousand and 00/100 dollars ($196,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Alternative Loan Trust 2007-A2 Mortgage Pass-Through Certificates, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in 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 17 OF THE 7TH DISTRICT, GWINNETT COUNTY, BEING LOT 26, BLOCK A, PEACHTREE SHOALS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 103, PAGE 199 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY ALSO KNOWN AS 2166 PEACH SHOALS CIRCLE, DACULA, GA 30019. Said legal description being controlling, however the property is more commonly known as **2166 PEACH SHOALS CIRCLE, DACULA, GA 30019.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect 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, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is CALVERTON DUFFUS, SUZETTE M. BECKFORD-DUFFUS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A2 MORTGAGE PASS-THROUGH CERTIFICATES as Attorney in Fact for CALVERTON DUFFUS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-17-00759-31 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023
rlselaw.com/property-listing
950 98738
4/5,12,19,26,2023

NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by **Yaissuri Duque to Mortgage Electronic Registration Systems, Inc. as nominee for RBC Mortgage Company** dated November 10, 2004 and recorded on November 18, 2004 in Deed Book 40632, Page 124, Gwinnett County, Georgia Records, modified by Loan Modification recorded on August 30, 2017 in Deed Book 55363, Page 469, Gwinnett County, Georgia Records, and later assigned to **U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS1** by Assignment of Security Deed recorded on August 5, 2021 in Deed Book 59036, Page 629, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Forty-Three Thousand Nine Hundred And 00/100 Dollars ($143,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023 the following described property: All that tract of parcel of land lying and being in Land Lot 14 of the 5th District, Gwinnett County, Georgia, being Lot 6, Block D of Winnsong Chase Subdivision, Unit Two, as per Plat thereof recorded in Plat Book 61, Page 248, Gwinnett County records, said plat being incorporated herein by reference thereto. Tax ID #: R5014 240 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS1, can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Yaissuri Duque- Ospina and Francisco J. Solischacon or tenant(s); and said property is more commonly known as **2800 MAPLE VISTA LANE, LAWRENCEVILLE, GA 30044.** The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS1 as Attorney in Fact for Yaissuri Duque McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00106
950 99715
4/5,12,19,26,2023

TS # 2022-03752
Notice Of Sale Under Power Georgia, Gwinnett County
Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Evroy R. Dyer, sole ownership to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Academy Mortgage Corporation, its successors and assigns,** dated 7/9/2014, and recorded on 8/6/2014, in Deed Book 53062, Page 0863, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/19/2022 in Deed Book 60209, Page 00437. The subject Security Deed was modified by Loan Modification recorded as Deed Book 54503 Page 0598 and recorded on 8/12/2016 and recorded as Deed Book 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 described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 337 Of The 4th District, Gwinnett County, Georgia, Being Lot 27, Block A Of WoodgateHills Subdivision, Per Plat Thereof Recorded In 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 declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Evroy R Dyer or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for 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 or call (888) 902-3989.
950 99720
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 Security 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 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 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 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 49, PAGE 196, GWINNETT 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 DR, 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 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, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HENRYK, LLC , or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with 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: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
CIVIC REAL ESTATE 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. FAY-23-00679-2
Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023
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950-99693
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 **Bruce Fields to Mortgage Electronic 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 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 ($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 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 Number(s): R7200 090 Land Situated in the City of Duluth in the County of Gwinnett in the State of GA The following described property: ALL that tract or parcel of land lying and being in Land Lot 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 system of numbering property in Gwinnett County, Georgia. THIS CONVEYANCE is made subject to all zoning ordinances, easements and 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 default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is 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 above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are 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 status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Bruce Fields Contact: Case #: 23-001532-1 Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23; 04/26/23
950 95306 4/5,12,19,26, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER
GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by 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, Page 00122, Gwinnett County, 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 courthouse 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 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 this description.
Tax ID #: R7311 091
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Your mortgage servicer, 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.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the
Security Deed first set out above.
To the best knowledge and belief of the undersigned, the parties in possession of the property are 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Nationstar Mortgage LLC as Attorney in Fact for Harold E. Steorts and Janie R. Steorts
McMichael Taylor Gray, LLC
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 Security Deed from **Reyes Garcia to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR Acopia, LLC ,** dated March 19, 2021 and recorded on March 23, 2021 in Deed Book 58528, Page 488, 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 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, LLC,** 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 Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING 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 PLAT RECORDED IN PLAT BOOK 7, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION. 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 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, 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 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 above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Reyes Garcia and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Reyes Garcia Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, 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, 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 **Cynthia K. Gaye to National City Mortgage Co dba Commonwealth United Mortgage Company (the Secured Creditor),** dated August 5, 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 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 June, 2023, the following described property: All that tract or parcel of land lying and