FORECLOSURE

said state and county, and by virtue of a default under the terms of said security deed, and the related note,

the undersigned attorney-in-

fact for the aforesaid Grantor (which attorney-in-fact is the 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

security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 337 of the 7th District, Gwinnett County, Georgia, being Lot 26, Block A, Sugar Grossing, Unit One, as per plat of

Unit One, as per plat of record in Plat Book 56, Page 82, Gwinnett County Records, which plat is incor-

Records, which plat is incorporated herein by reference. Deed Type: Limited Warranty Deed Grantors: Steven Ruffollo Grantees: Brian Marshall and Kelly Marie Kleczek, As Joint Tenants With Rights Of Survivorship Dated: August 9, 2018

With Hights of Survivoiship Dated: August 9, 2018
Recorded Date: August 10, 2018 Consideration: \$10.00
BOOK: 56065 PAGE: 809
Parcel No.: R7322A026 Said

Parcel No.: H/322AU26 Said legal description being con-trolling, however, the Prop-erty is more commonly known as: 5725 Sugar Crossing Drive, Sugar Hill, GA 30518 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

hassee, FL 32312; 422-2520 Ad Run

FORECLOSURE Security Deed including but not limited to the following described bed property: ALI TRACT OR PARCEI 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, CENTER-VILLE 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 DESCRIP-A PART OF THIS DESCRIP-TION. Said property may more commonly be known as 3351 Southampton Way, as 3351 Southampton way. Snellville, GA 30039. The debt secured by said Securi-ty Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, 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 Pen-nyMac 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 any dustainding du valorier 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. If all outstanding 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 rights-or-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 (c). 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 mation and audit of the stamation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Reyes Garcia Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/19/23: 04/19/23: 04/19/23: 04/16/23 04/05/23; 04/19/23; 04/26/23 950-99139 4/5,12,19,26,

2002, and Recorded on Oc-tober 17, 2002 as Book No. 29249 and Page No. 214 Gwinnett County, Georgia records, conveying the after-County, Georgia Records, there will be sold by the un-

Notice of Sale Under Power State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Cynthia K. Gaye to National City
Montreace Could County Mortgage Co dba Common-wealth United Mortgage Company (the Secured Creditor), dated August 5, described property to secure a Note of even date in the original principal amount of \$107,648.00, with interest at rate specified therein, as assigned to **Carrington** Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described proper-ty: All that tract or parcel of land lying and heipin in land land lying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Lake, as per plat recorded in Plat Book 23, Page 93, Gwinnett 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 rightof-way from the northwest right-of-way line of Hillcrest Road, said point being located at the northwest corner of Lot 9A said subdivision; 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 61 degrees 31 minutes 57 seconds West 33 feet to an iron pin; thence North 28 degrees 11 minutes 11 minutes 12 degrees 12 minutes 13 feet to an iron pin; thence North 28 degrees 13 feet to an iron pin; thence North 28 degrees 14 minutes west 15 minutes were 15 minutes 15 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 min utes 01 seconds East 35.38 feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way 33 feet to an iron pin located at the point of beginning, being more particularly shown on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 1984. Tax ID: R6160 322 The debt secured by said Security Deed has been and is hereby declared due because 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 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 as signee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the SC 29201 (803)- 509-5078. File: 23-41067 and moonly all terms of the loan. Pursuant to O.G.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that pursuant to 0.664. that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms

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ties in possession of the subject property known as 826 INDIAN LAKE DRIVE NW, LILBURN, GA 30047 is/are: Cynthia K. Gaye or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable). (b) any matand payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows creatin procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Linder Power and other Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as providstatus of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this mater may be used by the debt ter may be used by the debt collector to collect the debt. Collector to collect the debt Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41306 950 99351 4/5,12,19,26, 5/3,10,17,24,31, 2023

Notice of Sale **Under Power** State of Georgia

County of Gwinnett
Under and by virtue of the Power of Sale contained in a 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 May 15, 2003, and Recorded on June 13, 2003 as Book No. 33086 and Page No. 252, Gwinnett County. Georgia records. 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 last assigned to Cartington last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned to bubble attention. dersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May 2023, the following described proper-ty All thet tract or gard of tollowing described properly: 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.

brances, 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 with first control of the confirmation and with first confirmation and with the same confirmation and with the sam Glencrest Park Subdivision Glencrest Park Subdivision, pursuant to that certain final subdivision plat for Glencrest Park, prepared by Precision Planning, Inc., Lee Jay Johnson, GRLS, dated March 6, 2003, recorded in Plat Book 97, Page 78, and revised at Plat Book 95, Pages 11-12, Gwinnett County, Georgia records. ID: R7125 384 The debt secured by said Security nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final nal confirmation and audit of Tax ID: H/125 384 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. Funds used at sale shall be in certified funds due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale and payable to Bell Carring-ton Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Larry Grove. Any informa-tion obtained on this matter will be made for the purpose of paying the same and all may be used by the debt collector to collect the debt. Bell lector to collect the debt. Bell Carrington Price & Description of the debt. Bell Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-41219 3/39,4/5,12,19,26, 2023

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 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 Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best 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 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above. including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted exists.

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 confirmation that the sale er foreclosure documents may not be provided until fi-nal confirmation and audit of the status of the loan as prothe status of the loan as provided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. Car-rington Mortgage Services, LLC as Attorney in Fact for Catherine Grant. Any infor-mation obtained on this mat-ter may be used by the debt mation obtained on this mat-ter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia,

950 98591 3/29,4/5,12,19,26, 2023 Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Larry Grove to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Southeast nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor), dat-

of the loan. To the best

knowledge and belief of the undersigned, the party/par-

FORECLOSURE

indebtedness as and when

due and in the manner pro-

vided in the Note and Securi-

ty Deed. Because the debt remains in default, this sale will be made for the purpose

of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having hear given). Lake-

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 posses-sion of the subject property known as 1113 DEADWOOD TRAIL, LOGANVILLE, GA

30052 is/are: Larry Grove and Ella 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 displaced by an accurate survivo.

closed by an accurate survey

and inspection of the property, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encum-

First Bank, through its division Midland Mortgage is the entity with authority to Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett Page No. 249, Gwinnett County, Georgia records, conveying the after- described property to secure a Note of even date in the original principal argument of negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowlthe terms of the Note and inal principal amount of \$245,471.00, with interest at \$245,471.00, With Interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by as-signment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the unof the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Zaneta J. Gaul, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal Courthouse within the legal county of sold on the first hours of sale on the first As attorney-in-fact for the aforesaid Grantor CB Legal, Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of LLC Attorneys at Law Glen-ridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 132, Pages 392-0041 23-7012 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED 392-0041 23-7012 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia FORMATION OBTAINED WILL BE USED FOR THAT Plat Book 139, Page 37, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporat-ed herein by reference. Tax ID: R5227 514 The debt se-cured by said Security Ded PURPOSE 950 99231 4/5,12,19,26, Notice of Sale Under Power has been and is hereby de-clared due because of, among other possible events of default, failure to pay the

FORECLOSURE

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Kirt Holder and Taryn A. Fisher to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation (the Secured Creditor), dated November 21, 2008, and Recorded on November 25, 2008, and Recorded on November 25, 2008, and Recorded on November 26, 2008, and Recorded on November 21, 2008, and Recorded on Nov 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-de-County, Georgia records, conveying the after-described property to secure a Note of even date in the origtent to collect attorney's fees having been given). Lake-view Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-162.2, the secured creditor is not required to amend or inal principal amount of \$162,296.00, with interest at \$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. first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and be-ing in Land Lot 216 of the 5th District, Gwinnett Coun-5th District, Gwinnett County, Georgia, being Lot 5 Block B of Melrose Subdivision, Unit 1 (formerly known as Bramlett Forest), as per plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R5216 098 The debt secured by said Security Deed has by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebted-ness 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 attor-ney's fees (notice of intent to collect attorney's fees having been given). JP Morgan been given). JP Morgan Chase Bank, National Asso-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 0.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Ananeim, CA 92000-3951.
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 inaheim, the terms of the loan. To the best knowledge and belief of the undersigned undersigned,

the undersigned, the party/parties in possession of the subject property known as 1620 BRAMLETT FOREST TRAIL, LAWRENCEVILLE, GA 30045 is/are: Taryn A. Fisher and Elijah K. Holder or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not vet due are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of

99031

NOTICE OF SALE UNDER POWER

SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain securi-

to as Grantor, to Mortgage Electronic Registration Sys-

tems, Inc. as nominee for Bank of America, N.A. recorded in Deed Book 49575, beginning at page 395, and as modified at Deed Book 53661, Page 645, and a smooth of the page 645 and a smooth of

Deed BOOK 33061, Page 493, and as modified at Deed Book 59636, Page 123, 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, but the understance attorney-in-

the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-

rity deed and note secured

rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in May 2023, all property described in said security described in said

property described in san 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, Paign Let

County, Georgia, being Lot 329, Block J, Unit Three of The Park at Haynes Creek, Phase 5, as per plat thereof recorded in Plat Book 114, Pages 57-58, Gwinnett

Pages 57-58, Gwinnett County, Georgia Records, which recorded plat is incor-porated herein and made a part of this description. Said

legal description being con-

trolling, 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 with-

solid off areas basis with a court any representation, war-ranty or recourse against the above-named or the under-signed. The sale will be sub-ject to the following items which may affect the title:

any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by

an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to

the said Security Deed. The sale will be conducted sub-

ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-

mation and audit of the sta-

tus of the loan with the hold-

er of the Security Deed. Mid-

deed executed by Zaneta J. Gaul, hereinafter referred

CONTAINED IN

record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will coverants, etc. The safe 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 iudicial and nonjudicial sales in the State of Georgia, the Deed Under Power and oth-er foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-graph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Gregg, LLC. JP Morgan Chase Bank, Nation-Holder and Taryn A. Fisher. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40978

97867 3/22,29,4/5,12,19,26, 2023

NOTICE OF SALE UNDER POWER GEORGIA GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from RENEE LEE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR QUICKEN LOANS INC, dated September 7, 2017, recorded September 20, 2017, in ed September 20, 2017, In Deed Book 55407, Page 0858, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-One Thousand Three Hundred Two and 00/100 dollars (\$141,302.00), with interest thereon as provided for therein, said Security The therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry

FORECLOSURE

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 described property: TAX IĎ NUMBER(S). R4334 205 LAND SITUATED IN THE 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 MANDR, AS PELAT RECORDED IN PLAT BOOK 106, PAGES 222-224, GWINNETT COUNTY, GEORGIA, BEING LOT 71, BLOCK "B" WILLINGHAM MANDR, AS PELAT RECORDED IN PLAT BOOK 106, PAGES 222-224, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY. COMMONIA PROPERTY. COMMONLY KNOWN AS 4740 Heather Mill Trce, Snellville, GA 30039-3330 THE PROPERTY ADDRESS AND TAX PAR-CEL IDENTIFICATION NUM-REMIC BER LISTED ARE PROVIDED SOLELY FOR INFORMA-TIONAL PURPOSES Said legal description baing degal description being con-trolling, however the property is more commonly known as 4740 HEATHER MILL TRCE, SNELLVILLE, GA 30039. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumencumbrances restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, belief of the undersigned, the owner and party in possession of the property is RENEE LEE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibitation of the property of the prohibitation of the Run [04/12/23:

ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the 04/26/23 950-99140 2023 04/5,12,19,26, holder of the Security Deed.

holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC frk/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Tephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a se-Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. F/K/A QUICKEN LOANS INC.
as Attorney in Fact for RENEE LEE THE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 Telephone Number Suite 100, rners. GA

(877) 813-0992 Case No. QKN-19-07886-4 Ad Run Dates 04/05/2023, Dates 04/12/2023, 04/19/2023. rlselaw.com/property-listing 950 90578 4/5,12,19,26,

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 Lewis to MORTGAGE ELEC-Lewis to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS NOMI-NEE FOR CitiMortgage, Inc, dated October 20, 2006 and recorded on October 31, 2006 in Deed Book 47191, Page 788, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Seventy-One Thou-sand and 00/100 dollars (\$271,000.00) with interest thereon as provided therein,

(\$27,000.00) With Interest thereon as provided therein, as last transferred to US Bank National Association as trustee for CMALT REMIC 2006-A7-REMIC Pass-2006-A7-REMIC Pass-Through certificates series 2006-A7, recorded in Deed Book 52587, Page 0662, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within afternative 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. Text 1: described property: Tract 1 All that tract or parcel of All that that of parcer of land lying and being in Land Lot 272 of the 6th District of Gwinnett County. Georgia; being Lot 12, Block A of Allen & Thomas Johnson Subdivision page-orded in 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 and made a part hereof. Tract 2: 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, according to plat survey by C.M. Higgin Botham, dated April, 1959, said plat being recorded in Plat Book "H", Page 60-B, Gwinnett County, Georgia records and being more particularly de-County, Georgia records and being more particularly described as follows: The point of beginning is located as follows: Begin at a point on the northerly side of the 50 right of way of Dogwood Circle, said point being 620 northwesterly, as measured along the northeasterly side of said right of way, from the original line dividing Land Lots 255 and 272 of said right of way, from the District; thence running N

District; thence running N 16°09' E along the western side of Land Lot No. 12 of said Block, 198.1' to a corner; THIS IS THE POINT OF BEGINNING. From said point of bottomar run perthect

of beginning run northeast-erly 103', more or less, to

FORECLOSURE

the property now or formerly owned by Repe Miller; thence run S 31°51'E, along said Miller line, 90', more or less, to a corner at Lot No. 12 of said Block; thence N 83°51'W, along the line of said Lot No. 12, for 130' to the POINT OF BEGINNING. Said property may more commonly be known as 651 Dogwood Circle, Norcross, GA 30071. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of 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 SERIES 2006-02 REMIC Pass-Through Certifi cates, Series 2006-02, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis without any representation, warout any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be 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 constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of récord supérior 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 Lewis and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the satus of the loan with the holdmatters of record superior to tus of the loan with the hold-er of the Security Deed. U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 - REMIC Pass-Through Certificates, Series 2006-02 as Attorney-Series 2000-02 as Attorney-in-Fact for Mark A Lewis Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/19/23:

Georgia, which plat is by ref-erence incorporated herein and made a part hereof. Said property may more commonly be known as 445

monly be known as 445
Heathgate Drive,
Lawrenceville, GA 30044.
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The
debt remaining in default,
this sale will be made for the
purpose of paying the same
and all expenses of this sale,
including attorneys fees (no-

including attorneys fees (notice of intent to collect attorneys fees having been given). Case #: 23-001707-1
The individual or entity that

has full authority to negotiate, amend and modify all terms of the loan is Penny-Mac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Said property will be seld on an

property will be sold on an

as-is básis 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 valoren

taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of

assessments, y the high constitute liens upon said property; g) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, cights-of-way, and any other

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 Johana A. Lopez, Hillary B. Cranford, Christian Luis

Cranford, Christian Luis Lopez, Michael Andre Sali-nas and or tenant(s). The sale will be conducted sub-

piect to 1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy code and 2) final confirma-tion and audit of the status of the loan with the holder of

the Security Deed. Penny-Mac Loan Services, LLC as

Attorney-in-Fact for Johana

dersigned. Ine sale will be subject to the following items which may affect the title: any outstanding ad valid orem 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 proand inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record superior to the said Security perior to the saud security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit 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 Johana A. of the status of the loan with the holder of the Security Deed. MidFirst Bank, curity Deed from Johana A. Lopez to MERS Inc., as nominee for Brand Mortgage Group, LLC, dated July 31, 2018 and recorded on August 3, 2018 in Deed Book 56052, Page 0127, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal 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 Mid200 through its division Middand Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned knowle date, in the original principal amount of Two Hundred Six-Thousand Fifteen and dollars of the undersigned's knowledge and belief, the party in possession of the property is believed to be Brian Marshall and Kelly Marie Kleczek, or tenant(s). Mid-First Bank, as Transferee, designee, and Secured Cod-(\$216,015.00) with interest thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC, recorded in Deed Book 30368, Page 00838, afore-said records, will be sold at public outcry to the highest Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alter-Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6908 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED FERAL LAW. IF SO, ANY IN-FORMATION OBTAINED 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 not limited to the following WILL BE USED FOR THAT PURPOSE.
950 99226 4/5,12,19,26, 2023 described property: All that certain parcel of land situated in the County of Gwinnet State of Georgia: All that tract or parcel of land lying and being in Land Lot 128 of the 6" District of Gwinnett County, Georgia, Being Lot 22, Block H, Unit Four of Brentwood Gates Subdivi-sion, as per Plat Recorded in Plat Book 68, Pace 214, Records of Gwinnett County, Coorsia which left but set

Notice of Sale Under Pow-Georgia, Gwinnett County Georgia, Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by Veronique Voltaire to
Mortgage Electronic Regis-Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Platinum Community Bank, dated June 1, 2009, and recorded in Deed Book 49539, Page 706, Gwinnett County, Georgia Records Avairun Aean modi-Book 49539, Page 709, Gwinnett County, Georgia records, having been modi-fied at Deed Book 53027, Page 612 and at Deed Book 60026, Page 755, aforesaid records and as last transferred to Carrington Mort-gage Services, LLC by As-signment recorded in Deed Book 53951, Page 688, Gwinnett County, Georgia records, conveying the after-described preparty to secure a Note of even date in the original principal amount of \$175,757.00, with interest at the rate specified therein, there will be sold by the undersigned at public out-cry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 6, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 234 of the 5th District, Gwinnett County, Georgia, being Lot 9, Block C of being Lot 9, Block C of Thornbrooke Subdivision, as per plat thereof recorded in Plat Book 120, Page 8-11, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. The debt secured by said Deed to Secure Debt has

been and is hereby declared due because of, among other possible events of de-fault, failure to pay the in-debtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). naving been given).
Said property is commonly known as 1381 Cozy Cove Lane, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property. To

a part of said property. To the best knowledge and

belief of the undersigned,

FORECLOSURE

A. Lopez Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) the party (or parties) in pos-session of the subject prop-erty is (are): Veronique Voltaire and Rollin Francois or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-04/12/23; 04/12/23; 04/19/23; 04/26/23 950 96754 4/5,12/19,26, 2023

cluding taxes which are a cluding taxes winicin 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 Deed to Secure NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-Debt first set out above, in-cluding, but not limited to, assessments, liens, encumcontained in a certain security deed executed by Brian Marshall and Kelly Marie Kleczek, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Loanleaders of America, Inc. recorded in Deed Book 56817, beginning at page 351, of the deed records of the Clerk of the Superior Court of the aforesaid state and county and brances, zoning ordinances

easements, restrictions, covenants, etc. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Sec-tion 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne-gotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Ser-vices, LLC Attention: Loss Mitigation

Department 1600 S 1600 South Do Road, Suite 200-A Anaheim, CA 92806 1-800-561-4567 Douglass

The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure terms of the Deed to Secure
Debt described herein.
This sale is conducted on
behalf of the secured crediterm under the power of sale
granted in the aforementioned security instrument,
specifically being Carrington
Mortgage Services, LLC
as attorney in fact for
Veronique Voltaire
Maner. Martin & Mamp:

Maner, Martin & Drunavs, LLC 180 Interstate N Parkway, Suite 200

Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

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

By virtue of a Power of Sale contained in that certain Security Deed from MARCUS L
MITCHELL to GUARANTY MITCHELL to GUARANTY
MORTGAGE SERVICES, LLC,
dated December 15, 2020,
recorded December 17,
2020, in Deed Book 58187,
Page 74, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal
amount of Two Hundred
Eighty Thousand Eight Hun-Eighty Thousand Eight Hun dred Nineteen and 00/100 dollars (\$280,819.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shell-point Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Courthouse County within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following security been including by the control limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE GTH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, CHEROKKEE WOODS EAST SUBDIVISION, UNIT TEN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY RECORDED, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 2497 DAKOTA TRAIL SW, LILBURN, GA 30047. The include the country beed has been and is hereby delayed becaused by beautery of delayed the property is delayed to the country of the c

has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encumsessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned the owner and party in possession of the property is MARCUS L MITCHELL, or tenants(s). The sale will be conducted subject (1) to

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: MewBez IIC FK/A New NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. 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. NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVIC-ING as Attorney in Fact for MARCUS L MITCHELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER

FEDERAL LAW, IF SO, ANY

FORECLOSURE

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Rubin Lublin, LĹC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-01811-2 Ad Run Dates 04/19/2023 05/10/2023. 05/17/2023 05/10/2023, 05/24/2023, rIselaw.com/property-listing 100441

950 1004 4/19,5/10,17,24,31, 2023 NOTICE OF SALE
UNDER POWER
State of GEORGIA,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by CHRISTOPHER S MOORE
AND JULIE A MOORE to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS.

REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR DHI MORTGAGE COM-FOR DHI MORTGAGE COMPANY LTD, dated 06/30/2004, and Recorded on 07/14/2004 as Book No. 39081 and Page No. 0165, GWINNETT County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE I DAN TRIJIST. TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$164,902.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the Tuesday III Julie, 2023, Tile following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AS LOT 51, BLOCK A, COOPER WOODS SUBDIVISION, AS MORE PARTICULARLY DE-SCRIBED ON PLAT OF SUR-VEY RECORDED IN PLAT BOOK 95, PAGES 152 155, GWINNETT COUNTY DECORDS WHICH BILLY IS GWINNETT COUNTY
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. The debt BY REFERENCE. Ine dept secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner growlded in the Nete as and when due and in the Note manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this cale, are provided in the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fee, (notice of intent to collect at-torneys fees having been given). WILMINGTON SAV-INGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J holds the duly endorsed Note and is the current as-signee of the Security Deed signee of the Security Deed
to the property. CARRINGTON MORTGAGE SERVICES,
LLC, acting on behalf of and,
as necessary, in consultation
with WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICE.

AND TRUSTEE OF STANWICE. AS INUSIEE UP SIANWICH
MORTGAGE LOAN TRUST J
(the current investor on the
loan), is the entity with the
full authority to negotiate,
amend, and modify all terms
of the loan Discount to of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC MORTGAGE SERVICES, LLC. 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANA-HEIM, CA 92806, 800 561 4567. Please note that, pur-suant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, //parties in posses sion of the subject property known as 3420 COOPER WOODS DRIVE, LO-GANVILLE, GEORGIA 30052 is/are: CHRISTOPHER S MOORE AND JULIE A MOORE or tenant/tenants. (c) all matters of perior to the Deed to Secure Debt 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. Section 9 13 172.1, which allows for certain proce-dures regarding the rescission of judicial and nonjudision of judicial and nonjudi-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 loan as provided in the preloan as provided in the pirace ceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTED OF STANWICH MORTGAGE LOAN TRUST J as Attorney in Fact for CHRISTOPHER S MOODE AND HILE A IN FACT FOR CHRISTOPHER S
MOORE AND JULIE A
MOORE. THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
MINISTER FOR THAT FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. To obtain options and alternatives to
foreclosure please contact
carrington Mortgage Services, LLC directly, toll free
by the following telephone
number: (800 561 4567).
0000009772088 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Teleson, Texas 75001 T phone: (972) 341 5398 950 100352 4/19, 2023 75001 Tele-NOTICE OF

FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Willie J. Moore and Chaska L Moore to Mortgage Electronic Registration Inc., as grantee, as nomi-nee for Flagship Financial Group, LLC, dated September 23, 2016, and recorded in Deed Book 54626. 465, Gwinnett County, Geor-gia Records, as last trans-ferred to Village Capital & Description of the County of the County for the County of assignment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property the after-described property to secure a Note in the