FORECLOSURE

Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given)

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lies but taxes which are a lien, but not yet 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, a any matters of record cluding, but not limited those superior to the Security Deed first set out above Said property will be sold on an "-as-is": hasis without any representation, warranty or recourse against the above-named or the un-

dersigned. Home Point Financial Corporation is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: Home Point Financial Corpo-ration , 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned the party in possession of the property is Shahin De-hghan and Parya Monjezi a tenant or tenants and said property is more commonly known as 235 Ridge Bluff Lane, Suwanee, Georgia 30024. Should a conflict arise between the property address and the legal description the legal descrip-

scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Home Point Financial Corporation as Attorney in Fact for Shahin Dehghan McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 150 of the -7th District, Gwinnett County, Georgia and being Lot 16; Block B of Peachtree Horizon, Unit I, as shown and designated on a platth t of Gwinnett County, Georgia, to which plat reference is hereby made for a more complete and accurate description as to the metes, bounds and location of said

Our file no. 23-11241GA -950-99218 04/05/2023 04/12/2023, 04/26/2023.

Notice of Sale Under Pow-

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Deborah M. Norwood to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. (the Secured Creditor), dated June 29, 2007, and Recorded on July 11, 2007 as Book No. 48074 and Page No. 566, Gwinnett Country Country Country Country (Country Country) County, Georgia records, conveying the after-de-Colleging the activity scribed property to secure a Note of even date in the original principal amount of \$184,419.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County at the Gwinnett Courthouse within Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described proper-

All that tract or parcel of land lying and being in Land Lot 37 of the 7th District of Gwinnett County, Georgia, being lot 5, of Sugarloaf Commons Townhomes, as per plat recorded in Plat Book 110, Page 12-16, Gwinnett County, Georgia records, which plat is incorporated herein and made a

porated nerein and made a part hereof by reference.

Tax ID: R7037 652

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the

Security Deed and by law, including attorney fees (notice of intent to collect attorney fees)

having been given). Carrington Mortgage Services. LLC holds the duly endorsed Note and is the

current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to U.C.G.A. §44-14-162.2, Carrington Mort-gage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA92806-5951.

CA92806-991.

Please note that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor is not required toamend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in posses-sion of thesubject property known as 2185 WATERFORD PARK, LAWRENCEVILLE, GA

is/are: Deborah M. Norwood or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Se curity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

FORECLOSURE

Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State onjudicial sales in the State Georgia, the Deed Under ower and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph.
Funds used at sale shall be

in certified funds and payable to Bell Carrington Price & Dell Carrington Price & Carrington Mortgage Ser-vices, LLC as Attorney in Fact for Deborah M. Norwood.

Any information obtained on this matter may be used by the debt collector to collect the debt.

Bell Carrington Price & Gregg, LLC, 339 Hey-ward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41416 950-100036 04/19/2023, 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

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 Donika Co-lene Baker to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc. as nominee for NFM, Inc. dba NFM Lending, dated July 16, 2021 and recorded on August 12, 2021 in Deed Book 59060, Page 00657, 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 Three Hundred Nineteen Thousand One Hundred Thirteen and One Hundred Thirteen and 00/100 dollars (\$319,113.00) with interest

thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC, recorded in Deed Book 60106, Page 00787, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courtbeau date of Courter that the courtbeau date of Courter the court of the court courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the le-gal 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 16 of the 6th District of Gwinnett County, Georgia, being Lot 14, Block A, Pine Ridge of Madison Farms (fka Pines Ridge), as per plat thereof native location, within the le Midge), as per plat thereof recorded in Plat Book 100, Pages 253 and 254, Gwin-nett County Records, which plat is incorporated herein by reference. Also Know By Street and Number: 3768 White Pine Road, Snel-Iville, GA 30039 Said prop-

erty may more commonly be known as 3768 White Pine Secure Debt described herein. This sale is conducted on
behalf of the secured creditor under the power of sale
granted in the aforementioned security instrument,
specifically being The Bank
of New York Mellon, F/K/A
The Bank of New York as
trustee for registered Holders of CWABS, Inc., AssetBacked Certificates, Series
2005-7 as attorney in fact for Road, 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, non-payment of the monthly inpayment of the filonthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, Backed Certificates, Series 2005-7 as attorney in fact for GINETTE BEAUVAIS and JEAN BEAUVAIS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 APRIL 5, 12, 19, 26, 2023 22-0259 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99578 4/5,12,19,26, 2023 and an expenses of this sair including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 23-001909-1 The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Penny Mac Loan Services, LLC, 3043 Townsgate Rd., West-lake Village, CA 91361. Said property will be sold on an

as-is basis without any rep resentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the 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 au-

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 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 Donika Colene Baker, ONeil Burton and or tenant(s). The sale will be conducted sub-ject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirma-Bankruptcy 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 Donika Colene Baker Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates:

950 96756 4/5,12/19,26, 2023 Notice of Sale **Under Power**

04/05/23; 04/12/23; 04/19/23; 04/26/23

Georgia,
Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by GINETTE BEAUVAIS and by GINETTE BEAUVAIS and JEAN BEAUVAIS to Mort-gage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME for COUNTRYWIDE HOME
LOANS, INC., dated June 1,
2005, and recorded in Deed
Book 43067, Page 2, GWINMIT County, Georgia
records, and last assigned to
The Bank of New York Mellon, F/K/A The Bank of New
York as trustee for registered Holders of CWABS,
Inc., Asset-Backed Certificates. Series 2005-7 in cates.

Series 2005-7 in Book 58626, Page 00205, conveying the after-de-scribed property to secure a Note of even date in the original principal amount of \$228,152.00, with interest at \$226,132.00, will littlefest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Geor-ic within the local beyon. of GWINNETT COUNTY, GEOF-gia, within the legal hours of sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IT JAND LOT 182 OF THE 5TH LAND LOT 182 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 154, BLOCK A, UNIT TWO OF RIDGEVIEW SUB-TWO OF RIDGEVIEW SUB-DIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 167 AND 168, AS REVISED IN PLAT BOOK 105, PAGES 272 AND 272 COMMENT 272 AND 273, GWINNETT COUNTY, GEORGIA RECORDS

FORECLOSURE

RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Deed to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect at-

(notice of intent to collect attorneys fees having been given). Said property is commonly known as **604 SI-MONTON OAK LN LAWRENCEVILLE, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possesparty (or parties) in possession of the subject property is (are): GINETTE BEAU-VAIS, JEAN BEAUVAIS or tenant or tenants. Said property will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 9-13- 172.1; and (3) fi-nal 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 proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of cial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the 1577, DATED MAY 21, 1991, ENTITLED & QUO;CLOSNO PLAT FOR ADDE IVEY AND PAMELA IVEY& QUOT; , 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 loan as provided in the preto O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & Amp; 200-A Anaheim, CA 92806 1-800-561-4567 The foregone polywithstanding nothing and the services of the servic ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modi fy the terms of the Deed to Secure Debt described here-

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

UNDER POWER Because of a default under the terms of the Security Deed executed by Tracey E.
Brown to Argent Mortgage
Company, LLC dated April
25, 2005, and recorded in
Deed Book 42709, Page 35, Deed Book 42/09, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORT-GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1, securing a Note in the original principal amount of \$318,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the le-gal hours of sale, before the Courthouse door in said Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said beed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT

PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS IN-CORPORATED AND MADE A PART HEREOF BY REFER-ENCE. Said property is known as 1515 Juneau Way, Grayson, GA 30017, together with all fixtures and personal 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 an accurate survey and in-spection of the property, any assessments, liens, encum-brances, 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 indebt-edness and all expenses of said sale as provided in said said sale as provided in said Deed, and the balance, if any, will be distributed as any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and will be the catalace of the audit of the status of the loan with the secured creditor. The property is or may be in the possession of Tracey E. Brown and Tracey E. Brown, successor in inter-E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006. API 29. Alternation.

2005-AR1 as Attorney-in-

FORECLOSURE

Fact for Tracey E. Brown File no. 18-068337 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

97181 4/5,12,19,26,2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Darlene
M. Carter and Ellery E.
Carter and Gregory Maddox
to Home123 Corporation
dated March 24, 2006, and
recorded in Deed Book
46389, Page 336, Gwinnett
County Records, said Security Deed having been last rity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates, securing a Note in the original principal amount of \$153,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-

tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, 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 THE 1587TH DISTRICT, GM, STATE OF GEORGIA, COUNTY OF GWINNETT, ENCOMPASSING 2.18 ACRES. COUNTY OF GWINNET I; EX-COMPASSING 2.18 ACRES, AND BEING MORE PARTIC-ULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY W.T. DUNA-HOO AND ASSOCIATES, INC., CERTIFIED BY W.T. DUNAHOO, GEORGIA REG-ISTERED SURVEYOR NO. 1577, DATED MAY 21, 1991.

TAILED 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 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 actual to a control of the control of th curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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 indebtedness and all expenses of said sale as provided in said Deed, and the balance, in the distributed as any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may possession

be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or ten-ant(s). Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006- NC2 Asset-Series 2006- NC2 Asset-Backed Pass-Through Cer-tificates. as Attorney-in-Fact-tificates. 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 At-lanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS***

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

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 curity Deed from WILLIAM B (\$102,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Federal Home Loan Mort-

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 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.

1861 SHADY CREEK LANE, LAWRENCEVILLE, GA 30043. The indebtedness se-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 temporal the Security. der the terms of the Security Deed. Said property will be

FORECLOSURE

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; Inspection of the property, all zoning ordinances; assesments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is 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 the status of the loan with of the status of the loan with the holder of the Security
Deed. The entity having full
authority to negotiate,
amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, 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 negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HÖME 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 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, Dates 04/12/2023, 04/19/2023. 04/26/2023 rlselaw.com/property-listing 950 99188 4/5,12,19,26, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security 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 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 enter processors of the property of the said Deed and Rote thereby secured has declared the enter processors.

secured has declared the en tire amount of said indebtedtire amount of said indeptedness 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 treat are seed of lead him. 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

to and made a part of this

description. Said property is known as 1827 Shaker Falls Ln, Lawrenceville, GA 30045, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding 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 assess-ments, liens, encumbrances, zoning ordinances, restric tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said 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) a confirmation that the sale 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 loan with the secured credi-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 DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL DEED FOR THAT

WILL BE USED FOR THAT PURPOSE. 950 3/29,4/5,12,19,26, 2023 NOTICE OF SALE UNDER POWER GEORGIA. GEURGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CALVERTON DUFFUS to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR 1ST MARINER BANK, dated Janwanties bank, dated almuary 9, 2007, recorded January 18, 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 amount of One principal amount of Hundred Ninety-Six 1 sand 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 Mortage Page Page Travelle Cartific Ca

gage Pass-Through Certifi-cates, there will be sold at

FORECLOSURE

public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed includ-ing but not limited to the fol-lowing described property. ing 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, PEACHTRE
SHOALS SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 103, PAGE 193
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 AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY ALSO KNOWN AS 2166 PEACH SHOALS CIRCLE, DACULA, GA 30019. CLE. 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 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, including attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis 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 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; covenants, and any othe 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. CALVERTON DUFFUS, SUZETTE M. BECKFORD-DUFFUS, or tenants(s). The sale will be conducted subject (1) to confirmation that ject (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 predicte amend or modific negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Select Portfolio

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 Ded
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 53062, Page 0863, Gwinnett County, Georgia records, as last assigned to Freedom restrictions: Mortgage Corporation by assignment recorded 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 as Deed Book 59750 Page 00067 and recorded on 3/4/2022, conveying the after-described property to secure a Note in Mortgage Corporation by asproperty to secure a Note in of \$209,409.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 5/2/2023, the following de-Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker scribed property: All That Tract Or Parcel Of Land Lytion Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to ing 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 19th Peak 138 Pear 41 42 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 require a secured creditor to rer riat inereof 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 Deception Part Of This Description.

Part of This Description.
Said property is commonly known as 4518 Woodgate
Hill Trl Snellville, GA
30039. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: due and in the manner pro-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 vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paving the same and all expenses of the sale, as pro-04/05/2023 vided in the Security Deed vided in the Security Deed and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negoti-04/19/2023,

ate, amend or modify all terms of the loan (although

terms of the loan (atthough not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss Mitigation Department, 10500 Kincald Drive Fishers,

04/12/2023, 04/26/2023 rlselaw.com/property-listing 950 98738 4/5.12.19.26.2023

Dates

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COI COUNTY,

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN 46037, Telephone No.: 855-690-5900. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Yaissuri Duque to Mortgage 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 suri 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 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 ispection of the property and inspection of the prop erty, any assessments, liens encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set Georgia Records, and late assigned to II S. Bank Trust 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, Georia Records conveying the 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 occu-pants. 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 gia Records, conveying the gla Hecords, conveying the after-described property to secure a Note in the original principal amount of One Hundred Forty-Three Thou-sand Nine Hundred And 00/100 Dollars (\$143,900.00) with interest status of the loan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. The sale is conducted on behalf (\$145,900.0), with interest, thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtof the secured creditor under the power of sale grantder 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: house 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 Detrict County. ing 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 deinformation, https://www.nestortrustee.com/sales-information call (888) 902-3989.

950 99720 4/5,12,19,26,2023 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Mote and Sequi-

vided in the Note and Securi

ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and the law including attorneys.

by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, Rushmore Loan

Management Services, LLC

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 humities to 15480 Legues

by writing to 15480 Laguna

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 Coun-ty, 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 (\$110,200.00), Will limitely 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 hidder for each at the Awin.

bidder for cash at the Gwin

County Courthouse

FORECLOSURE

VISTA

LAWRENCEVILLE.

FORECLOSURE within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed includ-ing but not limited to the fol-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 ING BUT NOT limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 180 OF THE 6TH DISTRICT, GWINand 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 NETT COUNTY, GEORGIA, BEING LOT 39, BLOCK A, OVERLOOK GREEN, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK matters of record superior to 43, PAGE 188, LAST RE-VISED AT PLAT BOOK 49, 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, VISED AT PLAT BOOK 49, PAGE 196, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE

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

30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the Bankruptcy Code and (2) to final confirmation and audit due because of default under the terms of said Security of the status of the loan with the holder of the security deed. U.S. Bank Trust Na-tional Association, not in its Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including individual capacity but solely 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 attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Deed. 950 4/5,12,19,26,2023

LANE

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; as-sessments; liens; encumrestrictions: covenants, and any other matters of record superior to said Security Deed.

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

signed, the owner and party in possession of the proper-ty is HENRYK, LLC, or tenants(s).
The sale will be conducted ne sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required loan (attnough not required by law to do so) is: Fay Ser-vicing, 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 DEET COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

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

rlselaw.com/property-list-

ing 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 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 Su-perior Court of Gwinnett County, Georgia, said Secu-rity Deed having been given to secure a Note of even to secure a Note of even

date, in the original principal amount of One Hundred Forty-Eight Thousand Six Hundred Fifty-Three and 00/100 dollars 00/100 dollars (\$148.653.00) with interest thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC its successors and assigns, recorded in Deed Book 58903, Page 00465, afore-said records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Generals or at such County, Georgia, or at such place as has or may be law place as lias of may be law-fully designated as an alter-native location, within the le-gal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but Security Deed including of the control 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 followed security of the county of the county of the county of Gwinnett in the State of GA The followed security of the county ing described property: ALL that tract or parcel of land ly-ing and being in Land Lot 200 of the 7th District, Gwinnett County, Georgia, being Lot 30, Block "B", Leafland Lot 30, Block B', Leafland Estates, Unit Two, per plat thereof recorded in Plat Book 21, page 160, Gwinnett County, Georgia Records, which plat is made a part hereof by reference and being improved property known as 2275 Post Oak Drive, Duluth, Georgia 30097 according to the present according to the present system of numbering 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 Com-Case #: 23-001532-1 Colli-monly 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 oth-er 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 cale installation. this sale, including attorneys fees (notice of intent to collect 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 PennyMac Loan Services.

LLC, 3043 Townsgate Rd.

FORECLOSURE

Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty of 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) 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 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 pos-session of the property are Bruce Fields and or tenant (s). The sale will be conduct-(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 was the base with the bald. tus of the loan with the hold tus 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, Tallahas-Road, Suite 203, Talianas-see, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 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 Ra. 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 Gwinnett County, Geor Records, and later assign 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 original principal amount of One Hundred Five Thousand And 00/100 Dollars (\$105,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023 the following described property:

All that tract or parcel of land lying and being in Land Lot 311 of the 7th District, Gwinnett County, Georgia, being Lot 30, Block B, Deer 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

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, and by law, including attor nevs fees (notice of intent to collect attorneys fees having

been given). Your more been given).
Your mortgage servicer,
Mr. Cooper, as servicer for
Nationstar Mortgage LLC,
can be contacted at 888480-2432 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

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate. disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation 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 Steorts and Janio II. Care McMichael Taylor Gray,

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 Se-curity Deed from Reyes Gar-cia to MORTGAGE ELEC-TRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR Acopia, LLC, dated March 19, 2021 and
recorded on March 23, 2021 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 amount of Two principal amount of 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 bid der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-

fully designated as an alter

native location, within the le gal hours of sale on the first Tuesday in May, 2023, all