## FORECLOSURE

is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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 Security Deed and by law, including attor-neys fees (notice of intent to collect attorneys fees having

collect attorneys fees having been given).
Your mortgage servicer, Mr. Cooper, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 75019, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including a content of the content of the

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, ordinances, restrictions, covenants, and matters of record superior to the

Security Deed first set out above.

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

Suwanee, GA 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the convirt doed. holder of the security deed Nationstar Mortgage LLC as Attorney in Fact for Harold E. Steorts and Janie R. Steorts McMichael Taylor Gray,

3550 Engineering Drive, Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00098 950-99683 04/05/2023

more particularly shown on survey prepared by Paul Lee Consulting Engineering As-sociates dated March 13, 1984. Tax ID: R6160 322 The debt secured by said 04/12/2023 04/19/2023 04/26/2023 Security Deed has been and NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT is hereby declared due beis nereby 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 provided in the Note and Security Deed. Because By virtue of a Power of Sale contained in that certain Se-curity Deed from Reyes Gar-cia to MORTGAGE ELEC-TRONIC REGISTRATION the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, cia to MORTGAGÉ ELEC-TRONIC REGISTRATION SYSTEMS, INC., AS NOMI-NEE FOR Acopia, LLC, dat-ed March 19, 2021 and recorded on March 23, 2021 in Deed Book 58528, Page 488, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. principal amount of Two Hundred Four Thousand Two Hundred Thirty-Two and 00/100 dollars (\$204,232.00) with interest and modify all terms of the lean. 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 thereon as provided therein, as last transferred to **Penny**-Mac Loan Services, LLC, recorded in Deed Book 60373, Page 138, aforesaid records, will be sold at public outcry to the highest bidfor cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawgradiant 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 fully designated as an alter-native 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 subject property known as 826 INDIAN LAKE DRIVE NW, LILBURN, GA 3004 ris/are: Cynthia K. Gaye or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valence. described property: ALL THAT TRACT OR PARCEL LAND LYING AND BEING IN LAND LOT 18 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 61, BLOCK C, CENTERany outstanding ad valorem taxes (including taxes which SION, UNIT TWO, AS PER ters which might be dis-SION, UNIT IWO, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 163, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS HEREBY IN-CORPORATED BY REFER-ENCE THERETO AND MADE 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, A PART OF THIS DESCRIP-TION. Said property may more commonly be known as 3351 Southampton Way, assessments. liens, encumbrances, zoning ordinances, easements, restrictions. covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is Sol Soutinipuli Way.
Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-surrout of the postuport of the post not prohibited under the U.S Bankruptcy Code; and (2) fi nal confirmation and audit of hat confirmation and addit 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 repayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other purpose of paying the same and all expenses of this sale and an 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 foreclosure documents may not be provided until final confirmation and audit of the confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this mat ter may be used by the debt negotiate, amend and modify negotate, 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 representation, warranty or reresentation, warranty of 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 ter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. ordinances; b) matter which would be disclosed by

an accurate survey or by an inspection of the property; c)

any outstanding ad valorem taxes, including taxes, which

Notice of Sale

**Under Power** 

2002, and Recorded on Oc-

tober 17. 2002 as Book No.

## NOTICE OF SALE **UNDER POWER**

constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing au-Because of a default under the terms of the Security Deed executed by **Melissa** thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements Deed executed by mouse.

D. Gonzalez to Mortgage
Electronic Registration Syscovenants, easements, rights-of-way and any other tems, Inc. as nominee Everett Financial, Inc. 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 Reves Garcia and or tenant (s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation. mation 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; 04/26/23 950-99139 4/5.12.19.26. tus of the loan with the hold-950-99139 4/5,12,19,26. 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 Mortgage Co dba Commonwealth United Mortgage Company (the Secured Creditor), dated August 5, 2000 and Recorded Co.

ing incorporated herein by

reference thereto. Said prop

erty is known as 2732 Crest-

FORECLOSURE

FORECLOSURE

29249 and Page No. 214, Gwinnett County, Georgia records, conveying the after-

described property to secure

described property to secure a Note of even date in the original principal amount of \$107,648.00, with interest at the rate specified therein, as 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 un-

dersigned at public outcry to the highest bidder for cash at the Gwinnett County

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

ty: All that tract of parcel of land lying and being in Land Lot 160 of the 6th District, Gwinnett County, Georgia, being a part of Lot 10A (also

referred to as site 10Å) of Block A. Indian Lake, as per

plat recorded in Plat Book 23, Page 93, Gwinnett Coun-ty 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 progressed along said rights.

of-way line of Hillcrest Road, said point being located at the northwest corner of

ed at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 61 de-grees 31 minutes 57 sec-onds West 33 feet to an iron pin; these North 29 degrees

pin; thence North 28 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 27 degrees 56

therice Norli 27 degrees 3 of feet to an iron pin; thence North 29 degrees 14 minutes 01 seconds East 35.38 feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; theory South 61 degrees 31

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

worth Lane, Buford, GA 30519, 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 outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due 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 matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the 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 adudit of the status of the audit of the status of the loan with the secured creditor. The property is or may be in the possession of Melissa D. Gonzalez, successor in interest or tenant(s) Wells Fargo Bank, N.A. as Attorney-in-Fact for Melissa D. Gonzalez File no. 17-065185 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 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 JINE
CORMATION ORTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 4/26,5/3,10,17,24,31, 2023

Notice of Sale Under Power Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Catherine Grant to Mortgage Electronic Registration
Systems, Inc., as nominee
for Pine State Mortgage
Corporation (the Secured
Creditor), dated May 15,
2003, and Recorded on June
13, 2003 as Book No. 33086
and Page No. 252, Gwinnett 13, 2003 as Book No. 33060 and Page No. 252, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of inal principal amount of \$116.850.00, 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, County, Georgia Records, there will be sold by the un-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 property: All that tract or parcel of land lying and being in Land Lot 125 of the 7th District, Gwinnett County, Georgia, being more particularly de-scribed as Lot 117, Block R, Glencrest Park Subdivision, pursuant to that certain final 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. Tax ID: R7125 384 The debt secured by said Security 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 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 provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to neootiate, amend. the entity will lie full added 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: 1-800-790-6502 or hy writing to 1600 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. \$44-14-1622, 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/par-ties in possession of the subject property known as 1380 PENHURST DRIVE LAWRENCEVILLE, GA 30043 is/are: Catherine Grant or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed 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, encumassessing the second 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) fi-nal 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. \$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

File: 23-41306 950 99351 4/5,12,19,26, 5/3,10,17,24,31, 2023 STATE OF GEORGIA COUNTY OF GWINNETT

Everett Financial, Inc. DBA Supreme Lending dated De-cember 27, 2010, and recorded in Deed Book 50496, Page 182, as last modified in Deed Book 54842, Page 83, Gwinnett County Records, said Secuer foreclosure documents may not be provided until fi-nal confirmation and audit of rity Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$79,524.00, the belder thereof pursuant to nal confirmation and audit of the status of the loan as pro-vided 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 holder thereof pursuant to said Deed and Note thereby secured has declared the en 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, June 6, 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 ter may be used by the debt collector to collect the debt.
Bell Carrington Price &
Gregg, LLC, 339 Heyward
Street, 2 nd Floor, Columbia,
SC 29201 (803)- 509-5078.
File: 23-41067 cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lots 134 and 145 of the 7th District, Couring Cour 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 Gwinnett County, Georgia, being Lot 7, Block A, Crest-worth Village, Unit One, as per plat recorded in Plat Book 59, page 114, Gwinnett contained in a Security Deed given by Larry Grove to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor), dat-County records, said plat be

98591

ed September 10, 2018, and

tus of the loan with the hold-

er of the Security Deed, Mid-

First Bank, through its divi-

Recorded on September 17, 2018 as Book No. 56137 and Page No. 249, Gwinnett 2018 as Book No. 5613/ and Page No. 249, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$245,471.00, with interest at the rate specified to lake years.

FORECLOSURE

last assigned to Lakeview
Loan Servicing, LLC by assignment that is or to be
recorded in the Gwinnett
County, Georgia Records,
there will be sold by the un-County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property. All that tract or parcel of land lying and being in Land Lot 227 of the 5th District of Gwinnett County, Georgia, being Lot 125, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 132, Pages 255-260, as re-recorded in Plat Book 139, Page 37, Gwinnett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. Tax ID: R5227 514 The debt secured by said Security Deed ID: H522/ 514 Ine debt se-cured 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-vided 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 of paying the same and all expenses of this sale, all sprovided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to negoti-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. §44-14-162.2, the secured creditor is not required to amend or is not required to amend or modify the terms of the loan. To the best knowledge and

2023

NOTICE OF SALE

OF

UNDER POWER

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 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, encum-brances, zoning ordinances, easements. restrictions. easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-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 refor 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 confirmation and audit of the confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for larry Grove. Any informations of the state of the state of the state of the same state of the sa tion obtained on this matter may be used by the debt col-lector to collect the debt. Bell

3/39,4/5,12,19,26, 2023 NOTICE OF SALE SECURITY DEED STATE OF GEORGIA

Carrington Price & Department of Carrington Price & Carrington Price & Carrington Price & Carrington Price & Carpet & Ca

99031

COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain securi-J. Gaul, hereinafter referred deed executed by Zaneta to as Grantor, to Mortgage
Electronic Registration Systems, Inc. as nominee for
Bank of America, N.A.
recorded in Deed Book 49575, beginning at page 395, and as modified at Deed Book 53661, Page 645, 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, the securior of the security deed. 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 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 ursoday in May 2023, all security deed including but the undersigned attorney-insecurity deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 329, Block J, Unit Three of The Park at Haynes Creek, Phase 5, as per plat thereof recorded in Plat Book 114, Pages 57-58, Gwinnett County, Georgia Records, which recorded plat is incorsecurity deed including but county, georgia Records, which recorded plat is incorporated herein and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: 1878 Mountain Code Property Incorporate Commonly Locate Parts Page 1878 Mountain Code Page 1878 Mo Park Run, Loganville, GA 30052 Said property will be sold on an as-is basis without any representation, war-

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Kirt Holder and Taryn A. Fisher to Mortgage Electronic Reg-istration Systems, Inc., as nominee for Fairway Inde-pendent Mortgage Corpora-tion (the Secured Creditor), dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-deout 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 in-spection of the property; any conveying the after-oe-scribed property to secure a Note of even date in the orig-inal principal amount of \$162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Asso-into by accomment 4stociation by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold Records, there will be solid by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and bening in Land Lot 216 of the 5th District, Gwinnett County, Georgia, being Lot 5 Block B of Melrose Subdivispection of the property; any assessments, liens, encumassessments, liens, encombrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-

FORECLOSURE

FORECLOSURE

sion Midland Mortgage is the entity with authority to negotiate, amend and modify plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, County, 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 of the undersigned's knowledge and belief, the party in 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 As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 23-7012 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY IN-FRAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99231 4/5,12,19,26, GEORGIA. COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Se-

curity Deed from Sasschon Henderson to Mortgage Electronic Registration Sys-tems, Inc. Acting Solely as Nominee for Broker Solu-tions, Inc. d/b/a New Ameriquired to amend or modify the terms of the loan. To the tions, Inc. d/b/a New American Funding, dated September 30, 2019 and recorded on October 3, 2019 in Deed Book 56928, Page 50, 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 Sixty-Nine Thousand Six Hundred Forty-Five and 00/100 dolars (\$269,645.00) with interest thereon as provided therein, as last transferred to New American Funding LLC I/k/a Broker Solutions, Inc. d/b/a New American Fund-FOREST TRAIL, LAWRENCEVILLE, GA 30045 is/are: Taryn A. Fisher and Elijah K. Holder or tenant/tenants. Said property tenantrenants. 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 prop 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, d/b/a New American Fund-ing, recorded in Deed Book 60533, Page 00695, afore-said records, will be sold at assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is

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 lawconfirmation 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 resoission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents fully designated as an alter-native location, within the lenative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 155 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 25, BLOCK A OF LIVINGSTON PARK SUBDIVISION, AS PER PLAT er foreclosure documents

INGSTON PARK SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
113, PAGES 228-231,
GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
THERETO Said property may
more commonly be known
as 2537 Bay Crest Lane, Loganville, GA 30052. 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-950 97867 3/22,29,4/5,12,19,26, 2023

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 Broschitze levels between ker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention Department 11001 Lakeline Austin, TX Blvd. Ste. 325 78717 Said property will be sold on an as-is basis without any represen-tation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an in-spection of the property; c) spection 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 or redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements; easements; ciphts-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 nossession of the property are Sasschon Henderson and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not replikted under the sale is not prohibited under the U.S. prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the Ioan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Sass-chon Henderson Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, Fl. 32312; Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run

Dates: 04/26/23; 05/03/23 05/10/23; 05/31/2023 05/24/2023; 05/31/2023 950 101162 4/26,5/3,10,17,24,31, 2023 Notice of Sale

Under Power

ant(s). Regions Bank DBA Regions Mortgage as Attor-ney-in-Fact for Tina Hood File no. 23-080130 LOGS LEGAL GROUP LLP\* Attorty, Georgia, being Lot 5 Block B of Melrose Subdivineys and Counselors at Law 211 Perimeter Center Parksion, Unit 1 (formerly known as Bramlett Forest), as per way, N.E., Suite 130 Atlanta

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 been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). JP Morgan Chase Bank, National Asso-icities helds the duly as ciation holds the duly en-dorsed Note and is the current assignee of the Security Deed to the property. Car-rington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms 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 survival of the control of the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1620 BRAMLETT FOREST

peed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. JP Morgan Chase Bank, National Association as Attorney in Fact for Kirt 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 the property now or formerly owned by Repe Miller; thence run S 31°51'E, along said Miller line, 90', more or

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security
Deed executed by Tina Hood
to Regions Bank dated May and recorded Deed Book 57705, Page 00117, Gwinnett County Records, securing a Note in the original principal amount of \$100,000.00, 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, June 6, on the first Tuesday, June 6, 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 TABLE OF AND LAND AND RELIGIOUS. LAND LYING AND BEING IN LAND LOT 298 OF 5TH DIS-TRICT GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK A, BROOKTON DOWNS SUBDIVISION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GEORGIA RECORDED PLAT IS INCOR PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION SAID PROPERTY. SUBJECT TO RESTRICTIONS, RESERVATIONS, RESERVATIONS ITONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY. BEING PREVIOUSLY CONVEYED BY QUITCLAIM CONVEYED BY QUITCLAIM
DEED FROM RAYMOND C.
POUCHER TO TINA R.
HOOD, DATED 09/26/2016,
AND RECORDED IN
10/07/2015 AT DOCUMENT
REFERENCE 53868/306 IN
GWINNETT COUNTY, GEORGIA. Said property is known
as 1265 Brookton Dr, Dacula, GA 30019, together with
all fixtures and personal

la, SA 30019, 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 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 in-Run [ 04/12/23; 04/26/23 an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, 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 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 successor in interest or tender(s). Regions Rayl DRA

FORECLOSURE

GA 30346 (770) 220-2535/CL https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 101082 4/26,5/3,10,17,24,31,2023

NOTICE OF SALE Under Power State of Georgia, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from Mark A
Lewis to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE 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 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 (\$271,000.00) with interest thereon as provided therein, as last transferred to US Bank National Association as trustee for CMALT 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 fore the 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 Tuneday in May 2023. the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described property: Tract 1: All that tract or parcel of land lying and being in Land Lot 272 of the 6th District of County, Georgia; being Lot 12, Block A of Allen & Thomas Johnson Subdivision, as recorded in Plat Book H, Page 60-8, Gwinnett County, Georgia Plat Book H, Page 60-B, Gwinnett County, Georgia records, which plat is incor-porated herein by reference and made a part hereof. Tract 2: All that tract or par-cel 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 debeing more particularly de-scribed as follows: The point scribed 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 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 beginning run northeastof beginning run northeast-erly 103, more or less, to

sald willer line, 90, millor 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 oth er possible events of default or possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this cola institutions. this sale, including attorneys lect attorneys fees having been given). The individual or entity that has full authorito entitly that has full authority to negotiate, amend and modify all terms of the loan is U. S. Bank National Association as trustee for CRMSI REMIC SERIES 2006-02 -REMIC Pass-Through Certifi-cates, Series 2006-02, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an as-is basis with-out any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be 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 assets erty whether or not now due and payable; d) special as-sessments; e) the right of re-demption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and 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 status of the loan with the holdtus of the loan with the holdtrustee for CRMSI REMIC
SERIES 2006-02 - REMIC
Pass-Through Certificates,
Series 2006-02 - as AttorneyFeet for Mark A Louis 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;

950-99140 4/5,12,19,26, 2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT

04/05/23; 04/19/23;

By virtue of a Power of Sale contained in that certain Security Deed from Johana As 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 curity Deed from Johana A. date, in the original principal amount of Two Hundred Sixteen Thousand Fifteen and 00/100 dollars (\$216,015.00) with interest Mar Michael Marketter of the rein, as last transferred to Penny-Mac Loan Services, LLC, recorded in Deed Book 30368, Page 00838, aforesaid records, will be sold at public output, to the highest public outcry to the highest bidder for cash before the

courthouse door of Gwinnett

**FORECLOSURE** 

County, Georgia, or at such place as has or may be law-

fully designated as an alter

native 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 not limited to the following described property: All that certain parcel of land situated in the County of Gwinnett, State of Georgia: All that tract or parcel of land lying and being in Land Lot 128 of the 6" District of Gwinnett County County County 100 (100 property). 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, OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Kenneth
W. Martin, Jr. to Mortgage Georgia, which plat is by reference incorporated herein and made a part hereof. Said and made a part hereof. Said property may more commonly 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, 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 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). 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 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 an accurate survey or by an inspection of the property; c) inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other 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-Johana A. Lopez, Hillary B. Cranford, Christian Luis Lopez, Michael Andre Salinas and or tenant(s). The nas and or tenant(s). The sale will be conducted subpiect 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 of the loan with the holder of the Security Deed. Penny-Mac Loan Services, LLC as Attorney-in-Fact for Johana A. Lopez 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; 04/19/23; 04/26/23 950 96754 4/5,12/19,26, 2023

2023

NOTICE OF SALE
UNDER POWER
CONTAINED IN SECURITY
DEED
STATE OF GEORGIA,
COUNTY OF Gwinnet Pursuant to a power of sale contained in a certain securi-ty deed executed by Brian Marshall and Kelly Marie Kleczek, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Loanleaders of DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. America, Inc. recorded in Deed Book 56817, beginning at page 351, of the deed records of the Clerk of the uperior Court of the afore 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 the legal hours of sale, to the highest bidder on the first Tuesday in May 2023, all property described in said security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 337 of the 7th District, Gwinnett County, Georgia, being Lot 26, Block A, Sugar Grossing, Unit One, as per plat of record in Plat Book 56, Page 82, Gwinnett County record in Plat Book 56, Page 82, Gwinnett County Records, which plat is incorporated herein by reference. Deed Type: Limited Warranty Deed Grantors: Steven Ruffolo Grantees: Brian Marshall and Kelly Marie Kleczek, As Joint Tenants With Rights Of Survivorship Dated: August 9, 2018 Recorded Date: August 10, 2018 Consideration: \$10.00

2018 Consideration: \$10.00 BOOK: 56065 PAGE: 809
Parcel No.: R7322A026 Said
legal description being controlling, however, the Property is more commonly
known as: 5725 Sugar
Crossing Drive, Sugar Hill,
GA 30518 Said property will
be sold on an as-is basis
without any representation,
warranty or recolurse against 56065 PAGE: warranty or recourse against the above-named or the un-dersigned. The sale will be subject 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty; any assessments. liens erty, any assessments, fiels, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be confused to the said security beach the sale will be confused to the said security. ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security.

the holder of the Security Deed. MidFirst Bank. through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank. 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. Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Brian Mar-shall and Kelly Marie Kleczek, or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for

the aforesaid Grantor CB Le-

gal, LLC Attorneys at Law

FORECLOSURE

Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6908 THIS LAW FIRM MAY BE HELD TO BE ACTINIC AS A DEST COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-PORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99226 4/5.12.19.26. 99226 4/5,12,19,26,

> STATE OF GEORGIA COUNTY OF GWINNETT NOTICE

w. martin, Jr. to Mortgage Electronic Registration Sys-tems, Inc., as Nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage dated Au-gust 24, 2015, and recorded in Deed Book 53792, Page 737, Gwinnett County Gwinnett 737, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, securing a Note in the original principal amount of \$151,564.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the ensecured 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, June 6, 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 LAND LOT 274 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 60, BLOCK A, CARLTON CHASE, UNIT ONE, PER PLAT BOOK 87, PAGE 176, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION. SUBJECT TO ALL CASEMENTS AND RESTRICTIONS OF RECORD. Said property is known as 317 Carlton Chase Court, Dacula, 64, 30019, 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 taxes (including taxes which secured has declared the entire amount of said indebtedty 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 matters of record superior to the Security Deed first set the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of edness and all expenses or 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 creditor. The property is or may be in the possession of Kenneth W. Martin, Jr., succesor in intent of transfer. neth W. Martin, Jr., successor in interest or tenant(s) Lakeview Loan Servicing, LLC as Attorney-in- Fact for Kenneth W. Martin, Jr. File no. 23-080205 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS DEBT COLLECTOR, ANY IN-

26 5/3 10 17 24 31

Notice of Sale Under Pow

er
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 Registration Systems, Inc.
("MERS") as
nominee for Platinum Comunnity Bank dated June 1. munity Bank, dated June 1, 2009, and recorded in Deed Book 4959, Page 706, Gwinnett County, Georgia records, having been modified at Deed Book 53027, Page 612 and at Deed Book 60026, Page 755, aforesaid records and as last transferred to Carrington Mortgage Services, LLC by Assignment recorded in Deed Book 53951, Page 688, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$175,757.00, with interest at the rate specified therein, munity Bank, dated June 1

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 Chilagott County. door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 6, 2023, the follow-ing 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 Thornbrooke Subdivision, as per plat thereof recorded in door of Gwinnett County per plat thereof recorded in Plat Book 120, Page 8-11, Gwinnett County, Georgia Records, which recorded plat is incorporated herein 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 indebtedness 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 hear given)

having been given).
Said property is commonly known as 1381 Cozy Cove Lane, Lawrenceville, GA 30045, together with all fix-30045, together with all tix-tures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in pos-session of the subject prop-erty is (are): Veronique erty is (are): Veronique Voltaire and Rollin Francois or tenant or tenants.
Said property will be sold subject to (a) any outstandsubject 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 in-spection of the property, and

(c) all matters of record su-

perior to the Deed to Secure