FORECLOSURE

Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, 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 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 procedures regarding the rescission of indicial and procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding

paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne-gotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC
Attention: Loss Mitigation

Department 1600 South Douglass Road, Suite 200-A

Anaheim, CA 92806 1-800-561-4567 The foregoing notwith-standing, 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 Deed to Secure Debt described herein. This sale is conducted on behalf of the secured credi-

behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for Veronique Voltaire Maner, Martin & Derkway, Brunavs, LLC 180 Interstate N Parkway, Suite 200

Suite 200 Atlanta. GA 30339 404.252.6385
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
ANDICALO.

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Patricia D. McCullough and Jeffrey** D. McCullough and Jettrey
W. McCullough to Mortgage
Electronic Registration Systems, Inc., as nominee for
United Wholesale Mortgage
dated January 8, 2020, and
recorded in Deed Book
57174, Page 460, as last
modified in Deed Book
ESCAS Deage 570 (Wilspett modified in Deed Book 58626, Page 679, Gwinnekt County Records, said Security Deed having been last sold, assigned, transferred and conveyed to United Wholesale Mortgage, LLC, securing a Note in the original principal amount of \$265,821.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire cured has declared the entire amount of said indebtedness due and payable and, pur-suant 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 Deed, to-wit: All that tract or parcel of land lying and be-ing in Land Lot 354 of the 5th District of Gwinnett County, Georgia, being Lot 58, Block A, Stone Hall Planso, block A, Stolle Hall Hall-tation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia Records, which plat is hereby referred which plat is nereby reterred to and by this reference made a part hereof. Said property is known as 3332 Flat Run Dr, Bethlehem, GA 30620, 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 re-demption of any taxing au-thority, 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 ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, 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 (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 Patricia D Mccullough and Jeffrey W Mccullough, successor in interest or tenant(s).
UNITED WHOLESALE MORTGAGE, LLC. as Attorney-in-Fact for Patricia D. McCullough and Jeffrey W MCCullough and Jettrey W. McCullough File no. 22-079626 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535(c) Lttp://www.logs.com/. *THE N.E., Suite 130, Atlanta, 30346 (770) 220-2535/cl https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE PURPOSE.

> NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

950 10019 4/26,5/3,10,17,24,31, 2023

100194

Under and by virtue of the Power of Sale contained in a Security Deed given by Willie J. Moore and Chaska L Moore to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial **Group, LLC**, dated September 23, 2016, and recorded in Deed Book 54626, Page 465, Gwinnett County, Geor-gia Records, as last trans-ferred to Village Capital & Description of the country & Investment LLC by assignment recorded on February 21, 2019 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the Original princing amount of Nine to secure a Note in the original principal amount of Nine Hundred Thousand Sixty and 0/100 dollars (\$900,060.00), with interest thereon as set forth therein, thousand the public of public secures of the secure of there will be sold at public outcry to the highest bidder

FORECLOSURE

for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on May 2, legal hours of sale on May 2, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRASELTON. 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 20. THE GWINNETT COUNTY, GEORA-GIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGES 216-217, GWINNETT COUNTY, GEORA-CHA DECORE WHICH DIA T

GIA RECODS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487 Commonly known as **2613 NORTHERN** OAK DR, Braselton, GA 30517 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 de-fault, this sale will be made fault, 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 attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not reamend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss Mitigation Dept, or by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valproperty will be sold subject to any outstanding at vathorem 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, covenants, and matters of record superior to the Security Deed first set out above. rity Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Willie J. Moore and Chaska L. Moore or tenant(s); and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. The sale will be conducted subject to (1) confirm 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

ment LLC as Attorney in Fact for Willie J. Moore and Chaska L Moore. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-19670

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. Vil-lage Capital & amp; Invest-ment LLC as Attorney in Fact for Willia I. Moore and

98738 4/5.12.19.26.2023 STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE
UNDER POWER

Because of a default under
the terms of the Security Deed executed by Courtney Deed executed by Courtney Nava to Mortgage Electronic Registration Systems, Inc., as Nominee for CalAtlantic Mortgage, Inc. dated December 20, 2017, and recorded in Deed Book 55623, Page 0451, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Wells Farand conveyed to Wells Far-Note in the original principal amount of \$315,192.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en tire amount of said indebtedness due and payable and pursuant to the power o 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 THAT TRACT OR PARCEL THACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 124, 6TH DISTRICT, CITY OF LILBURN,
GWINNETT COUNTY, GEORGIA, BEING LOT 145, EAST GIA, BEING LUI 145, EASI
HIGHLANDS SUBDIVISION,
AS PER PLAT RECORDED
AT PLAT BOOK 140, PAGES
8-12, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY THIS
BEEEPERGE AND MADE

REFERENCE AND MADE A PART HEREOF Said property is known as 92 Pebble Pond Drive, Lilburn, GA 30047, brive, Liburn, GA 3004/, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject property will be soft 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 displayed by an accurate survey. closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordiencumbrances, zolling ordinances, restrictions, covenants, and matters of record superior to the Secutivity Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expresses of said sale. and all expenses of said sale

and an experises of said as 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 probibited under the LLS. 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 secured creditor. In the possession of Courtney Nava, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Courtney Nava File no. 22-079679 LOGS LEGAL GROUP LLP* Attorneys and Courselage. 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 PURPOSE. 98482 3/29,4/5,12,19,26, 2023 Notice of Sale

Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a Security Deed given by Ed-ward Vincent Oliver and Pamela Oliver to Mortgage

FORECLOSURE

Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor Electronic Registration Systems, Inc., as nominee for Carrington Mortgage Services, LLC (the Secured Creditor), dated October 23, 2019, and Recorded on January 16, 2020 as Book No. 57184 and Page No. 555, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$369,790.00, with interest at the rate specified therein, as 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2284 SUSSEX COURT, SNELLVILLE, GA 30078 is/are: Nakitha Phillip or tenant/tenants. Said property will be sold subject to the rate specified therein, as erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dislast assigned to Bank United NA. by assignment that is or to be recorded in the Gwin-nett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett Country Courthouse within the legal hours of sale on the first Tuesday in June, 2023, the following described closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, Tirst Tuesday in June, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 267 of the 5th District, Gwinnett County, Georgia, being Lot 108, Block A, Wolf Creek Subdivision (fkg. Ewing Chapel 8, assessments, liens, encumassessing ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not prohibited under the U.S sion (fka Ewing Chapel & Mitford Village), Unit 1, as per plat recorded at Plat Book 81, Page 243, in the Office of the Clerk of the Surarior Court of perior Court of Gwinnett County, Georgia, which County, Georgia, which recorded plat is incorporated herein by reference and made a part of this descrip-tion. Tax ID: R5267 023 The Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Nakitha Phillip. 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, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41671 debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fallure 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 previded in the Constitu as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Bank United, N.A. holds the duly United, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Dou-950 100589 4/26,5/3,10,17,24,31,2023 POWER

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from ANGELA
DENISE ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE
FOR QUICKEN LOANS INC.,
dated February 28, 2017, recorded March 13, 2017, in
Deed Book 54982, Page
0568, Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal

writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor

is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property

known as 935 LILAC ARBOŘ

known as 935 LILAC ARBOR ROAD, DACULA, GA 30019 is/are: Edward Vincent Oliver and Pamela Oliver or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be discolosed by an accurate survey

closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to,

assessments. liens, encumassessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is

confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other

Deed Under Power and other

foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provid-

status of the Ioan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Bank United, N.A. as Attorney in Fact for Edward Vincent Oliver and Pamela Oliver and Pamela Oliver.

cent Oliver and Pamela Oliver. 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: 23-41480 950

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

State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a

Nakitha Phillip to Mortgage Electronic Registration Systems, Inc., as nominee for Cityworth Mortgage, LLC (the Secured Creditor), dated March 22, 2019, and Recorded on March 27, 2019 as Book No. 56489 and Page No. 518, Gwinnett County, Georgia records, conveying the after-described property to secure a

scribed property to secure a

Note of even date in the original principal amount of \$201,286.00, with interest at the rate specified therein, as

last assigned to Lakeview

Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersided to table to the country.

dersigned at public outery 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-ty: All that tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia, being Lot 20, Block B, Hert ford Woods Subdivision

Tord Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia records, said plat being in-corporated herein and made

corporated herein and made a part hereof by reference. Tax ID: R5007 132 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 Securi-

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 expenses of this sale, as provided in the Security Deed and by law, including

attorney's fees (notice of in-tent to collect attorney's fees

tent to collect attorney's fees having been given). Lake-view Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-

at:

4887 or by writing to 5151

(800)-393-

contacted

Woods Subdivision

Security Deed given Nakitha Phillip to Mortgage

Notice of Sale

Under Power

101163

date in the original principal amount of One Hundred Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for (\$173,163.00), with limited for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limited to the following described

property: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVI-SION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEOR-GIA, RECORDS, WHICH RECORDED PLAT IS IN-CORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION.

Said legal description being controlling, however the property is more commonly known as 923 MARY FRANCES CT, DACULA, GA

30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect the sale). lect same having been given) and all other payments provided for under the terms of the Security

Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title any outstanding ad valtitle: 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 which would be disclosed endisclosed on accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other accurate of record survivals.

matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the undersigned, the owner and party in possession of the proper ty is ANGELA DENISE ROSS ESTATE AND/OR HEIRS AT LAW OF ANGELA DENISE ROSS , OLUWATOYIN OREKOYA, ISSAC OREKOYA, KAYLEE

REYES, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full au-thority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave, Detroit, MI 48226, Tele-Detroit, MI 48226, Tele-phone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC
F/K/A QUICKEN
LOANS INC.

LOANS INC.
as Attorney in Fact for
ANGELA DENISE ROSS
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW, IF SO, ANY INFORMATION OPTAINED WILL BE TON OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 30071

FORECLOSURE

FORECLOSURE

Telephone Number: (877) 813-0992 Case No. QKN-22-00856-4 00856-4 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023 rlselaw.com/property-list-

ing 950-99751 04/05/2023 04/12/2023 04/19/2023

04/26/2023 NOTICE OF FORECLOSURE SALE

FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Carolyn Reid and Marquece
Reid to Mortgage Electronic
Registration Systems, Inc.,
as grantee. as nominee for Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated February 24, 2020, and recorded in Deed Book 57304, Page 00276, Gwinnett County, Georgia Records, as last transferred Pelijane. First Capital to Reliance First Capital, LLC by assignment recorded on March 1, 2023 in Book 60461 Page 00075 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Coercia Poscotta covering Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty and 0/100 dollars (\$138,380.00), 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 outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023, the following described property: THE LAND REFERRED TO HERRIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT. STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PAREL OF LAND LYING AND BEING IN LAND LOT 36 OF THE GHIND LAND DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 295, GWINNETT COUNTY, GEORGIA RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MANDE A PAGE 1950 FOR PORATED HEREIN AND MANDE A PAGE 1950 FOR PROPERTY OF THE PR

PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BEING KNOWN AS 2760 MOUNT-BERRY DRIVE, SNELLVILLE, GEORGIA 30039, ACCORD-ING TO THE PRESENT SYS-ING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt 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 the including better

and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate amend or modify all ate, amend or modify all terms of the loan (although terms of the loan (although not required by law to do so) is: Reliance First Capital, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed out above. To knowledge and belief of the undersigned, the party in possession of the property is Marquece Demetrius Reid, as Trustee of the Marquece Demetrius Reid Trust or tenant(s); and said property is more commonly known as 2760 Mountbery Dr, Snel-lville, GA 30039. The sale will be conducted subject to 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 re-demption or other lien no extinguished by foreclosure. Reliance First Capital, LLC as Attorney in Fact for Carolyn Reid and Marquece Reid.
Brock & Scott, PLLC 4360
Chamblee Dunwoody Road
Suite 310 Atlanta, 6A 30341
404-789-2661 B&S file no.:
22-05919 101005 4/26,5/10,17,24,31, 2023

NOTICE OF SALE UNDER POWER GEORGIA.

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from NELSON A SANTANA and GLORIA P SANTIAGO to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., dated February 3, 2010, in Deed Book 49935, Page 00241, Gwinnett Country, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal to secure a Note of even date in the original principal amount of One Hundred Seventy-Seven Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Mortgage Assets Management, LLC, there will be sold at public outcry to the highat public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Gescribed 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 1
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGLA BEING KNOWN AS LOT GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT
BO, BLOCK A, OF AVALON
FOREST SUBDIVISION,
UNIT TWO, AS PER PLAT
OF SAID SUBDIVISION
RECORDED IN PLAT BOOK
59, PAGE 191, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIP-REFERENCE AND MADE A
PART OF THIS DESCRIPTION: BEING KNOWN AS
2800 CAMELOT WOODS
DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEORGIA. Said legal description
being controlling, however
the property is more commonly known as 2800
CAMELOT WOODS DRIVE,
LAWRENCEVILLE. GA

I AWRENCEVILLE.

FORECLOSURE

Under and by virtue of the Power of Sale contained in a cured by said Security Deed has been and is hereby de-Security Deed given by Bill O Sweat and Diane Sweat to clared due because of de-O Sweat and Diane Sweat to Mortgage Electronic Regis-tration Systems, Inc., as nominee for Citibank, N.A. dated September 19, 2013 and recorded on October 2, Fault under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, indated September 19, 2012 and recorded on October 2, 2013 in Deed Book 52557, Page 0671, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on March 27, 2023 in Deed Book 60503, Page 138, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety-One Thousand One Hundred Seventy-Seven And 00/100 Dollars (\$91,177.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other payments provided for un-der the terms of the Security bed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be chief to the following signed. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority. matters 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 land lying and being in Land Lot 95 of the 6th Land District, Gwinnett County, Georgia, containing 1.43 acres and being designated as Lot No. 2 of the W.W. Noblett property on a Plat of Survey by S.R. Fields, Surveyor, dated September 8, 1958, and being designated as Lot No. 2 of the W.W. Noblett property on a Plat of Survey by S.R. Fields, Surveyor, dated September 8, 1958, and being more fully described as follows: Beginning at a point of the Southeast side of the proposed road shown on said Plat now known as Noblett Road, at a common corner with Lot No. 1 of said plat of survey in a Southeasterly direction 348 feet to a point; thence running South 58 degrees 54' West, 180 feet to a point; thence running in a Northwesterly direction along the line of Lot No. 3 of said plat of survey 338 feet to a point on the Southeast side of Said Noblett Road, thence running along the Southeast side of Noblett Road in a Northeasterly direction 180 feet to the point any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; 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, belief of the undersigned, the owner and party in possession of the property is NELSON A SANTANA, GLORIA P SANTIAGO, ESTATE AND/OR HEIRS-AT-LAW OF GLORIA SANTIAGO MICHAEL T KING, RAQUEL CUADRADO, ESTATE AND/OR HEIRS AT LAW OF NELSON SANTANA, or tenders of the state of the state of the state of the the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503-5559. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. MORTGAGE AS-SETS MANAGEMENT, LLC as Attorney in Fact for NEL-SETS MANAGEMENT, LLC as Attorney in Fact for NELSON A SANTANA, GLORIA P SANTIAGO THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

beginning of beginning.
Assessor's Parcel
Number: 6-095 -005 The
debt secured by said Security Deed has been and is
hereby declared due behereby declared due because 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. 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 attorand by law, including attor-neys fees (notice of intent to collect attorneys fees having been given). Nationstar Mortgage LLC can be con-tacted at 888-480-2432 or tacted at 866-480-2432 of the 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 (the content of the sold subject to any outstanding ad valorem taxes (the sold subject to any outstanding ad valorem taxes). ing 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, 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 possioners.

Avaion Holge Frace, Sulface 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RMU-22-04940-2 Ad Run Dates 04/05/2023, 04/12/2023, 04/19/2023,

rlselaw.com/property-listing 950- 98616 4/5,12,19,26, 2023

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Stephen
J. Simone and Whitney
Leigh Simone to Wells Fargo Bank, N.A. dated December 14, 2012, and recordin Deed Book 51881, Page
854, Gwinnett County
Records, securing a Note in

854, Gwinnett County Records, securing a Note in the original principal amount of \$148,500.00, the holder thereof pursuant to said Deed and Note thereby se-

cured has declared the entire amount of said indebtedness

due and payable and, pur-suant to the power of sale contained in said Deed, will

contained in said Deed, without 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

TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 325 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 97, BLOCK A, PROVIDENCE CROSSING SUBDIVISION, UNIT I, AS PELAT RECORDED IN PLAT BOOK 91, PAGE 220, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HERETO SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD Said property is known as 2200

TIONS OF RECORD Said property is known as 2200 Skylar Leigh Drive, Buford, GA 30518, 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 re-

and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an ac-

curate survey and inspection

of the property, any 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 and audit of the status of the

audit 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 Stephen J Simone; Whitney Leigh Simone, successor in interest or tenant(s). US Bank Trust National Association, Net July 18 July 18

Bank Trust National Àssociation, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as Attorney- in-Fact for Stephen J. Simone and Whitney Leigh Simone File no. 22-078238 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR

N.E., SUITE 130 ATIANTA, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED

WILL BE USED FOR THAT

950 100733 4/26,5/3,10,17,24,31, 2023

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

COUNTY,

NOTICE OF FORECLOSURE SALE UNDER POWER

PURPOSE.

GWINNETT

PURPOSE

Deed, TRACT

950 91501 2/8,15,22,28,2023

04/26/2023

signed, the parties in pos-session of the property are Bill O. Sweat and Diane Sweat or tenant(s); and said Sweat or tenant(s); and said property is more commonly known as **5582 Noblett Road, Stone Mountain, GA 30087.** 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 of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC as Attorney in Fact for Sweat GA2023-00097 McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-400 MTG Fish No. CA0022 7149 MTG File No.: GA2023-

00097 950 4/5,12,19,26,2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-

POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from JEKITA R TRIPLETT to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR ACCEPTANCE CAPITAL ACCEPTANCE CAPITAL MORTGAGE CORPORATION, dated December 6, 2017, recorded December 12, 2017, in Deed Book 55583, Page 0192, Gwinnett County, Page 0192, Gwinnert County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Five Thousand Six Hundred Fifty-Three and 00/100 dollars dollars 00/100 dollars (\$235,653.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to signed and transferred to U.S. Bank National Associa-U.S. Bank National Associa-tion, not in its individual ca-pacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in May, 2023, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA AND BEING LOT 26, BLOCK "B" CHANDLER POND SUBDIVISION, UNIT 5, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 17, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER-ENCE. Said legal description being controlling, however being controlling, however the property is more commonly known as 349 BAY HILL CT, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby delayed due because of do. declared due because of default under the terms of said Security Deed. The indebted ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (no-tice to collect same having been given) and all other

been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also he

signed. The sale will also be subject to the following

FORECLOSURE

FORECLOSURE

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 matters of record superior to matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JEKITA R TRIPLETT, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit 2023 final confirmation and audit of the status of the loan with of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rushmore Loan Management Services, LLC , Loss Mitigation Dept., 15480 Laguna Canyon Rd., Irvine, CA 92618, Telephone Number: 888-504-7300. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK MATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V as Attorney in Fact for JEKITA R TRIPLETT THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

rlselaw.com/property-listing 950 97051 4/5,12,19,26,

Notice of Sale Under Power

Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given by Nadia Valverde to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for SunTrust Mort-gage, Inc., dated May 23, 2006, and recorded in Deed Book 46668, Page 465, Gwinnett County, Georgia records, as last transferred to Deutsche Bank Trust Company Americas, as Trustee for Residential Ac-credit Loans, Inc., Mortgage by Nadia Valverde to Mort-Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-0S17 by Assignment recorded in Deed Book 58782, Page 148, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,600.00, with interest at the rate specified

amount of \$113,600.00, with interest at 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 sale on the first Tuesday in May, 2023, to wit: May 2, 2023, the following described property: lowing described property: All that tract or parcel of land lying and being in Land Lot 305 of the 6th District, Gwinnett County, Georgia, being Lot 243-160, Block B, Meadow Green Subdivision Unit Four, as per plat recorded in Plat Book 57, Page 91, Gwinnett County, Georgia records, which recorded plat incorporated herein this reference and made part of this description. Said property being known as 3866 Meadow Creek Drive, according to the present system of numbering houssystem or numbering indus-es in Gwinnett County, Geor-gia. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedpess as and when or detault, 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 Se-cure Debt and by law, including attorneys fees (no-tice of intent to collect attorneys fees having been given). Said property is commonly known as 3866 Meadow Creek Drive, Norcross, GA 30092, together with all fixtures and personal

property attached to and constituting a part of said property. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nadia Valverde and Ramon Acosta or tenant or tenants. Said property will be sold subject 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 to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, rellens, 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. Bankrugtoy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and sudf of the 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 procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foredosure documents may not be provided until final confirmatior and audit of the status of the loan as provided in the preceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full 162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in O.G.A. Section 44-14-162.2 shall be construed to require the secured creditor

require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured each

behalf of the secured credi-

tor under the power of sale granted in the aforemen-

FORECLOSURE

tioned security instrument, specifically being Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset Backed Pass-Through Certificates, Series 2006-QS17 as attorney in fact for Nadia Valverde Richard B. Maner, P.C. 180 Interstate N. Park-VAIVEROE HIGHARD B. MARIER,
P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA
30339 404.252.6385 THIS
LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
ORTAINED WILL BE LISED OBTAINED WILL BE USED FOR THAT PURPOSE FC23-

950 99324 4/5,12,19,26,

Notice of Sale

Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Heather M. Walter and
Donte Deshon Pitchford to Mortgage Electronic Registration Systems, Inc., as nominee for Real Estate Mortgage Network, Inc. (the Secured Creditor), dated February 12, 2010, and Recorded on March 23, 2010 as Book No. 49991 and Page No. 870, Gwinnett County. County, Georgia records, conveying the after-de-Note of even date in the original principal amount of \$105,375.00, with interest at the rate specified therein, as Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the unthere 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 12 of the 6th District, Gwinnett County, Georgia, being Lot 16, Block A, Unit Two, Iris Brooke-West Subdivision 1/k/a Tournament Ridge-West, Unit 2, as per lat recorded in Plat Book 50, page 148, Gwinnett County records, said plat being incorporated herein by Hidge Place, Suller Iou,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
RLM-23-00853-1 Ad Run
Dates 04/05/2023,
04/12/2023, 04/19/2023,
04/26/2023 ing incorporated herein by reference thereto. Tax ID: R6012-107 The debt secured by said Security Deed has been and is hereby declared due heaves of secured by said security. due because of, among other possible events of default. er possible events of default, failure to pay the indebteness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees and by law, including attorney, \$4939: s fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. \$44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3708 WOODROSE COURT, SNELLVILLE, GA 30039 is/are: Heather M. Walter and Donte Deshon Pitchford or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valany outstan (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encurassessments, inells, encounter brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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

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

SC 29201 (803)- 509-5078.

for certain procedures re-

for certain procedures re-garding the rescission of ju-dicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other er foreclosure documents may not be provided until fi-nal confirmation and audit of

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 Heather M. Walter and Donte Deshon Pitchford. Any infor-mation obtained on this mat-

mation 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,

File: 23-41106

Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Grant Wiley, Jr. to Mortgage Electronic Registration
Systems, Inc., as nominee
for Suntrust Mortgage, Inc.
(the Secured Creditor), dated October 16, 2008, and
Recorded on October 20,
2008 as Book No. 49127 and
Page No. 211, Gwinnett
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original principal amount of
\$193,333.00, with interest at inal principal amount of \$193,333.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be assignment that is of the december of the county, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County County within the local Courthouse within the lega 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 109 of the 5th Land District, Gwinnett County, tild Lawrenceville, Georgia, being Lot 5, Highgate Subdivision, on plat of said subdivision recorded in Gwinnett County, Georgia plat records County, Georgia plat records at Plat Book 108, page 224, which plat is incorporated