Foreclosures

FLAGSTAR BANK, N.A., 5151 Corporate Drive, Troy, MI 48098. 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; else right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants; easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the womers and party in possession of the property are Loreen D Kemmer 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. Passes of the Sankrupter Contact: Padgett Law Group: 6267 Olid Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-520 Ad Run Dates: 05/10/23; 05/17/23; 05/24/23; 05/31/23 5:10,17,24,31,2023

Gpn11
gdp1001
NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
SAROJ K. PATEL to U.S.
BANK NA, dated November 4, 2013, recorded
November 21, 2013, in
Deed Book 52654, Page
753, Gwinnett County,
Georgia Records, said Security Deed having been
given to secure a Note of
even date in the original
principal amount of Three
Hundred Thirty-Six Thousand Seven Hundred and
00/100 dollars
(\$336,700.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to Federal Home
Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie Mac
Seasoned Loans Structured Transaction Trust,
Series 2020-1, there will
be sold at public outcry to
the highest bidder for cash
at the Gwinnett 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 property: ALL
THACT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 2 OF THE 1ST DISTRICT, GMD 1749-3,
GWINNETT COUNTY MD 1749-3, COUNTY, BEING LOT (A. UNIT ONE LAKE VIEW A1 HAMIL-TON MILL SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 225-232, GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PECORDED PLAT IS IN-

TY. GEORGIA WHICH RECORDS WHICH RECORDED PLAT IS IN-CORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being control. description being control-ling, however the property is more commonly known as 2395 LAKE COVE CT, BUFORD, GA 30519. 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 abovenamed 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 edemption 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; encumentances; 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 SAROJ K. PATEL, KETAN PATEL, or tenants(s). The sale will be conducted subject (1) to confirmation and audit of the status of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation and audit of the status of the loan with the holder of the Property is ATEL, KETAN PATEL, OT SAROJ K. PATEL, KETAN PATEL, THE BELOW LAW FIRM MAY BE HELOW LAW FIRM MAY

Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Cocnee Parkway, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and on-judicial sales in the State of Georgia in limited circumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Aktorney-in-Fact for LAWRENCE W. JONES Contact: Ron C. Bingham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326 (470) 427-3700 5/14,17,24,31,2023 5/14,17,24,31,2023 NOTICE OF SALE UNDER POWER 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
Mortgade Electronic Sale Contained in that creation 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 Sixty-Nine Thousand Six Hundred Forty-Five and 00/100 dollars (\$269,645.00) with interest thereon as provided therein, as last transferred to New American Funding. LC fl/ka Broker Solutions, Inc. d/b/a New American Funding recorded in Deed Book 60533, Page 0.0695, 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 le-ANY INFORMATION OBTAINED WILL BE USED

Foreclosures FOR THAT PURPOSE 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. SPS-23-01406-1 Ad Run Dates 05/10/2023 Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

rlselaw.com/property-list-5:10,17,24,31, 2023

BEING INCORPORATED HEREIN BY REFERENCE HERETO TAX PARCEL ID #15N06-209 The sums due under said Security Deed (the Indebtedness)

have been, and are here-by, declared due because

of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purposes of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence W. Jones, or tenant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property, (iii) any and all unpaid real and personal property ad valorem taxes, special assessments and governmental assessments; (iv)

sessments and govern-mental assessments; (iv) any and all prior restric-tions, rights of way, and assessments of record, if any, appearing of record prior to the date of the Se-

prior to the date of the Se-curity Deed: (v) any and all restrictions, rights of way, and assessments or record appearing of record after the date of the Secu-rity Deed and consented to of record by the original lender or holder, as appli-cable; and (vi) all out-

lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend and

negotiate, amend and modify the terms of the Note and the Security Deed is as follows: Ms.

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 155 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A OF LIVINGSTON PARK SUBDIVISION, AS PER PLAT DIVISION, AS PER PLAT RECORDED IN PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK 113, PAGES 228-231, GWINNETT COUNTY GEORGIA RECORDS SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO Said property may more commonly be known as 2537 Bay Crest Lane. Loganville, GA 30052. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, 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 condition of 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 sale will authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba Naw American Funding, New A

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;
05/03/23; 05/17/23; 05/24/2023;
05/31/2023
950 101162 950 101162 **4/26,5/3,10,17,24,31, 2023**

lutions Inc. dba New American Funding as At-torney-in-Fact for Sass-chon Henderson Contact:

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER NOTICE POWER

Because of a default under 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 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, the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to wit: ALL THAT TRACTOR PARCEL OF LAND 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 RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION SAID PROPERTY. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD BY OUTCLAIM DEED FROM RAYMOND C. POUCHER TO TINA R. HOOD, DATED ON/26/2016, AND RECORDED IN MORE CORPORD IN MORE OF THE COUNTY. MENT 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 will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Set

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 Atlanta, GA 30346 (770) 220-2535/CL https://www.logs.com/
*THE LAW FIRM IS ACT-ING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUROSE.

950 101082

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

Foreclosures 9075 Foreclosures

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 224 OF THE
5TH DISTRICT, GWINHATT COUNTY, GEOR
GIA, BEING LOT 60,
BLOCK A, CARLTON
CHASE, UNIT ONE, PER
PLAT BOOK 87, PAGE
176, GWINNETT COUNTY
GEORGIA
RECORDS WHICH INSUE
BESCRIPTION. SUBJESCRIPTION. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. Said

MENIS AND HESTHICTIONS OF RECORD. Said property is known as 317 Carlton Chase Court, 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 inspection of the property,

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 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 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 Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/*THE LAW FIRM IS ACT. ING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.
(":)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 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 June, 2023, to
wit: June 6, 2023, the following described property:
All that tract or parcel of
land lying and being in
Land Lot 234 of the 5th
District, Gwinnett County,
Georgia,
being Lot 9, Block C of
Thornbrooke Subdivision,
as per plat thereof recorded in Pat Book 120, Page
8,11

8-11, Gwinnett County, Georgia Records, which recorded plat is incorporated herein

by reference and made a part of this description.
The debt secured by said
Deed to Secure Debt has been and is hereby de-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 debt remaining in default, this sale will be made for

debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1381 Cozy Cove Lane, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): 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 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, re-

strictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 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 altion 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 may not be provided until final confirmation and audit of the status of the loan as provided in the preceding

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 is:

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 OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

cure 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 being Carrington Mortgage Services, LLC as attomey in fact for Veronique Voltaire Maner, Martin & Described to the security and the security and the security of the security of

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 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 Note in the original principal amount of \$265,821.00, the holder thereof pursuant to amount of said indebtedness due and Note thereby secured has declared the entire amount of said indebtedness due and apyable and, pursuant to the power of sale concinned in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale before the Courthouse does not said Deed, to the highest bidder of cash, the property described in said Deed, towit: All that tract or property described in said Deed, towit: All that tract or property of the highest bidder or cash, the property described in said Deed, towit: All that tract or property of the highest bidder or said property side of the side of the said property is of the said property is of the said property is of the said property, if any, Said property will be sold subject to any outstanding ad valorem taxes (including task which might be disclosed by his reference made a part hereof. Said property is or may be in the possession of herosed of said sale will be conducted subject (1) to confirmation that the sale in the said property is or may be in the possession of Patricia D. McCullough File no. 22-107604 p. 107604 p. 10760

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 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 dollars (\$280,819.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortagage 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 de

9075 Foreclosures scribed 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 BOOK 22, PAGE 90, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 2497 DAKOTA TRAIL SW, LILBURN, GA 30047. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of the 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 attomeys 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 abovenamed 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 is MARCUS (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 is MARCUS (Including taxes which are a lien, whether or not now due and payable); the right of the holder of 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. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARCUS (Including taxes which are a lien, whether or not now due and the sale is not prohibited under the U.S. Bankruptcy Code and (ıng 950

to require a secured credi-tor 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, 05/107/2023, 05/107/2023, 05/107/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 105/24/2023, 05/31/2023 100441

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

NOTICE OF SALE UNDER POWER UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
STACY MOORE to
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, GwinFore the 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 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 in said Security
Deed including but not limited to the following described in said Security
Deed including but not limited to the following described in Said Security
Deed including but not limited to the following described in Said Security
Deed including but not limited to the following described in Said Security
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Deed including but not limited to the following described property described in Said Security
Deed including but not limited to the following described property described in Said Security
Deed including but not limited to the following described property in 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 in the legal hours of Sale on the
first Tuesday in June,
2023, all property described property in the legal hours of Sale

A30044. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the torms of said Security. 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 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, of tenants(s).

The sale will be conducted

9075 Foreclosures 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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200. Westlake Village, CA 91361, Telephone Number: 1- 866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a set 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) 813-0992 Case No. PNY-22-06291-2 Ad Run Dates 04/05/2023, 05/17/2023, 05/24/2023, 05/31/2023 05/31/2023 15slaw.com/property-listing 950

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.AS GRANTEE, AS NOMINEE FOR GEORGIA UNITED CREDIT UNION, dated September 14, 2018, recorded September 14, 2018, recorded September 18, 2018, in Deed Book 56139, Page 169, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Forty-Two Thousand and 00/100 dollars (\$342,000.00), with interest thereon as provided for therein, said Security Deed having been sist sold, assigned and transferred to Georgia United Credit Union, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County to the lighest bidder for cash at the Gwinnett County to the lighest bidder for cash at the Gwinnett County to the sold at public outcry to the sold at public outcry to the lighest bidder for cash at the Gwinnett County to the lighest bidder for cash at the Gwinnett County to the sold at public outcry to the sold at public outcry to the light of the following 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 BEING I

rlselaw.com/property-list-950 100143

4/12, 5/10,17,24,31, 2023 Notice of Sale Under Power 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
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
date in the original principal amount of
\$201,286.00, with interest
at the rate specified there-

9075 Foreclosures

in, 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 described property: 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, Hertford Woods Subdivision, Uff., 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 as and when due and in the manner provided in the 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. 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 nas been and sale sevent 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, the secured creditor is not required to amend or modify the terms of the loan. The property will be sold subject to the Security Deed and payable), (b) any matters which might be sold subject to any payable), (b) any matters which might be sold subject to the Security Deed first set unt lameter which might be sold subject to the Security Deed first set unt lameter which might be sold subject to the Security Deed first set unt lameter which might be sold subject to the Security Deed first set unt lameter which might be record superior to the Security Deed first set unt lameter of record sup

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 deef Pursuant to 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 ayable 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 950 100589

950 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 Courty, 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 Sunder of the Courty, 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 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.

TY. GEORGIA RECORDS. WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BEING KNOWN AS 2760 MOUNTBERRY DRIVE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSTEN BEING HOUSTEN BEING HOUSTEN BEING WINNETT COUNTY, 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 lees (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 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, Illi-

nois 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of sessments, liters, encurry and continuous 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 Trustee of the Marquece Demetrius Reid firust or tenant(s); and said property is more commonly known as 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 loan with the holder 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 Dunwoodt Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-05919 950 101005 4/26,5/10,17,24,31, 2023

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Foreclosures

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 DIB/A NORTHPOINT MORTGAGE CORPORATION DIB/A NORTHPOINT MORTGAGE, dated 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 described in said Security Deed including but not limited to the following described property: ALL THACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING IN LAND LOT 364, 7TH DISTRICT, GWINNETT COUNTY, SEO, GWINNETT COUNTY, SEO, GWINNETT COUNTY, SEO, GWINNETT COUNTY, TY SEO, GWINNETT COUNTY, TY COUNTY COUN SEQ., GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. OF THIS DESCRIPTION.
Said legal description being controlling, however the property is more commonly known as 1310 MOUNTAIN IVEY COURT, SUGAR HILL, GA 30518. The indebtedness secured by said Security Deed has been and is bereing deplared flue beis hereby declared due be-cause 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 same, all expenses of the sale, including attorneys fees (notice to collect rees (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; as-essments; 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 inot prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan (although not required by law to do so) is: M & amp; T Bank, Loss Mitigation Dept., 1100 WEHRLE WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. 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 nortgage instrument. LAKEVIEW LOAN SERVICING, LLCA

STUTIPENT. LARKEVIEW
LOAN SERVICING, LLC
as Attorney in Fact for
LINDA M. SCHEAFFER
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. MTB-23-01451-1 Ad
Run Dates 04/19/2023,
05/10/2023, 05/31/2023
31selaw.com/property-listing
950 100725 950 100725 **4/19,5/10,17,24,31, 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 Stephen J. Simone and
Whitney Leigh Simone to
Wells Fargo Bank, N.A.
dated December 14, 2012,
and recorded in Deed
Book S1881, Page 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