FORECLOSURE

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

property. MR/jay 5/2/23 Our file no. 23-11241GA – 950-99218 04/05/2023 04/19/2023,

## 04/12/2023, 04/26/2023. Notice of Sale Under Pow-

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Deb-orah M. Norwood to Mort-gage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. (the Secured Creditor), dated June 29, 2007, and Recorded on July 11, 2007 as Book No. 48074 and Page No. 566, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of inal principal amount of \$184,419.00, with interest at \$164,419.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public autors 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

following described proper-. All that tract or parcel of All that tract or parcer of and lying and being in Land Lot 37 of the 7th District of Gwinnett County, Georgia, being lot 5, of Sugarloaf Commons Townhomes, as per plat recorded in Plat Book 110, Page 12-16, Gwinnett County, Georgia Paccards which halt is incorrected. dwillieft which plat is incorporated herein and made a part hereof by reference.

Tax ID: R7037 652

The debt secured by said

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

Security Deed and by law, including attorney fees (notice of intent to collect attorhaving been given). Car-

naving been given). Car-rington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the

entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44

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

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

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

is/are: Deborah M. Nor-wood or tenant/tenants Said wood or tenant/tenants. Said property will be sold subject to (a) any outstanding ad variorem 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, limited to, assessments, liens, encumbrances, zoning ordinances, easements, re-

ordinances, easements, et-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the lear with the tus 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 pro-vided until final confirmation and audit of the status of the loan as provided in the pre Funds used at sale shall be

in certified funds and payable to Bell Carrington Price & Dept. Carrington Mortgage Services, LLC as Attorney in Fact for Deborah M. Norwood wood.

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

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

## NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Semetar C Avery to Sun America Mortgage Corporation, dated April 21, 2000, recorded in Deed Book 20459, Page 127, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Power of Sale contained in a tain Loan Modification
Agreement recorded in Deed
Book 59467, Page 639, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitiza-tion Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE principal amount of ONE HUNDRED FIFTY-SIX THOU-SAND FIFTY AND 0/100

DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett

FORECLOSURE

County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale within the legal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the burrose of paying the same The debt secured by said purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pur-suant to O.C.G.A. § 13-1-11

having been given) having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumassessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a Aquot;as-isAquot; basis without any representation, warranty or recourse against the above-named or the undersigned.

undersigned. Government Loan Securiti-Government Loan Securitz-zation Trust 2011-PV1, U.S. Bank Trust National Associa-tion, not in its individual ca-pacity but solely as Delaware trustee and U.S. Bank Na-tional Association, not in its individual capacity but sole-ly as Co-Trustee is the hold-er of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-Ine entity trait has full au-thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, 6059. CO 80111, 800-306-

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the

To the best knowledge and belief of the undersigned, the party in possession of the property is Semetar C Avery or a ten-

ant or tenants and said property is more commonly known as 3460 Brushywood Drive, Loganville, Georgia 30052. Should a conflict arise between the property

arise between the property address and the legal description the legal description will control.

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. holder of the security deed.
Government Loan Securitization Trust 2011-FV1, LS
Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but sole-

Page 2 as Attorney in Fact for as Attorney In Fact for Semetar C Avery McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-ALL IHAL IRACI UN PAR-CEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 30, BLOCK F, MEADOWS SUB-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT BOOK 80, PAGE 209, GWIN-NETT COUNTY, GEORGIA WHICH RECORDS AND THE RECORD THERE-OF ARE INCORPORATED HEREIN BY REFERENCE THERETO

MR/chr 6/6/23 Our file no. 51802607 -950-100190 04/26/2023

05/03/2023, 05/17/2023, 05/10/2023, 05/24/2023, 05/31/2023

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Adam B Watkins to Mort-Adam B Watkins to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 25, and assigns, dated unite 20, 2010, recorded in Deed Book 50173, Page 728, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 59929, Page 498, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Ser-vices, LLC by assignment recorded in Deed Book 60298, Page 813, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the critical principal Note in the original principal amount of ONE HUNDRED TWENTY **THOUSAND** HUNDRED SEVEN-

TY-EIGHT
AND 0/100 DOLLARS (\$120,378.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in June, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF PART HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

FORECLOSURE

cluding, but not limited to, those superior to the Securithose superior to the securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

undersigned.
Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.
Note. however, that such

Note, however, that such entity is not required by law to negotiate, amend or modito negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Adam B Watkins or a tenant or tenant watkins of a terialit of teri-ants and said property is more commonly known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518. Should a conflict arise be-

tween the property address and the legal description the and the legal description the legal description will control. 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. Carrington Mortgage Services, LLC as Attorney in Fact for Adam B Watkins Fact for Adam B Watkins McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road 18:36 Page 2 Roswell, GA 30076

Noswell, GA 300/6 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 337 of the 7th District, Lot 337 of the 7th District, Gwinnett County, Georgia, being Lot 10, Block B, River-side Walk, Phase One, as per plat thereof recorded in Plat Book 77, pages 54-56, Gwinnett County, Georgia records; which recorded plat is incorporated herein by reference and made a part of this description. Being known as 5795 River Ridge Lane, Sugar Hi**ll**, Georgia 30518

MR/chr 6/6/23 Our file no. 5816 – FT17 950-100976 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/17/2023, 05/31/2023.

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Donika Colene Baker to Mortgage Electronic Registration Sys-tems, Inc. as nominee for NFM, Inc. dba NFM Lend-NFM, Inc. dba NFM Lending, dated July 16, 2021 and recorded on August 12, 2021 in Deed Book 59060, Page 00657, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original of even date, in the original principal amount of Three Hundred Nineteen Thousand One Hundred Thirteen and 00/100 dollars (\$319.113.00) with interest (\$319,113.00) with interest thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC, recorded in Deed Book 60106, Page 00787, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinneth County, Georgia, or at such County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property. All that tract or parcel of land lying and being in Land Lot 16 of the 6th District of Gwinnett County. Georgia being I of the 6th District of Gwinnett County, Georgia, being Lot 14, Block A, Pine Ridge of Madison Farms (fka Piney Ridge), as per plat thereof recorded in Plat Book 100, Pages 253 and 254, Gwinnett County Records, which plat is incorporated herein by reference. Also Know By Street and Number: 3768 White Pine Road, Snelwille, GA 30039 Said property may more commonly be erty may more commonly be known as 3768 White Pine Road, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, non-payment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the his 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). Case #: 23-001909-1 The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Penny-Mac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361. Sald property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by 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 record superior to said Security Deed. To the best of the knowledge and belief of the undergrand.

belief of the undersigned, the owners and party in possession of the property are Donika Colene Baker, ONeil Burton 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

Mac Loan Services, LLC as Attorney-in-Fact for Donika Colene Baker Contact: Pad-gett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, Fl. 32312; (850) 422-2520 Ad Run Dates: 04/05/23; 04/12/23; 04/12/32; 04/26/23

04/19/23; 04/26/23 950 96756 4/5,12/19,26, 2023

OF LAND LYING AND BEING IN LAND LOT 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE

SUBDIVISION.

PLAT BEING RECORDED AT

FORECLOSURE

FORECLOSURE

Notice of Sale Under Power

PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE. Said property is known as 1515 Juneau Way, Grayson, GA 30017, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem tax-Under Power
Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by GINETTE BEAUVAIS and
JEAN BEAUVAIS to Mortgage Electronic Registration
Systems, Inc. as nominee
for COUNTRYWIDE HOME
LOANS, INC., dated June 1,
2005, and recorded in Deed
Book 43067, Page 2, GWINNETT County, Georgia
records, and last assigned to
The Bank of New York MelIon, F/K/A The Bank of New
York as trustee for registered Holders of CWABS, ty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 in Book 58626, Page 00205, conveying the after-described property to secure a Note of even date in the original principal amount of \$228,152.00, with interest at the rate specified therein restrictions, covenants, and matters of record superior to matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of gia, within the legal nours of sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 182 OF THE 5TH DISTRICT, GWINNETT GOUNTY GEORGIA BEING to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Tracey E. Brown and Tracey E. Brown and Tracey E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Company, as Trustee for MERBILL LYNCH MORTGAGE INTERBILL LYNCH MORTGAGE INTERBILL LYNCH MORTGAGE INTERBILL CONTROLLED TRUST, MORTGAGE LOAN ASSET-BACKED DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 154, BLOCK A, UNIT TWO OF RIDGEVIEW SUB-DIVISION, AS PER PLAT THEREOF, RECORDED IN THEREOF RECORDED IN PLAT BOOK 104, PAGES 167 AND 168, AS REVISED IN PLAT BOOK 105, PAGES 272 AND 273, 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 VESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1 as Attorney-in-Fact for Tracey E. Brown File no. 18-068337 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE debt secured by said Deed to Secure Debt has been and to Secure Debt 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 https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 97181 4/5,12.19.26.2023

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Darlene
M. Carter and Ellery E.
Carter and Gregory Maddox
to Home123 Corporation
dated March 24, 2006, and
recorded in Deed Book
46389, Page 336, Gwinnett
County Records, said Secu-Deed to Secure Debt and by Jaw including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 604 SI-MONTON OAK LN
AWRENCEVILLE GA LAWRENCEVILLE, GA 30045, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): GINETTE BEAU-VAIS, JEAN BEAUVAIS or County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank N.A., as Truster, for Carrington Mortgage Loan Trust Series 2006-NC2 Asset-Backed Pass-Through Certificates, securing a Note in the original principal amount of \$153,000.00, the holder thereof pursuant to County Records, said Secu-VAIS, JEAN BEAUVAIS or tenant or 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 Deed holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedsecured has declared the enrise amount of said indebtedness due and payable and,
pursuant to the power of
sale contained in said Deed,
will on the first Tuesday,
May 2, 2023, during the legal hours of sale, before the
Courthouse door in said
County, sell at public outcry
to the highest bidder for
cash, the property described
in said Deed, to-wit: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN THE 1587TH DISTRICT,
GM, STATE OF GEORGIA,
COUNTY OF GWINNETT. EN
COMPASSING 2.18 ACRES,
AND BEING MORE PARTICULARLY DESCRIBED AND
DELINEATED ACCORDING
TO A PLAT AND SURVEY
PREPARED BY W.T. DUNAHOO AND ASSOCIATES
INC., CERTIFIED BY W.T.
DUNAHOO, GEORGIA REGISTERED SURVEYOR NO.
1577, DATTED MAY 21, 1991,
ENTITLE D. 80 untol COSING
FORTICE RESIDERS AND
LONG GEORGIA REGISTERED SURVEYOR NO. record superior 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. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and non-judi-cial sales in the State of Georgia, the Deed Under Power and other foredosure documents may not be prodocuments may not be pro-IST, DATED MAY 21, 1991,
ENTITLED "CLOSING
PLAT FOR JOE IVEY AND
PAMELA IVEY" , SAID
PLAT BEING OF RECORD IN
THE OFFICE OF THE CLERK vided 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-THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN THE PLAT BOOK 53, PAGE 133-A; WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. Said property is known as 650 162.2, the entity that has full authority negotiate authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Departtion: Loss Mitigation Department 1600 South Douglass
Road. Suites 100 & Douglass
Road. property is known as 650 Wiley Lane, Auburn, GA 30011, together with all fix-tures and personal property attached to and constituting require the secured creditor to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described herea part of said property, if any. Said property will be any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, in. This sale is conducted on in. This sale is conducted under the power of sale granted in the aforementioned security instrument, specifically being The Bank of New York Mellon, F/K/A The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 as attorney in fact for GINETTE BEAUVAIS and JEAN BEAUVAIS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 APRIL 5, 12, 19, 26, 2023 22-0259 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTERDATION OF SERVING AND THE SERVING AS A S behalf of the secured crediments, liens, encumbrances, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale ments, liens, encumbrances,

DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99578 4/5,12,19,26, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER toan with the secured credi-for. The property is or may be in the possession of Ellery E. Carter; Darlene M. Carter and Gregory Maddox, successor in interest or ten-ant(s). Wells Fargo Bank N.A., as Trustee, for Carring-

to confirmation that the sale

is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and

audit of the status of the loan with the secured credi-

N.A., as Irustee, for Carring-ton Mortgage Loan Trust, Series 2006- NC2 Asset-Backed Pass-Through Cer-tificates. as Attorney-in-Fact for Darlene M. Carter and

Maddox File no. 18-068201 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 At-

lanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\*

https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT

PURPOSE.

4/5,12,19,26,2023

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from WILLIAM B
CLARK to WELLS FARGO
BANK, N.A., dated August
21, 2013, recorded September 17, 2013, in Deed Book
52518, Page 730, Gwinnett
County, Georgia Records,
said Security Deed having
been given to secure a Note
of even date in the original

of even date in the original principal amount of One

Because of a default under the terms of the Security the terms of the Security Deed executed by Tracey E. Brown to Argent Mortgage Company, LLC dated April 25, 2005, and recorded in Deed Book 42709, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST. GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1, securing a Note in the original principal amount of \$318,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the le-May 2, 2023, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120, 0E THE

FORECLOSURE

Hundred Two Thousand Five Hundred and 00/100 dollars (\$102,500.00), with interest

thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 2020-1,
there will be sold at public
outcry to the highest bidder for cash at the Gwinnett

1861 SHADY CREEK LANE, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (nocluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis withsold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumpagases; rectrictions; brances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session, of the property is session of the property is WILLIAM B CLARK, ANGELI-NA NELMS CLARK, or tendrats(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS. 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 neodiate. authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Select Portrolio Servicing Servicing

O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. FEDERAL HÖME LOAN MORTGAGE CORPOLITE ATTON, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 as Attorney in Fact for WILLIAM B CLARK THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS 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 eachtree Corners

30071 Telephone Number: (877) 813-0992 Case No. SPS-22-00479-3 Ad Run Dates 04/12/2023, 04/19/2023 04/26/2023

STATE OF GEORGIA

rlselaw.com/property-listing 950 99188 4/5,12,19,26, COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Erica Cor-day to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. securing a Note in the original principal amount of \$303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured has declared the en tire amount of said indebted tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 2, 2023, during the le-gal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash the property described cash, the property described in said Deed, to-wit: All that In said beed, to-wit: All that tract or parcel of land lying and being in Land Lots 203 and 204 of the 5th District, Gwinnett County, Georgia, being Lot 50, Block A, The Falls at Northcliff, Phase Three, as per plat recorded in Plat Book 84, page 137, Gwinnett County Records, which plat is hereby referred

to and made a part of this description. Said property is known as 1827 Shaker Falls Ln, Lawrenceville, GA 30045, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of reand payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, restrictions covenants and materials. tions, covenants, and mat-ters of record superior to the Security Deed first set out above. The proceeds of said above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and

audit of the status of the

loan with the secured credi-

tor. The property is or may

FORECLOSURE be in the possession of Erica Corday, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Erica Corday File no. 22-078609 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR THAT PURPOSE. 950 97014 3/29,4/5,12,19,26, 2023

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

TS # 2022-03752
Notice Of Sale Under Power Georgia, Gwinnett County
Under and by virtue of the
Power of Sale contained in
that certain Security Deed
given by Evroy R. Dyer, sole
ownership to Mortgage
Electronic Registration Systems, Inc., as Grantor, as
nominee for Academy Mortgage Corporation, its successors and assigns, dated
7/9/2014, in Deed Book
53062, Page 0863, Gwinnett
County, Georgia recorded, as
last assigned to Freedom
Mortgage Corporation by assignment recorded on Mortgage Corporation by assignment recorded 9/19/2022 in Deed Book 60209, Page 00437. The subject Security Deed was modified by Loan Modification recorded as Deed Book 54503 Page 0598 and recorded on 8/12/2016 and recorded as Deed Book 59750 Page 00067 and recorded on 3/4/2022, conveying the after-described property to secure a Note in the original principal amount property to secure a Note in the original principal amount of \$209,409.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett Courth Courts (Poortis within the County, Georgia, within the legal hours of sale on 5/2/2023, the following described property: All That Tract Or Parcel Of Land Ly-Tract Or Parcel Of Land Lying And Being In Land Lot 337 Of The 4th District, Gwinnett County, Georgia, Being Lot 27, Block A Of WoodgateHills Subdivision, Per Plat Thereof Recorded In Plat Book 126, Page 41-43, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description.

Said property is commonly known as 4518 Woodgate Hill Trl Snellville, GA 30039. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-wided in the Note and Sequivided in the Note and Securi ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotive ate, amend or modify all terms of the loan (although terms of the loan (atmough not required by law to do so) is: Freedom Mortgage Cor-poration, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens. require the secured creditor nances

erty, any assessments, liens, restrictions covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Evroy R Dyer or tenant(s) or other occupants. The sale will be conducted with the confidence of the confide ducted subject to (1) confirducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale grantder the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Evroy R Dyer. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, TS # 2022-03752 For sale information. visit: information, https://www.nestortrustee.-

com/sales-information call (888) 902-3989. 4/5,12,19,26,2023

or

TS # 2023-05255-GA Notice Of Sale Under Power Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in
that certain Security Deed
given by Valery Dzeitchie, a
Married Man to Mortgage
Flectronic Septistrain Sys-

Married Man to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for Bay Equity LLC, its successors and assigns, dated 11/13/2017, and recorded on 11/15/2017, in Deed Book 55530, Page 0763, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignsigned to Freedom worrgage Corporation by assignment recorded on 3/11/2020
in Deed Book 57315, Page
00473, The subject Deed of
Trust was modified by Loan
Modification recorded as
Book 60364 Page 00503 and
recorded on 12/21/2022.
conveying the afferderecorded on 12/21/2022.
conveying the after-described property to secure a Note in the original principal amount of \$335,805.00, with interest thereon as provided for therein, there will be sold at public outcry to the high-est bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 6/6/2023, the following described property: All That Tract Or Parcel Of Land Ly-ing And Being In Land Lot 232 Of The 5th District, Of 232 Of The 5th District, Of Gwinnett County, Georgia, Being Lot 165, Block C, Of Great River At Tribble Mill Subdivision, Unit Two, Phase Five, As Per Plat Thereof Recorded In Plat Book 116, Pages 103-104, Gwinnett County, Georgia, Records, Which Plat Is Incorporated Herein And Made A Part Hereof By Reference For A More Detailed Description. Said property is commonly known as 1902 Side

monly known as 1902 Side

Branch Way Lawrenceville

in default, this sale will be made for the purpose of paying the same and all expenses of the sale, as provided in the Security Deed and by law, including attorney for the sale of the sa

FORECLOSURE

GA 30045 The indebtedness

secured by said Security Deed has been and is hereby

declared due because of

among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Securi-

ty Deed. The debt remaining

neys fees (notice of intent to collect attorneys fees having been given). The entity hav-ing full authority to negotiing full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to negotiate, amend, or modify the terms of the security instrument. Said propmodify the terms of the se-curity instrument. Said prop-erty will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ord nances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property (s. (ar.) Valent Parifichie or nances. restrictions

in possession of the proper-ty is (are) Valery Dzeitchie or tenant(s) or other occu-pants. The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the Ioan with the holder of the Security Deed, and (3) any right of redemp-tion or other lien not extintion or other lien not extin-guished by foreclosure. The sale is conducted on behalf of the secured creditor un-der the power of sale grant-ed in the aforementioned seed in the aforementioned se-curity instrument, specifical-ly being Freedom Mortgage Corporation as Attorney in Fact for Valery Dzeitchie. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Hedmill Ave, Suite 240, San Ana, CA 92705, (888) 403-4115, TS # 2023-05255-GA For sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989.

4/26,5/3,10,17,24,31,2023 NOTICE OF SALE **UNDER POWER** 

950

100981

UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from HENRYK,
LLC to CIVIC FINANCIAL
LECTURE LLC detail April LLC to CIVIC FINANCIAL SERVICES, LLC, dated April 2, 2021, recorded April 2, 2021, in Deed Book 58575, Page 00760, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Sixteen Thousand Two Hundred Fifty and 00/100 dollars (\$116,250.00), with interest

Iwo Hundred Hitty and odlars (\$116,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Civic Real Estate Holdings III, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 180 OF THE 6TH DISTRICT, GWIN-THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 39, BLOCK A, OVERLOOK GREEN, UNIT OVERLOUK GREEN, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 188, LAST RE-VISED AT PLAT BOOK 49, PAGE 196, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS NICCORDO ATTEN LEPEIN

INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Said legal description being controlling, however the property is more commonly known as 3211 LONG IRON DR, LAWRENCEVILLE, GA

30044.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose will be finder for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the total paying the same fit has considered. the terms of the Security

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 thems which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other authors of record currents for the survey of the survey of the survey or the survey of the survey of the survey or the survey of the survey of the survey of the survey or the survey of the survey of the survey of the survey of the survey or the survey of the survey of the survey of the survey or the survey of the survey of the survey or t matters of record superior to

said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HENRYK, LLC, or tenate(s)

ty is HENNYK, LLC, or ten-ants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the Ioan with the holder of the Security Deed.
The entity having full au-The entity having full authority to negotiate, amend or modify all terms of the low and a carbon of the control O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument

CIVIC REAL ESTATE
HOLDINGS III, LLC

HOLDINGS III, LLC
as Attorney in Fact for
HENRYK, LLC
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE Attorney Contact: Rubin

FORECLOSURE

Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA Ridge Peachtree 30071 1elephone Number: (877) 813-0992 Case No. FAY-23-00670-2

00679-2 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023 rlselaw.com/property-list-

iy 950-99693 4/5,12,19,26,2023

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA.
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Bruce
Fields to Mortgage Electronic Registration Systems, Inc., as Nominee for Penny-Mac Loan Services, LLC, A Delaware Limited Liability Delaware Limited Liability Company, dated December 24, 2013 and recorded on January 14, 2014 in Deed Book 52738, Page 00834, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Forty-Eight Thousand Six Hundred Fifty-Three and 00/100 dollars 00/100 dollars (\$148,653.00) with interest thereon as provided therein, as last transferred to Penny-Mac Loan Services, LLC its dollars

successors and assigns, recorded in Deed Book 58903, Page 00465, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia or at such courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said security Deed including but not limited to the following described property: Tax Id Number(s): R7200 090 Land Situated in the City of Duluth in the County of Gwinnett in the State of GA The following described property: Althat tract or parcel of land Lying and being in Land Lot 200 of the 7th District, Gwinnett County, Georgia, being nett County, Georgia, being Lot 30, Block "B", Leafland Estates, Unit Two, per plat thereof recorded in Plat Book 21, page 160, Gwinnett County, Georgia Records, which plat is made a part hereof by reference and be-ing improved property known as 2275 Post Oak Drive, Duluth, Georgia 30097 according to the present system of numbering prop-erty in Gwinnett County erty in Gwinnett County, Georgia. THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. Case #: 23-001532-1 Commonly known as: 2275 Post Oak Dr, Duluth, GA 30097

Said property may more commonly be known as 2275 Post Oak Drive, Dulluth (AA 30097. The debt secured by said Security Deed has been and is hereby declared due because of among othdue because of, among other possible events of default er possible events of derault, 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 college). fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authorior entify that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd, Westlake Village, CA 91361. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters may and ordinances; matters an accurate survey or by an inspection of the property; c) any outstanding ad valorem any outstanding at value 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. (i) 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 matters of record superior to

rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Bruce Fields and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. PennyMac Loan Services, LLC as Attorney-in-Fact for Bruce Fields Contact: Case #: 23-001532-1 Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/19/23; 04/19/23; 04/26/23

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR

950 95306 4/5,12,19,26,

2023

THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Fower of Safe contained in a Security Deed given by Harold E. Steorts and Janie R. Steorts to Washington Mutual Bank, FA dated July 25, 2003 and recorded on September 17, 2003 in Deed Book 34818, Page 0160, Gwinnett County. Georgia Book 34818, Page 0160, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on July 22, 2022 in Deed Book 60097, Page 00122, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Five Thousand And 00/100 Dollars And 00/100

Dollars And 00/100 Dollars (\$105,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 2, 2023 the following described property:

All that tract or parcel of head wires and being a lead land lying and being in Land
Lot 311 of the 7th District,
Gwinnett County, Georgia,
being Lot 30, Block B, Deer
Valley Subdivision, Unit One,

Phase Two, as per plat recorded in Plat Book 64, Page 8, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made part of this description

this description.
Tax ID #: R7311 091
The debt secured by said