Foreclosures

in the original principal amount of \$148,500.00, the holder thereof pursuant to said Deed and Note

9075

Foreclosures

9075

OII

OR MINERÁL RIGHTS
OF RECORD, IF ANY.
BEING PREVIOUSLY
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

which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning or-dinances, restrictions, covenants, and matters of

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.
950 101082

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

STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE
OF SALE
UNDER POWER
Because of a default under the terms of the Security Deed executed by

Kenneth W. Martin, Jr. to Mortgage Electronic Registration Systems, Inc., as Nominee for Fidelity Bank Mortgage dated August 24, 2015, and recorded in Deed Book 53792, Page 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 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, towit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 274 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-IA, BEING LOT 60, BLOCK A, CARLTON CHASE, UNIT ONE, PER PLAT BOOK 87, PAGE 176, GWINNETT COUNTY, GEOR-IA, BEING LOT 60, BLOCK A, CARLTON LYING AND BEING IN LAND LOT 18, PAGE 176, GWINNETT COUNTY, GEOR-IA, BEING LOT 60, BLOCK A, CARLTON LYING AND BEING IN LYING AND BEING IN LYING AND BEING IN LYING AND BEING LOT 60, BLOCK A, CARLTON LYING AND BEING IN LYING AND BEING IN LYING AND BEING LOT 60, BLOCK A, CARLTON LYING AND BEING IN LYING AND BEING I

TY, GEORGIA
RECORDS, WHICH IS
REFERRED TO AND
MADE A PART OF THIS
DESCRIPTION. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. Said
ropoetry is known as 317

property is known as 317 Carlton Chase Court, Dacula, GA 30019, to-gether with all fixtures and

gether 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

ing authority, any matters which might be disclosed

ing 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 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 confurnation 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., 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

GHOUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR

220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACT-ING AS A DEBT COLLEC-TOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 99318 4/26,5/3,10,17,24,31, 2023

Notice of Sale

Under Power

Under Power
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.

ronic Registration Systems, Inc. ("MERS") as nominee for Platinum Community Bank, dated June 1, 2009, and recorded in Deed Book 49539, Page 706, Gwinnett County, Georgia records, 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, there will be sold by the undersigned at public outry to the highest bidder

ing 5:10,17,24,31, 2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Sasschon Henderson to Mortgage Electronic Registration Systems, Inc. Acting Solely as Nominee for Broker Solutions, 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 in the original principal amount of Two Hundred Sixty-Nine Thousand Six Hundred Forty-Five and 00/100 dollars (\$269,645.00) with interest thereon as provided there. (\$269,645.00) with the est thereon as provided there-in, as last transferred to New American Funding LLC f/k/a Broker Solu-tions, Inc. d/b/a New American. New American Funding LLC flk/a Broker Solutions, Inc. d/b/a New American Funding recorded in Deed Book 60533, Page 00695, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within 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 OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 223, GWINNETT COUNTY, GEORGIA, BEDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 223, GWINNETT COUNTY, GEORGIA RECORDED IN PLAT BEING INCORPORATED HEREIN BY REFERENCE

RECORDS SAID PLAT BEING INCORPORATED HERRING INCORPORATED HERRING INCORPORATED HERRING 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, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding, New American Funding c/o Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 Said property will be sold on an as-is basis without any representation, warranty or recourse against any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be subject to the fol-lowing items which may af-fect the title: a) zoning or-dinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad val-orem taxes, including taxorem 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 coverants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Sasschon Henderson and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Sasschon Henderson Contact: Padgett Law Group: 6267 Old Water Oak Road. orem taxes, including tax-es, which constitute liens

4/26.5/3.10.17.24.31. 2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

chon Henderson Contact:
Padgett Law Group: 6267
Old Water Oak Road,
Suite 203, Tallahassee,
FL 32312; (850) 422-2520
Ad Run Dates: 04/26/23;
05/10/23; 05/10/23;
05/31/2023
950 101162

Because of a default un-der the terms of the Secuder the terms of the Security Deed executed by Tina Hood to Regions Bank dated May 15, 2020, and recorded in 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 thereof pursuant to said Deed and Note thereby secured has declared the 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, 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, towit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LYING AND BEING IN LYING AND BEING IN LAND LOT 298 OF 5TH DISTRICT 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, BECORDS WHICH RECORDED PLAT IS INCORPORATED HEREINBY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION SID PROPERTY SUBJECT TO RESTRIC

Foreclosures Foreclosures TIONS, RESERVATIONS, EASEMENTS. OIL, GAS, RIGHTS IF

for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 6, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 234 of the 5th District, Gwinnett County, Georgia,

District, Gwinnett County, Georgia, being Lot 9, Block C of Thornbrooke Subdivision, as per plat thereof recorded in Plat Book 120, Page 8-11, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. The debt secure Debt has been and is hereby debeen and is hereby de-clared due because of, clared 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 Deed to Secure Debt. The debt remaining in default

ED 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 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 debt remaining in default, this sale will be made for this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1381 Cozy Cove Lawrenceville, Gand 130045. together with all dinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale 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 tenant(s). Regions Bank DBA Regions Mortgage as Attorney-in-Fact for Tina Hood File no. 23-080130 LOGS LEGAL (GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130-220-2535/CL https://www.logs.com/**
THE LAW FIRM IS ACT-

Cove Lawrenceville, 30045, together with all fixtures 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 possession of the subject property is (are):

possession of the subject property is (are): Veronique Voltaire and Rollin Francois or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a

(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, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) Q.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.

oed.
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of

rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents. er and office localistic 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 negotiate, amend and modify all terms of the mortgage with the debtor

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 notwithstanding, nothing in
OC.G.A. Section 44-14162.2 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 creditor under the power of sale granted in the aforementioned security instrument, specifically be-

or sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for Veronique Voltaire Maner, Martin & Derunavs, LLC 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACT-

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.
MBFC19-243
950.99987. 4/12.19.26.5/3 950-99987 **4/12 19 26 5/3 10 17 24 31 2023**

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER
Because of a default under the terms of the Security Deed executed by Patricia D. McCullough and Jeffrey 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 58626, Page 679, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to United Wholesale Mortgage, LLC, securing a ro United Wholesale Mortagage, 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 amount of said in-

sectived has declared in section 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 outry to the highest bidder for cash, the property described in said Deed, towit: All that tract or parcel of land lying and being in Land Lot 354 of the 5th District of Gwinnett County, Georgia, being Lot 58, Block A, Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, Block A, Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia Records, which plat is hereby referred to and by this reference made a part hereof. Said property is known as 3332 Plat 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 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 bedrees and all ex-

penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Patricia D Mccullough, successor in interest or tenant(s). successor in interest or tenant(s). UNITED WHOLESALE MORT-GAGE, LLC. as Attorney-in-Fact for Patricia D. McCullough and Jeffrey 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/cl https://www.logs.com/

Foreclosures

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.
950 100194

950 100194 **4/26,5/3,10,17,24,31, 2023**

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARCUS L MITCHELL to GUARANTY MORTGAGE SERVICES, LLC, dated December 15, 2020, recorded December 15, 2020, recorded December 15, 2020, recorded December 15, 2020, recorded December 16, 2020, recorded December 16, 2020, recorded December 17, 2020, in Deed Book 58187, Page 74, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty Thousand Eight Hundred Mineteen and 00/100 dolars (\$280,819.00), with interest thereon as provided or therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC dfb/a Shellpoint Mortgage Servicing, 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 June, 2023, all property described in said Security Deed including but not limited to the following described of property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 22, BLOCK A, CHEROKEE WOODS EAST SUBDIVISION UNIT TEN, ACCORDING TO PLAT RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY, RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERING LOT 22, BLOCK A, CHEROKEE WOODS EAST SUBDIVISION WHICH PLAT SOLOWARD SEAST SUBDIVISION SUBDIVISION TO PLAT RECORDED IN PLAT BOOK 22, PAGE 90, GWINNETT COUNTY RECORDS WHICH PLAT SOLOWARD SEAST SUBDIVISION OF A SAID RECORDS SEAST SUBDIVISION OF A SAID RECORDS WHICH PLAT SOLOWARD SEAST SUBDIVISION OF A SAID RECORDS WHICH PLAT SOLOWARD SEAST SUBDIVISION OF A SAID RECORDS WHICH PLAT SOLOWARD SEAST SUBDIVISION OF A SAID RECORDS WHICH PLAT SOLOWARD SEAST SUBDIVISION OF A SAID RECORDS SAID RECORDS SEAST SUBDIVISION OF A SAID RECORDS S

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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARCUS L MITCHELL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 80,055-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credired to negotiate, amend, or modify the terms of the tor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for MARCUS L MITCHELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-01811-2 Ad Run Dates 04/19/2023, 05/17/2023, 05/24/2023, 05/31/2023, 05/24/2023, 05/31/2023 griselaw.com/property-listing

950 100441 **4/19,5/10,17,24,31, 2023**

950 100441
4/19,5/10,17,24,31, 2023

NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
STACY MOORE
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE
FOR SOUTHEAST
MORTGAGE OF GEORGIA, INC., dated February
27, 2020, recorded March
2, 2020, in Deed Book
57287, Page 00803, Gwinnett County, Georgia
Records, said Security
Deed having been given to secure a Note of even
date in the original principal amount of One Hundred Sixty-Six Thousand
Nine Hundred Twenty and
00/100 dollars
(\$166,920.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to PennyMac Loan
Services, LLC, there will
be sold at public outcry to
the highest bidder for cash
at the Gwinnett County
Courthouse, within the le-

gal 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 OF LAND LYING AND BEING IN LAND LOT 181 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK C, ROLLING RIDGE, UNIT IV-A, PHASE IV, NORTH-WOOD P.U.D., AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 59, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BLAT BOOK 11, PAGE 191, PART HEREIN BATT HE a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant CO.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the Dade 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. Bank United, N.A. as attorney in Fact for Edward Vincent 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 4/26,5/3,10,17,24,31, 2023

Foreclosures

LAWRENCEVILLE, GA 30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the 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 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is STACY MOORE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to ne-gotiate, amend or modify all terms of the loan (af-NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JANET ONGATI TO MORATIA OF THE SECURITY OF THE S ăll terms of the loan (af-though not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Num-ber: 1- 866-549-3583. Nothing in O.C.G.A. Sec-tion 44-14-162.2 shall be construed to require a se-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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for STA-CY MOORE THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-099 Case No. PNY-22-06291-2 Ad Run Dates 04/05/2023, 05/17/2023, 05/31/2023 riselaw.com/property-listing 950 ing, however the property is more commonly known as 235 HELENS MANOR DRIVE, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the

cause 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 sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad 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 inspection of the property. all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JANET ON-GATI. CAINAN AOL OWANG, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the UIS Notice of Sale
Under Power
State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in 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 last assigned to Bank United, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in 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 (Received at Plat Book 81, Page 243, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, which recorded alt is incorporated herein by reference and made a part of this description. Tax ID: R5267 023 The debt secured by said Seurity Deed has been and subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Georgia United Credit Union, Loss Mitigation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. 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.

part of this description. Tax ID: R5267 023 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Bank modify the terms of the mortgage instrument. GEORGIA UNITED CREDIT UNION as Attorney in Fact for JANET ON-GATI 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 Corriers, GA 30071 Telephone Number: (877) 813-0992 Case No. GUCC-23-01499-1 Ad Run Dates 04/12/2023, 05/10/2023, 05/17/2023, 05/14/2023, 05/14/2023, 05/14/2023, 05/14/2023, 05/14/2023, 05/14/2023, Iselaw.com/property-listfees (notice of intent to collect attorney's fees having been given). Bank 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: 1-807-90-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 935 LIAC 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 rlselaw.com/property-list-950 100143

4/12, 5/10,17,24,31, 2023 Notice of Sale Under Power State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in Power of Sale contained in a Security Deed given by 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 Note of even

Foreclosures 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 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 June, 2023, the following defirst Tuesday in June, 2023, the following defirst Tuesday in June, 2023, the following and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia records, said plat being incorporated 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 and when due and in the Mote and Security Deed. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Lakeview Loan Servicing, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. 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. is the entity with the full authority to negotiate or possession of the subject property known as 2284 LVSLEK, GA 30078 israe: Nakitha phis porty will be disclosed by an accurate survey and payable), (b) any matters which migh to required to medit or nodify the terms of the loan pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not the Security Deed first security Deed first service and lien but of the property known as 2284 LVSLEK, GA 30078 israe:

ments, liens, encum-brances, zoning ordi-nances, easements, re-strictions, covenants, etc. The sale will be conducted strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. 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 100589

4/26,5/3,10,17,24,31,2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Carolyn Reid and Marquece Reid to Mortgage Electronic 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 to Reliance First Capital, LLC by assignment recorded on March 1, 2023 in Book 60461 Page 00075 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 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 County, Georgia, within the legal hours of sale on June 6, 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 PAREL OF LAND LYING AND BEING LOT 38, BLOCK C QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER LAT RECORDED IN PLAT BOOK 33, PAGE 295, GWINNETT, COUNTY, GEORGIA, BEING LOT 36, GWINNETT, COUNTY, GEORGIA, BRING LOT 37, COUNTY, GEORGIA, BRING LOT 38, GWINNETT, COUNTY, GEORGIA, GWINNETT, COUN PLAT BOOK 33, PAGE 295, GWINNETT COUNTY. GEORGIA RECORDS. WHICH RECORDED PLAT IS INCORPORATED HERBING HORDOWN AS 2760 MOUNTBERRY DRIVE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSTY, GEORGIA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The condify all terms of the loan (atthough not required by law to do so) is: Reliance First Capital, LLC they can be contacted at

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 recorded in Deed

9075 Foreclosures (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 at 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 Secret. nances, 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 party in possession of the property is Marquece Demetrius Reid, as Trustee of the Marquece Demetrius Reid, as a 2760 Mountbery Dr, Snellville, GA 30039. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the security deed and (3) any right of redemption or other lien not 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. GA 30341 404-789-2661 B85 file no.: 22-05919 950 101005 4/26,5/10,17,24,31, 2023

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 Security Deed from LINDA M. SCHEAFFER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION DIBJA NORTHPOINT MORTGAGE, dated July 11, 2017, recorded July 12, 2017, in Deed Book 55250, Page 0597, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property dead 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 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT BOOK 83, PAGE 154, REVISED IN PLAT BOOK 84, PAGE 145 ET. SEO., GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART IS

terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the

saie will be made for the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the 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 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; as sessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LINDA M. SCHEAFFER, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: M & amp; T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE. WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for LINDA M. SCHEAFFER HAE 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 PURDER. ALTONED RECOLLECTOR, UNDER FEDERAL LAW. IF SO, STAINED WILL BE USED FOR THAT PURDES. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURDES. ANY INFORMATION OBTAINED WILL BE USED SON STAINED WILL BE USED SON STAINED

and recorded in Deed Book 51881, Page 854, Gwinnett County Records, securing a Note

elaw.com/property-list-950 100725 4/19,5/10,17,24,31, 2023 STATE OF GEORGIA



thereby secured has declared the entire amount of said indebtedness due and payable and, pusuant 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 Courhouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, towit: ALL THAT 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 PER PLAT RECORDED IN PLAT BOOK 91 PAGE 220, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING IN-CORPORATED HEREIN AND MADE REFERENCE HERETO SUBJECT TO ALL EASE-MENTS AND RESTRICTIONS OF RECORD Said property is known as 2200 Skylar Leigh Drive, Buford, GA 30518, together with all fixtures and personal property at ached to and constituting a part of said property, if any, Said property, if any, Said property, if yellow, Said property, and personal property in personal property i FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 950 100733 4/26,5/3,10,17,24,31, 2023 9076 Right to Redeem Gpn11
gdp1210
NOTICE OF
FORECLOSURE OF
FORECLOSURE OF
RIGHT TO REDEM
TO: Def in Fi Fa ALLEN R.
COOK and CLARISSA M
COOK, Occupant/Resident of TAMER LANE,
LIBURN, 30047 GA,
GWINNETT County, GA;
All persons known and unyingth, title interest in, or lien
upon TAMER LANE, LILBURN, 30047 GA, GWINNETT County, GA;
All creditors of any of the
foregoing; and ALL THE
WORLD. TAKE NOTICE
THAT: Pursuant to
O.C.G.A. 48-4-45 and 484-46, the right to redeen
the following described
property,
with the tract or parcel of
land lying and being in
Land Lot 109 of the 6th
District, Gwinnett County,
Georgia, being Lot 19,
Block "H", Unit Two, Foxmoor Subdivision, as per
plat recorded at Plat Book
4, Page 193, Gwinnett
County, Georgia Records,
and being known as 3793
Finger Creek Drive, Lilburn, Georgia, 30047, according to the present system of numbering houses.
This conveyance is subject to the following: Conditions, reservations, limitations, ease-

ditions, restrictions, reservations, limitations, easements, and utility agreements of record, if any, but this is not to reimpose some. As described in Deed Book 2862, Page 100. Further described as Map & Parcel R6109 102, will expire and be forever foreclosed and barred on and after APRIL, 24TH, 2023. The property may be redeemed at any time before the date stated above by payment of the redemption price as fixed and provided by law to ADA AKPATI, SOVRAN LAW FIRM 1300 RIDE-NOUR BLVD, SUITE 100 KENNESAW GA 30152. Note: redemption must be

NOUR BLVD, SUITE 100 KENNESAW GA 30152. Note: redemption must be made only to ADA AK-PATI. personally, and redemption funds cannot be left at the law firm address. Tender must be made as required in C.C.G.A. 48-4-42 in lawful money of the United States (no revocable monetary instrument will satisfy the requirements of the above-cited statute.) Last minute redemption is a complicated legal process and if you are planning redemption, please review and comply with the 72 Hour Redemption Policy posted at the law firm. The title issues with this property are complex. The inclusion of any given party appearing in the To: line in the above Notice DOES NOT NECESSARILY MEAN that such party/les possess a redemption right.

570,17,24,31,2023

right. 5/10,17,24,31,2023

9080 Gpn14 gdp1383

DUI



Notice of Conviction
GWINNETT STATE COURT COURT: ACCUSATION NO.: 2019-D-02585-S7 CONVICTED PERSON: