

FORECLOSURE

property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 61, BLOCK C, CENTERVILLE NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 163, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION. Said property may more commonly be known as **3351 Southampton Way, Snellville, GA 30039**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan in PennyMac Loan Services, LLC, 3043 Townsgrade Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Reyes Garcia and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Reyes Garcia Contact: Padgett Law Group, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/19/23; 04/26/23; 050-99139 4/5,12,19,26, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Deed given by **Mark A. Lopez** to **Mortgage Electronic Registration Systems, Inc. (the Secured Creditor)**, dated August 5, 2002, and Recorded on October 17, 2002 as Book No. 29249 and Page No. 214, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$107,648.00, with interest at the rate specified therein, as assigned to **Carrington Mortgage Services, LLC** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash the following described property: All that tract or parcel of land lying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Ridge, as recorded in Plat Book 23, Page 93, Gwinnett County Records, said portion of Lot 10A also referred to as future lot 19 and being more particularly described as follows: Beginning at an iron pin located on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest as measured along said right-of-way from the northwest right-of-way line of Hillcrest Road, said point being located at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 51 degrees 31 minutes 57 seconds West 33 feet to an iron pin; thence North 28 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 27 degrees 56 minutes 41 seconds East 30 feet to an iron pin; thence North 29 degrees 14 minutes 01 seconds East 35.38 feet to an iron pin located on the southeast right-of-way line of Indian Lake Drive, thence South 61 degrees 31 minutes 57 seconds East along said right-of-way line 33 feet to an iron pin located at the point of beginning, being more particularly shown on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 2004. Tax ID: R7125384. 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, including attorneys fees (notice of intent to collect attorneys fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full 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 Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1380 PENHURST DRIVE, LAWRENCEVILLE, GA 30043** is/are: Catherine Grant or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Catherine Grant. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41306 950 99351 4/5,12,19,26, 3/29,4/5,12,19,26, 2023

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ties in possession of the subject property known as **826 INDIAN LAKE DRIVE NW, LILBURB, GA 30047** is/are: Cynthia K. Gaye or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41306 950 99351 4/5,12,19,26, 3/29,4/5,12,19,26, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Deed given by **Catherine Grant to Mortgage Electronic Registration Systems, Inc., as nominee for Pine State Mortgage Corporation (the Secured Creditor)**, dated August 5, 2003, and Recorded on June 13, 2003 as Book No. 33086 and Page No. 252, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$116,850.00, with interest at the rate specified therein, as assigned to **Carrington Mortgage Services, LLC** by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash the following described property: All that tract or parcel of land lying and being in Land Lot 125 of the 7th District, Gwinnett County, Georgia, being more particularly described as Lot 117, Block R, Glencrest Park Subdivision, pursuant to that certain final subdivision plat for Glencrest Park, prepared by Precision Planning, Inc., as Jay Johnson GRLS, dated March 6, 2003, recorded in Plat Book 97, Page 78, and revised at Plat Book 95, Pages 11-12, Gwinnett County, Georgia records. Tax ID: R7125384 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's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full 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 Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1620 BRAMLETT FOREST, LAWRENCEVILLE, GA 30045** is/are: Larry Grove and Elia Momolu 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 Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC as Attorney in Fact for Larry Grove. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41219 950 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. Gau** hereinafter referred to as **Mortgage 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, 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 is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in May 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 929, Block A, Unit Three of The Park at Haynes Creek, Phase 5, as per plat 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 controlling, however, the Property is more commonly known as: **1878 Mountain Park Run, Loganville, GA 30052** Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: zoning ordinances; a) 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 Security Deed. 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. Mid-

First Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage 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 knowledge and belief, the party in possession of the property is believed to be Zaneta J. Gau, 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 Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 Fax: 770-392-0041. THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99231 4/5,12,19,26, 2023

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ed September 10, 2018, and Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$245,471.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash the following described property: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 132, Pages 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Tax ID: R5227514 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's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Zagnat Bank, N.A. is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-4487 or by writing to 5151 Corporate Drive, Troy, MI 48068. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1113 DEADWOOD TRAIL, LOGANVILLE, GA 30052** is/are: Larry Grove and Elia Momolu 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 Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Larry Grove. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41219 950 99031 3/39,4/5,12,19,26, 2023

Notice of Sale Under Power State of Georgia, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Deed given by **Kirt Holder and Taryn A. Fisher to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation (the Secured Creditor)**, dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Association by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County 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, Unit 1 (formerly known as Bramlett) recorded in plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R5216098 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's fees (notice of intent to collect attorney's fees having been given). JP Morgan Chase Bank, National Association holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full 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 Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1620 BRAMLETT FOREST, LAWRENCEVILLE, GA 30045** is/are: Taryn A. Fisher and Kirt 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 accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Kirt Holder and Taryn A. Fisher. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40978 950 97867 3/22,29,4/5,12,19,26, 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. Gau** hereinafter referred to as **Mortgage 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, 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 is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in May 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 929, Block A, Unit Three of The Park at Haynes Creek, Phase 5, as per plat 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 controlling, however, the Property is more commonly known as: **1878 Mountain Park Run, Loganville, GA 30052** Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: zoning ordinances; a) 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 Security Deed. 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. Mid-

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **Larry Grove to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor)**, dated September 10, 2018, and Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$245,471.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash the following described property: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 132, Pages 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Tax ID: R5227514 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's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Zagnat Bank, N.A. is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-4487 or by writing to 5151 Corporate Drive, Troy, MI 48068. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1113 DEADWOOD TRAIL, LOGANVILLE, GA 30052** is/are: Larry Grove and Elia Momolu 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 Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC as Attorney in Fact for Catherine Grant. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41306 950 99351 4/5,12,19,26, 3/29,4/5,12,19,26, 2023

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First Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage 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 knowledge and belief, the party in possession of the property is believed to be Zaneta J. Gau, 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 Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 Fax: 770-392-0041. THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99231 4/5,12,19,26, 2023

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 Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation (the Secured Creditor)**, dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Association by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County 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, Unit 1 (formerly known as Bramlett) recorded in plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R5216098 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's fees (notice of intent to collect attorney's fees having been given). JP Morgan Chase Bank, National Association holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full 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 Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1620 BRAMLETT FOREST, LAWRENCEVILLE, GA 30045** is/are: Taryn A. Fisher and Kirt 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 accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Kirt Holder and Taryn A. Fisher. Any information obtained on this matter may be used by the debtor collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-40978 950 97867 3/22,29,4/5,12,19,26, 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 **Mark A. Lopez to Mortgage Electronic Registration Systems, Inc., as nominee for CMI Mortgage, Inc.** dated October 20, 2006 and recorded on October 31, 2006 in Deed Book 47191, Page 788, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Seventy-One Thousand and 00/100 Dollars (\$271,000.00) with interest thereon as provided therein, as last assigned to US Bank National Association as trustee for **CMAL REC 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 may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: Tract 1: All that tract or parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & Thomas 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. Tax ID: R5216098 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgrade Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are 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 confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Johana

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 **Mark A. Lopez to Mortgage Electronic Registration Systems, Inc., as nominee for CMI Mortgage, Inc.** dated October 20, 2006 and recorded on October 31, 2006 in Deed Book 47191, Page 788, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Seventy-One Thousand and 00/100 Dollars (\$271,000.00) with interest thereon as provided therein, said Security Deed having been last sold, assigned and transferred to **Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Rocket Mortgage, 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 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 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 334 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK "B" WILLINGHAM MANOR, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 222-224, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION OF THE PROPERTY, COMMONLY KNOWN AS **4740 Heather Mill Tree, Snellville, GA 30039-3330** THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES Said legal description being controlling, however, the property is more commonly known as: **4740 HEATHER MILL TREE, SNELLVILLE, GA 30039**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees 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 owners and party in possession of the property are Mark A. Lopez and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgrade Rd., Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Mark A. Lopez and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Johana

FORECLOSURE

the property now or formerly owned by Rene Miller; thence run S 31°51' E, along said Miller line, 90', more or less, to a corner at Lot No. 42, Block 2 of the 6th District, 83°51' W, along the line of said Lot No. 12, for 130' to the POINT OF BEGINNING. Said property may more commonly be known as **651 Dogwood Circle, Norcross, GA 30071**. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 - REMIC Pass-Through Certificates, Series 2006-02, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis without any representation, 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