## FORECLOSURE

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 & Camp; 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 security deed executed by Zaneta J. Gaul, hereinafter referred to as Grantor to Mortgage Electronic Registration S Electronic Registration Systems, 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, and as modified at Deed Book 59636, Page 123, of the deed records of the Clerk of the Superior Court of the of the Superior Court of the aforesaid state and county 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 secuplace 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 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 Propis more 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 sub-ject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumassessments, liefls, encum-brances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Mid-First Bank, through its divi-sion Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Security Deed. Midfirst Bank, through 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 aforesaid Grantor CB Legal, LLC Attorneys at Law Glen-Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7012 THIS LAW FIRM MAY BE HELD

Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Kirt Holder and Taryn A. Fisher to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Fairway Inde-pendent Mortgage Corpora-tion (the Secured Creditor), dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-de-Note of even date in the original principal amount of \$162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Asso ciation by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 216 of the 5th District, Gwinnett County, Georgia, being Lot 5 Block B of Melrose Subdivision Libit 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, County, Georgia Records, which plat is incorporated 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 the beautiful for the part of the security of due because of, among othre possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attornev's fees (notice of intent to collect attorney's fees having been given). JP Morgan been given). JP Morgar Chase Bank, National Asso ciation holds the duly en-dorsed Note and is the current assignee of the Security Deed to the property. Car-rington Mortgage Services, LLC is the entity with the full authority 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

FORECLOSURE

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 of the subject property known as **1620 BRAMLETT FOREST** TRAIL LAWRENCEVILLE, GA 30045 is/are: Taryn A. Fisher and Elijah K. Holder or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an operator support closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to assessments liens encum brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale commitmation 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 regg-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. JP Morgan Chase Bank, Nation-al Association as Attorney in Fact for Kirt Holder and Taryn A. Fisher. Any infor-mation obtained on this matmation obtained on this mat-ter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40978 950 97867 3/22,29,4/5,12,19,26, 2023

UNDER POWER

STATE OF GEORGIA COUNTY OF GWINNETT 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 principal amount of \$186,067.00, 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 Court-base deep in said County. house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 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 house door in said County ty, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1236 Bramlett Forrest Court according to the present system of numbering prop-erty in Gwinnett County, Georgia. Said property is known 1236 Bramlett Forest Ct, Lawrenceville, GA 30045, together with all fixtures and personal prop-erty attached to and consti-TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INtuting a part of said proper ty, if any. Said property will be sold subject to any out-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 99231 4/5,12,19,26,

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 of the property, any assessof the property, any assess ments, liens, encumbrances, zoning ordinances, restric covenants and mat tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedpayment of said indepted-ness and all expenses of said sale as provided in said beed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the 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 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. Jajje File no. 22-079548 LOGS LE-GAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 20346 (770) 220-2556/iw

PURPOSE.

N.E., SUITE 130 ATIAINTA, GAS 30346 (770) 220-2535/jw https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

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 Secontained in that certain se-curity Deed from RENEE LEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR QUICKEN LOANS INC, dated QUICKEN LOANS INC, dated September 7, 2017, recorded September 20, 2017, in Deed Book 55407, Page 0858, 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-One Thousand Three Hundred Two and 00/100 dollars (\$141,302.00), with interest thereon as provided interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Cournouse, 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). R4334 205

NUMBER(S). R4334 205 LAND SITUATED IN THE

CA 92806-5951

FORECLOSURE

COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING OF LAND LYING AND BEING IN LAND LOT 334 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK "B" WILLINGHAM MANOR, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 222-224, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERNCE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY. COMMONLY WOWN AS 4740 Heather KNOWN AS 4740 Heather Mill Trce, Snellville, GA 30039-3330 THE PROPERTY ADDRESS AND TAX PAR-CEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES Said legal description being con-trolling, however the proper-ty is more commonly known as 4740 HEATHER MILL TRCE, SNELLVILLE, GA 30039. The indebtedness se-cured by each Sequity Dead cured by said Security Deed has been and is hereby de-clared due because of de-fault 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. der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under signed. The sale will also be subject to the following items which may affect the 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; as-sessments; liens; encum-brances; 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 RENEE LEE, 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. matters of record superior to 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., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162 shall be Section 44-14-162.2 shall be Section 44-14-162.2 snall 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 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. QKN-19-07886-4 Ad Run Dates 04/05/2023. LECTOR, UNDER FEDERAL

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

Dates

04/12/2023.

04/05/2023

04/19/2023

NOTICE OF SALE

STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Secontained 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. 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 Seventy-One Thousand and 00/100 dollars (\$271,000.00) with interest thereon as provided therein, as last transferred to US Bank National Association as trustee for CMALT REMIC 2006-A7-REMIC Passtrustee for CMA 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 Gwinnett County, Georgia, or at such place as has or may 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: described property: Tract 1:
All that tract or parcel of land lying and being in Land tot 272 of the 6th District of Gwinnett County. Georgia; being Lot 12, Block A of Allen & Thomas Johnson Allen & Inomas Johnson
Subdivision, as recorded in
Plat Book H, Page 60-B,
Gwinnett County, Georgia
records, which plat is incorporated herein by reference
and made a part hereof.
Tract 2: All that tract or pareat of land hims and being in ract 2: All triat tract of par-cel of land lying and being in Land Lot 272 of the 6th Dis-trict of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & 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 particularly described 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 District; thence running N 16°09 E along the western side of Land Lot No. 12 of said Block, 198.11 to a corner; THIS IS THE POINT of BEGINNING. From said point of beginning run northeasterly 12°2 merce or less to 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 of less, to a corner at Lot No. 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

FORECLOSURE

Dogwood Circle, Norcross, GA 30071. The debt secured by said Security Deed has been and is hereby declared due because of, among oth-er 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 this sale, including attorneys fees (notice of intent to coltees (notice of intent to col-lect attorneys fees having been given). The individual or entity that has full authori-ty to negotiate, amend and modify all terms of the loan is U. S. Bank National Asso-ciation 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 under-signed. 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 redemotion of any taying alldemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, inhibits of way, and any other rights-of-way and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Mark A Lewis 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 state of the sale is the sale is not prohibited. tus of the loan with the holder of the Security Deed. U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 - REMIC DESCRIPTION OF THE REMICE SERIES 2006-02 - REMICE SERIES 2006-Pass-Through Certificates, Series 2006-02 as Attorney-in-Fact for Mark A Lewis 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 Run I 04/12/23 04/05/23; 04/19/23;

04/26/23 950-99140 4/5,12,19,26, NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security 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 Sixteen Thousand Fifteen and teen Thousand Fifteen and 00/100 dollars (\$216,015.00) with interest thereon as provided therein, as last transferred to Penny-

as last transferred to Pelmy-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 southbus door of Cylinett 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 certain parcel of land situated 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 hereif. Said and made a part hereof. Said property may more commonly be known as 445 Heathgate Drive, Lawrenceville, GA 30044. Lawrenceville, GA 30044.
The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, non-payment of the monthly installments on said loan. The debt remaining in default

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 afterneys fees having been given). Case #: 23-001707-1 The individual or entity that has full authority to negotiate, amend and modify all tenses for the last in Department of the terms of the loan is Penny 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 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 authorities. thority; 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 to the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Johana A. Lopez, Hillary B. Cranford, Christian Luis Lopez, Michael Andre Sti

paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having hear given) Johana A. Lopez, Hillary B. Cranford, Christian Luis Lopez, Michael Andre Salinas 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 confirmahaving been given). code and 2) final confirma-tion and audit of the status of the loan with the holder of the Security Deed. Penny-Mac Loan Services, LLC as Attorney-in-Fact for Johana Attorney-III-Fact for Johana A. Lopez Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/15/23: 04/15/23 04/12/23: 04/05/23:

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

04/19/23; 04/26/23 950 96754 4/5,12/19,26,

FORECLOSURE

contained in a certain securi ty deed executed by Brian Marshall and Kelly Marie Marshall and Kelly Marle Kleczek, hereinafter re-ferred to as Grantor, to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Loanleaders of America, Inc. recorded in Deed Book 56817, beginning at page 351, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the (winch attorney-in-ract is the present holder of said secu-rity 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 and being in Land Lot 337 of the 7th District, Gwinnett County, Georgia, being Lot 26, Block A, Sugar Grossing, latit One aggregate of the state of the county of the state of the county of the state of the county of the state of the Unit One, as per plat of record in Plat Book 56, Page 82, Gwinnett County Records, which plat is incor-porated herein by reference. Deed Type: Limited Warranty Deed Grantors: Steven Ruf-folo Grantees: Brian Mar-shall and Kelly Marie Kleczek, As Joint Tenants With Rights Of Survivorship Dated: August 9, 2018 Dated: August 9, 2018 Recorded Date: August 10, 2018 Consideration: \$10.00 BOOK: 56065 PAGE: 809 Parcel No.: R7322A026 Said legal description being controlling, however, the Property is more commonly known as: 5725 Sugar Crossing Drive, Sugar Hill, GA 30518 Said property will GA 30518 Sald property Will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title any cutstanding ad valtitle: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the caid Societies. perior to the said Security Deed. The sale will be con-

ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security
Deed. MidFirst Bank,
through its division Midland
Mortgage is the entity with
authority to negotiate,
amend and modify the terms amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowlof the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Brian Mar-shall and Kelly Marie Kleczek, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Cred-Assignee, and Secured Creek
itor 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)
3920,0041 722,6008 392-0041 22-6908 THIS LAW FIRM MAY BE HELD

WILL BE USED FOR THAT PURPOSE. 950 2023

TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED

Notice of Sale Under Pow-

Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Veronique Voltaire to Mortgage Electronic Regis-tration Systems, Inc. ("MERS") as nominee for Platinum Com-munity. Page detail June 1 nominee for Platinum Community Bank, dated June 1, 2009, and recorded in Deed Book 49539, Page 706, Gwinnett County, Georgia records, having been modified at Deed Book 53027, Page 612 and at Deed Book 60026, Page 755, aforesaid records and as last transferred to Carrington Mortgage Services, LLC by Assignment recorded in Deed Book 53951, Page 688, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of

original principal amount of \$175,757.00, with interest at the rate specified therein there will be sold by the undersigned at public out-cry to the highest bidder for cash before the Courthouse door of Gwinnett County Georgia, within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 6, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 234 of the 5th District, Lot 234 of the 5th District, Gwinnett County, Georgia, being Lot 9, Block C of Thornbrooke Subdivision, as per plat thereof recorded in Plat Book 120, Page 8-11, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. part of this description.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of de-fault, failure to pay the in-debtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of

Said property is commonly known as 1381 Cozy Cove Lane, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting part of said property. To he best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject prop-erty is (are): Veronique erty is (are): Veronique Voltaire and Rollin Francois or tenant or tenants.

Said property will be sold subject to (a) any outstand-ing ad valorem taxes (in-

4/5,12,19,26,2023 cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER an accurate survey and in spection of the property, and Because of a default under the terms of the Security (c) all matters of record su-Deed executed by Courtney perior to the Deed to Secure

FORECLOSURE

Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements restrictions 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of indicate and procedures resistance. judicial and non-judicial sales in the State of Georgia,

may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-Carrington Mortgage Services, LLC
Attention: Loss Mitigation
Department
1600 South Douglass
Road, Suite 200-A

the Deed Under Power and

other foreclosure documents

Anaheim, CA 92806 1-800-561-4567 The foregoing notwith-standing, 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 Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured crediberial of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for

Veronique Voltaire Maner, Martin & Description of the Maner, Martin & Marti Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. MBFC19-243 950-99987 4/12 19 26 5/3 10 17 24 31 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Willie J. Moore and Chaska L Moore to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, dated September 23, 2016, and recorded in Deed Book 54626, Page 465, Gwinnett County, Georgia Records, as last transferred to Village Capital & & amp: Investment LLC by assignment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Nine Hundred Thousand Sixty and 0/100 dollars (\$900,060.00), with interest thereon as set forth therein, there will be sold at public 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: THE LAND REFERRED TO HEREIN BE-LOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

N.E., SUITE 130 ATLAITIA, 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.

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

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JANET ON-GATI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

SYSTEMS, INC.AS GRANTEE, AS NOMINEE FOR

SYSTEMS.

98482

GRANTEE, AS NOMINEE FOR GEORGIA UNITED CREDIT UNION, dated September 14, 2018, recorded September 18, 2018, in Deed Book 56139, Page 169, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Forty-Two Thousand and 00/100 dollars DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND 00/100 dollars BEING IN THE CITY OF BRASELTON, 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PELAT RECORDED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT (\$342,000.00), with Interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Georgia United Credit Union, there will be sold at public outcome to the bighest hidder outcry to the highest bidder for cash at the Gwinnett County Courthouse, within GWINNETT COUNTY, GEOR-GIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487 Commonly known as 2613 NORTHERN OAK DR, Braselton, GA 30517 The debt secured by said Security Deed has been and is hereby declared due because of, among other 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 170, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3. because of, among other IRICI, GWINNEI I COUNTY,
GEORGIA, BEING LOT 3,
BLOCK A, HELENS MANOR
SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
79, PAGE 113, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY DEFEpossible events of default failure to pay the indebted-ness as and when due and in the manner provided in the Note and Security Deed. 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, as provided in Se-curity Deed and by law, in-cluding attorneys fees (no-PORATED HEREIN BY REF-ERENCE AND MADE A PART tice of intent to collect attorneys fees having been given). The entity having full

authority to negotiate, amend or modify all terms

amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss Mitigation Dept, or by writing to 2550 Paseo Verde

Parkway, Suite 100, Hender-son, Nevada 89074, to dis-cuss possible alternatives to avoid foreclosure. Said property will be sold subject

orany outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be displaced by an accordance curvant.

closed by an accurate survey

and inspection of the prop

erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Willie J. Moore and Chaska L. Moore states the state of the property of the pr

or tenant(s); and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. The sale will be conducted subject to (1) confirmation that the sale is not probibited under the ILS.

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

status of the loan with the holder of the security deed

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

guished by foreclosure. Village Capital & Distriction of the Capital and the Capital & Capital &

for Willie J. Moore and Chaska L. Moore. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10870

STATE OF GEORGIA

22-19670

OF THIS DESCRIPTION. Sa legal description being controlling, however the property is more commonly known as 235 HELENS MANOR DRIVE, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, inall expenses of the sale, 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 with-out 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: any outstanding ad valorem taxes (including taxes which are a lien, whether or act now die and payable): not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumsessments; liens; encum-brances; 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 pos-session of the property is JANET ONGATI, CAINAN AOL OJWANG, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

By:
Andrew D. Gleason Attorney for Truist Bank, Successor by Merger to SunTrust Bank Lefkoff, Rubin, Gleaed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the son, Russo & Samp; Williams , P.C. 5555 Glenridge Connector Suite 900 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: Georgia United Credit Union, Loss Mitigation Dept., 1 Corporate Drive Ste 360, Lake Zurich, 16 60047, Telephone Number: 1-866-397-5370. Nothing in 0.C.G.A. Section 44-1162.2 shall be construed Atlanta, Georgia (404)869-6900 ( 6909 (fax) 99322 4/5,12,19,26,

14-162.2 shall be construed

FORECLOSURE

FORECLOSURE

County Records, said Secu-

secured has declared the en-tire amount of said indebted

ness due and payable and, pursuant to the power of

sale contained in said Deed.

to negotiate, amend, or modify the terms of the mortgage instrument. GEOR-GIA UNITED CREDIT UNION Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett as Attorney in Fact for JANET ONGATI THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY INrity Deed having been last sold, assigned, transferred sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$315,192.00, the FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite holder thereof pursuant to said Deed and Note thereby 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. GUCC-23-01499-1 Ad Run Dates 04/12/2023, 05/10/2023, 05/17/2023, 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 05/24/2023. 05/31/2023 rlselaw.com/property-listing 950 100143 4/12,

NOTICE OF SALE UNDER POWER

5/10,17,24,31, 2023

UNDER POWER
GEORGIA,
GWINNET COUNTY
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Under and by wither of the

to the nignest bloder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124, 6TH DIS-TRICT, CITY OF LILBURN, TRICT. CITY OF LILBURN, GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 140, PAGES 8-12, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF Said property is known as 92 Pebble Pond Drive. Lilburn. GA 30047. Under and by virtue of the Power of Sale contained in that certain Security Deed given by Eddie Joe Patter-son, Jr. aka Eddie J. Patter-son and Tamara M. Patterson and Tamara M. Patterson to SunTrust Bank now known as Truist Bank, dated 05/13/2009 and filed 05/29/2009, recorded in Deed Book 49501, Page Drive, Lilburn, GA 30047, together with all fixtures and personal property attached to and constituting a part of call property if any Sold 0858, Gwinnett County, Georgia Records, conveying the after-described property to secure an Access 3 Equity said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or Line Account Agreement and Disclosure Statement in the original principal amount of Eighty Thousand Dollars and No Cent (\$80,000.00), with interest thereon as set forth therein, there will be sold at 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, any assessments and property any assessments from a propulphages, zoning orditherein, 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 Tues-day May 2, 2023, the followerty, 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 day May 2, 2023, the following described property: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT(S) 286 OF DISTRICT 7, GWINNETT COUNTY, GEORGIA, BEING LOT(S) 4, ROSEMOORE LAKE SUBDIVISION, UNIT IV, AS PER PLAT RECORDED IN PLAT BOOK 77, PAGE 155-156 GWINNETT COUNTY. GEORGIA RECORDS BEING AND INTENDING TO DESCRIBE THE SAME ment of 'said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Courtney Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/CL the secured creditor.

DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 06/07/2002, IN BOOK 27635, PAGE 195. KNOWN AS: 4832 BRAMBLE ROSE LN PARCEL: 7-286-230 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 Ac-cess 3 Equity Line Account Agreement and Disclosure Statement and Security brances: Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to any will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, any right of redemption of any taxing authority, any matters which

zoning ordinances, restric-

tions, covenants, and mat-

ters of record superior to the

terson to Wells Fargo Bank

the above-described proper

the above-described property to secure a Note in the original principal amount of \$39,000.00. To the best knowledge and belief of the undersigned, the party in possession of the property in the property in

is Eddie J. Patterson aka Ed-die Joe Patterson, Jr. and Tamara M. Patterson or a tenant or tenants and said

property is more commonly known as 4832 Bramble

Rose Ln., Suwanee GA 30024-6982. In compliance with Georgia law, please find

below the contact informa-

below the contact informa-tion for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note,

mortgage, security deed or deed to secure debt. Truist Bank Mail code 306-40-06-45-1001 Semmes Avenue Richmond, VA 23224 1(888) 519 3479 888-883-4228 The

sale will be conducted sub-

iect (1) to confirmation that

the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-

er of the Security Deed, to

any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.A. Sec-tion 9-13-172.1, which al-

lows for certain procedures regarding the rescission of judicial and non-judicial sales in the state of Georgia. Please note that the Deed Under Power and other fore-

closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above and final

review by the party conduct-ing this foreclosure sale for compliance with contractual and legal obligations pur-suant to the terms of the loan documents and State

and Federal law, including but not limited to any and all rights of rescission. Truist

out not limited to any and all rights of rescission. Truist Bank, Successor by Merger to SunTrust Bank, as Attor-ney in Fact for Eddie J. Pat-terson aka Eddie Joe Patter-

son, Jr. and Tamara M. Pat-

dated 08/8/2008 and

OREKOYA, KAYLEE
REYES, or tenants(s).
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 budger of the Security Deed holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Security Deed first set out above including but not lim-ited to that certain Security Deed given by Eddie J. Pat-terson and Tamara M. Pat-Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se cured creditor to negotiate amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC filed 08/25/2008, recorded in Deed Book 49040, Page 0096, Gwinnett County, Georgia Records, conveying E/K/A OHICKEN

AND THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA TION OBTAINED WILL BE USED FOR THAT PURPOSE.

rlselaw.com/property-list-

**Notice of Sale Under Power** 

Deed to Secure Debt given by Gabre M. Royes to Mortby Gabre M. Royes to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Primary Capital Advisors LC, dated February 25, 2005, and recorded in Deed Book 41923, Page 130, Gwinnett County, Geor-gia records, having been gia records, having been modified at Deed Book 55118, page 784, aforesaid records and as last transferred to U.S. Bank National
Association, as Indenture
Trustee for Towd Point Trustee for rown Mortgage Trust 2020-4 by recorded in Assignment recorded in Deed Book 60357, Page 52, Gwinnett County, Georgia records, conveying the after described property to secure a Note of even date in the a Note of even date in the original principal amount of \$48,512.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courtheyard deep. the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May. 2023, to wit: May 2, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 182 of the 5th District of Gwinnett County, Georgia, being Lot 152, Block A, Unit Two of Ridgeview Subdivision, as per plat recorded in Plat Book 104, Pages 167 and 168, records of Gwinnett County, Georgia, which plat County, Georgia, which plat is by reference incorporated

is by reference incorporated herein and made a part here-of, SUBJECT TO that certain Security Deed from Gabre M. Royes in favor of Mort-gage Electronic Registration

Systems, Inc. ("MERS") as nominee for Primary Captial

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from ANGELA

(404)869-

FORECLOSURE DENISE ROSS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE FOR QUICKEN LOANS INC dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, 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 Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars

(\$175,185.00), with interest thereon as provided for therein, said Security Deed having been last sold, as sianed and transferred Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a
Quicken Loans Inc., there
will be sold at public outcry
to the highest bidder for
cash at the Gwinnett County 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 follow ing described

property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVI-SION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 31 PAGE 175 BOOK 81, PAGE 175 GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH RECORDED PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION.

Said legal description being controlling, however the property is more commonly known as 923 MARY FRANCES CT, DACULA, GA

30019.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default unde the terms of said Security Deed The indebtedness maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including penses 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 die, and navelle): not now due and payable);
the right of redemption of
any taxing authority; matters
which would be disclosed by
an accurate survey or by an
inspection of the property. all zoning ordinances; as-sessments; liens; encumrestrictions prances; restrictions; covenants, and any other matters of record superior to said Security Deed.

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

edge and benef of the under-signed, the owner and party in possession of the proper-ty is ANGELA DENISE ROSS, ESTATE AND/OR HEIRS AT LAW OF ANGELA DENISE OREKOYA,

LOANS INC

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

813-0992 Case No. QKN-22 00856-4 Ad Run Dates 04/05/2023 04/12/2023, 04/26/2023

ing 950-99751 04/05/2023 04/12/2023 04/19/2023 04/26/2023

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