Foreclosures

IS ACTING AS A DEBI
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. To obtain options
and alternatives to foreclosure please contact
carrington Mortgage
Services, LLC directly,
foll free by the following
telephone number: (800
561 4567). 00000009842709
BARRETT DAFFIN
FRAPPIER TURNER &
ENGEL, LLP. 4004 Belt ENGEL, LLP 4004 Belt Line Road, Suite 100 Ad-dison, Texas 75001 Tele-phone: (972) 341 5398. 8:9,16,23,30,2023 GDP4147

GDP4147
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
TOORAK CAPITAL
PARTNERS LC, a
Delaware limited liability
company (the
Lender), under and by
virtue of the power of
sale contained in that
certain Deed to Secure
Debt, Assignment of certain Deed to Secure Debt, Assignment of Rents and Security Agreement, dated April 30, 2019 and recorded on May 2, 2019, in Deed Book 55653, Page 688 with the Gwinnett County, Georgia, Clerk of Superior Court (as amended from time to time, collectively, the Security Instrument), executed and delivered by INTERNATIONAL PROPERTY CONSORTIUM LLC, a Georgia limited liability company (Borrower), to RCN CAPITAL, LLC, a Connecticut limited liability company (Borrower), to Machiel Security Company (Borrower), to Machiel Security Company (Borrower), to Machiel Security Company (the Assignor), as assigned by the Assignor to Lender, pursuant to that certain Assignment of Security Deed, dated May 2, 2019 and recorded June 19, 2019, in Deed Book 5672. Debt, Rents Assignment and recorded June 19, 2019, in Deed Book 56672, onto recorded Julie 1, 2019, in Deed Book 56672, Page 282 with the Gwinnett County, Georgia, Clerk of Superior Court, and that certain Corrective Assignment of Security Deed, dated July 27, 2023 and recorded August 3, 2023, in Deed Book 60735, Page 463 with the Gwinnett County, Georgia, Clerk of Superior Court (theAssignment, and together with the Security Instrument the Security Deed), which Security Deed secures indebtedness evidenced by that certain Commercial Promissory Note dated April 30, 2019, in the original principal amount of \$117,975.00 (theNate). Lender, being the Security Lender, being the owner and holder of the Securiand holder of the Security Deed and acting in its capacity as attorney-in-fact for Borrower, will sell at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Sentember 5 2023 car-

thereof as has not, as of the first Tuesday, been released by duly recordreleased with the security Deed):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOT 179, 5TH DISTRICT, GWINNETT
COUNTY, GEORGIA,
CONTAINING ONE (1)
ACRE AS SHOWN ON A
PLAT OF SURVEY FOR
CLARENCE DAYTON
PREPARED BY HAN-CLARENCE DAYTON
PREPARED BY HANNON AND MEEKS SURVEYORS, APRIL 25,
1968, RECORDED IN
PLAT BOOK O, PAGE
232, GWINNETT COUNTY RECORDS, AND
MORE PARTICULARLY
DESCRIBED ACCORDING TO SAID PLAT AS

September 5, 2023, ce tain real property legally described as (or so much

DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: FOLLOWS:
BEGINNING AT THE
POINT OF INTERSECTION OF THE
NORTHERLY RIGHT
OF WAY LINE OF
SPRINGLAKE ROAD,
ALSO KNOWN AS OLD
WINDER DOAD. ALSO KNOWN AS OLD WINDER ROAD, (A 60 FOOT RIGHT OF WAY), WITH THE CENTER LINE OF PAPER MILL ROAD AND RUNNING THENCE NORTH 28 DE-

THENCE NORTH 28 DEGREES 33 MINUTES EAST 220.5 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 86 DEGREES 13 MINUTES EAST 203.2 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF PROPER TY OF G. J. YANCEY; RUNNING THENCE SOUTH 21 DEGREES 19 MINUTES WEST RUNNING IHENCE
SOUTH 21 DEGREES 19
MINUTES WEST
ALONG THE LINE OF
SAID YANCEY PROPERTY 210 FEET TO AN
IRON PIN ON THE
NORTHERLY RIGHT
OF WAY LINE OF
SPRINGLAKE ROAD;
RUNNING THENCE
NORTH 86 DEGREES 13
MINUTES WEST
ALONG THE
NORTHERLY RIGHT
OF WAY LINE OF
SPRINGLAKE ROAD
232.3 FEET TO THE
POINT OF INTERSECTION OF THE
NORTHERLY RIGHT
OF WAY LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE OF
DAY
LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE OF
DAY
LINE OF
SPRINGLAKE ROAD
AND THE CENTER
LINE OF
DAY
LINE O

INFORMATION OB-TAINED IN THIS RE-GARD WILL BE USED FOR THE PURPOSE OF COLLECTION. TOORAK CAPITAL PARTNERS LLC, a Delaware limited liability company, as attorney-in-fact for INTERNA-TIONAL PROPERTY CONSORTIUM LLC, a Georgia limited liability company.

BEGINNING. LESS AND EXCEPT: The property conveyed to Gwinnett County by Deed dated 1/4/2008 and recorded in Deed Book 48565, Page 105, Gwinnett

48565, Page 105, Gwinnett County, Georgia Records. Subject to any Easements or Restrictions of Record. TOGETHER WITH (collectively, the Property): A.All right, title, and interest of Grantor in and to (i) all streets, roads, alleys, easements, rightsoft-way, licenses, rights alleys, easements, rights of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adiacent, used in connection with or pertaining to the real property or the Improvements (as hereinfter defined) (ii) any provements (as here-inoffer defined), (ii) and strips or gores between the real property and abutting or adjacent properties, and (iii) all water and water rights, timber, crops and miner-al interests pertaining to the real property (such real property and other

9075 Foreclosures rights, titles, and interests being hereinafter sometimes called the

Land); B.All buildings, struc-B.All buildings, structures, improvements now constructed or at any time in the future constructed or placed upon the Land, including any future alterations, replacements and additions (the Improvements); C.All fixtures and systems and articles of persent articles are articles and articles of persent articles are articles and articles are arti tems and articles of per sonal property, of every kind and character (all of which are herein sometimes referred to

together as Accessories);
D.All rents (whether from residential or non-residential space), revenues, and other income of the Land or the Improvements (all of which are herein sometimes reare herein sometimes re-ferred to together as the

ferred to together as the Rents);
E.All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Premises, or any portion of the any portion of the Premises (including proprietary leases or occu-pancy agreements if Grantor is a cooperative ordinor is a cooperative housing corporation), and all modifications, extensions or renewals (all of which are herein sometimes referred to together as the Leases); F.All proceeds, products, consideration, compensation and recoveries di-

has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D), (E), (F), and all property used or useful in connection therewith, including, but not limited to, remainders, reversions and reversionary rights or interests. To the best knowledge of Lender, the Property is

To the best knowledge of Lender, the Property is in the legal possession of Borrower. The Property will be sold on an AS IS, WHERE IS basis without recourse against Lender, without representation or warranty of any kind or nature whatsoever with respect thereto, without any assurance afforded to the exact acreage and square footage contained in the Land description, and subject to all of the following, without limitation:

following, without limitation:
(a)all outstanding taxes, assessments, and utility bills which are valid liens and encumbrances upon any of the Property and which are prior in right to the lien and security interest of Lender (including taxes which are liens, but not yet payable);
(b)any and all easements, restrictions, covenants, encumbrances and other matters which would be re-

ters which would be re-vealed by an inspection

or accurate survey of the

Land; (c)all valid zoning ordi-

(C) all value 2011ing oral-nances; (d) any and all ease-ments, limitations, re-strictions, reservations, covenants, and encum-brances of record to which the Security Deed is subordinate in terms of priority; (e) confirmation and au-dit of the status of the

(e)confirmation and audit of the status of the loan evidenced by the Note; and (f)the effect of the United States Bankruptcy Code.

The proceeds of the sale of the Property will be applied in accordance with the Security Deed to the payment of the indebtedness owed to

the payment of the indebtedness owed to
Lender under the Security Deed and Note, and to
the payment of all expenses of sale to the extent provided by Georgia
law. Lender reserves
the right to credit bid at
the sale all or a portion
of the unpaid indebtedness owed to Lender under the Security Deed

ness owed to Lender under the Security Deed and Note.
Notice has been given, in writing and by statutorily sufficient delivery, to Borrower containing the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the

modify all terms of the Security Deed and Note

security Deed and Note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a), and such person may be contacted by and through his great coursely for

DET DEIOW.
THIS PUBLICATION IS
AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OB-

company. Counsel for Lender:

Andrew C. Shipp
Polsinelli PC
1201 West Peachtree
Street NW, Suite 1100
Atlanta, Georgia 30309
404.253.6074

8:9,16,23,30,2023

Gpn11 gdp2473 STATE OF GEORGIA COUNTY OF GWIN-

COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Ernest A. Hudson and Janet Watkins Hudson to Mortgage Electronic Registration Systems, Inc.. as Nominee for

Registration Systems, Inc., as Nominee for North American Savings Bank, FSB dated April 6, 2015, and recorded in Deed Book 53499, Page 0492, as last modified in Deed Book 60412, Page 617, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to North American Savings Bank, F.S.B. securing a

Bank F.S.B. securing a Note in the original prin-

cipal amount of \$142,015.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the

ing 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, consideration, compensation and recoveries, direct or consequential, cash and noncash, of or arising from, as the case may be, (i) the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D), and (E); (ii) any sale, lease or other disposition thereof; (iii) each policy of insurance relating thereto (including premium refunds); cumbrances, zoning ordi-nances, 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 indebt-edness and all expenses of said sale as provided in said Deed, and the bal-ance, if any, will be dis-tributed as provided by law. each policy of insurance relating thereto (including premium refunds); (iv) the taking thereof or of any rights appurtenant thereto by eminent domain or sale in lieu thereof for public or quasi-public use under any law; and (v) any of the rights of streets, curb cuts or other rights of access) or other rights of access) or other rights of access) or other wise caused; and G.All other interests of every kind and character, and proceeds thereof (including, without limitation, declarants rights under any declaration fovenants affecting the Land, which Grantor now has or hereafter acquires in, to or for the benefit of the premetties rights tit.

tributed 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 Ernest Hudson and Janet Watkins Hudson, successor in interest or tenant (s).

North American Savings Bank F.S.B. as Attorneyin-Fact for Ernest A. Hudson and Janet Watkins Hudson, Savings Bank F.S.B. as Conserved the savings Bank F.S.B. as Attorneyin-Fact for Ernest A. Hudson and Janet Watkins Hudson File no. 23-080598

Page 87, Gwinnett Coun-ty, Georgia Records, which plat is incorporat-ed herein and made a part hereof by reference. Said property is known as 231 Allatoona Road, Lawrenceville, GA 30043, together with all fixtures and personal property at-tached to and constituting a part of said proper-ty, if any. Said property will be sold

Said property will be sold subject to any outstand-ing ad valorem taxes (in-

File no. 23-080598 LOGS LEGAL GROUP LLP\* LLP\*
Attorneys and Counselors
at Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 2202335/\*\*\*CF\_REFERENCE\_INITIALS\*\*\*
bttps://www.logs.com/

2939.\*\*CF\_REFER-ENCE\_INITIALS\*\*\* https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 06/28/2023 7/3/2023 7/3/2023 7/3/2023 07/26/2023 08/09/2023 08/09/2023 08/16/2023 08/16/2023 08/30/2023

Gpn11
sdp2936
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from CODY YOUNG to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE AS A NOMINEE FOR NBKC BANK,
dated July 11, 2022, in
Deed Book 60077, Page
328, 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 Three
Thousand Five Hundred
Ninety-Nine and 00/100
foliars (\$303.599.00), with Ninety-Nine and 00/100 dollars (\$303,599.00), with interest thereon as pro-vided for therein, said Security Deed having been lost sold, assigned and transferred to NBKC BANK, there will be sold at public outcry to the highest bidder for cash highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the lirst Tuesday in September, 2023, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY-ING AND REING IN

PARCEL OF LAND LYING AND BEING IN
LAND LOT 51 OF THE
7TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
4, BLOCK "A",
SADLER'S WOOD SUBDIVISION, ACCORDING
TO A PLAT RECORDED
IN PLAT BOOK 2, PAGE
107, GWINNETT COUNTY, GEORGIA GEORGIA WHICH TY, GEORGIA RECORDS, WHICH PLAT IS INCORPORAT-ED HEREIN BY REF-

PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE
COMPLETE DESCRIPTION.
Said legal description being controlling, however
the property is more
commonly known as 422
TROTTERS RIDGE,
LAWRENCEVILLE, GA
30043.
The indebtedness secured by said Security
Deed has been and is
hereby declared due because of default under
the terms of said Security
Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
paying the same, all expenses of the sale, including attorneys fees
(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

Deed.
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 subject to the following items which 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; restricassessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is CODY YOUNG, 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

ordinances;

Foreclosures entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, september 5, 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 certain parcel of Lawrenceville, County of Gwinnett and State of Georgia bounded and described as follows: All that tract or parcel of land lying and being in Land Lot 86 of the 7th District, Gwinnett County Georgia, being Lot 39, Block B of Hearthstone Lake Subdivision. Unit Two, as shown on plat recorded in Plat Book 51, Page 87, Gwinnett County, Georgia Records, which latt is incorporatholder of the Security Deed.
The entity having full

The entity having full authority to negotiac, amend or modify all terms of the loan (although not required by low to do so) is: NBKC Bank, 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 mortgoe instrument.

the terms of the mortgage instrument.
NBKC BANK
as Attorney in Fact for
CODY YOUNG
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071

phone Number: 813-0992 Case No. Telephone (877) 813-DNBKC-23-02751-1 Ad Run Dates 07/19/2023, 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023

Gpn11 gdp3020 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

NETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Ralphael D. Lester to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans dated February 20, 2019, and recorded in Deed Book 5458, Page 72, and pursuant to court order recorded in Deed Book 58559, Page 446, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wilmington Sovings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1, securing a Note in the original principal amount of \$176,500.00, the holder thereof pursuant to said indebtedness due and payable and, pursuant to the bower of of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 5, 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:

scribed in said Deed, to-wif:
All that tract or parcel of land lying and being in Land Lot 349 of the 4th District of Gwinnett County, Georgia, being Part of Lot 56 and all of Lot 57, Block B, Norris Lake Shores Subdivision, first section and being more particularly de-scribed as follows: Begin at an iron pin set

more particularly described as follows:
Begin at an iron pin set on northeasterly side of Hightower Trail at the common corner of Lots 56 and 70 of said subdivision; thence north 53 degrees 46 minutes 37 seconds west, 20.35 feet to an iron pin set; thence north 14 degrees 27 minutes 48 seconds east only the line dividing Lots 55 and 56, 175.65 feet to an iron pit set on the southwesterly side of Lake Drive; thence along said Lake Drive; thence along the seconds west, 107.62 feet to an iron pin found at the corner common to Lots 57 and 58; thence south 14 degrees 52 minutes 53 seconds west, 107.62 feet to an iron pin found; thence south 14 degrees 47 minutes 44 seconds west along Lot 70, 89.55 feet to an iron pin set and the point of beginning. Being known sall of Lot 57, Block B, pin set and the point of beginning. Being known as all of Lot 57, Block B, Norris Lake Shores Subdivision recorded in Plat Book F, Page 39, Gwinnett County, Georgia records and part of Lot 56, Block B, Norris Lake Shores Subdivision, First Section. Being described in accordance with a survey prepared for Michael L. Kister and Cindy Kister, dated July 21,

vey prepared for Michael L. Kister and Cindy Kister, dated July 21, 1987, by Gordon Story & Associates, and being shown as all of Lot 57 and part of Lot 56, Block B, Norris Lake Shores Subdivision, First Sec-tion. Parcel Identification Numbers: R4349 060 & R4349 061; Said property is known as 8491 Lake Drive, Snel-Iville, GA 30039, together with all fixtures and per-

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, any assessments, liens, encumbrances, roning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

out above. ine 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 proceeds of said sale

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 Ralphael D. Lester, successor in interest or tenant(s).

ant(s). Wilmington Savings Fund Society, FSB d/b/a Fund Society, FSB d/b/a Christiana Trust not in its individual capacity but solely as trustee for Bantam Funding Trust 2018-1 as Attorney-in-Fact for Ralphael D. Lester File no. 20-076457 LOGS LEGAL GROUP LLP\*

Attorneys and Counselors Attorneys and Counselors at Law
211 Perimeter Center
Parkway, N.E., Suife 130
Attlanta, GA 30346
(770) 220-2535
https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINFD WILL BE TAINED WILL BE USED FOR THAT PUR-POSE.

07/26/2023 08/02/2023 08/09/2023 08/16/2023 08/23/2023 08/30/2023

Foreclosures 9075 Foreclosures

GPN11
gdp3126

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from RANDY EARL
HAMBRICK, JR. and TARA DELINA HAMBRICK, JR. and TARA DELINA HAMBRICK to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR MORTGAGE
RESEARCH CENTER, LLC DBA
VETERANS UNITED HOME LOANS, dated August 3, 2021, recorded August 7, 2021, in Deed Book 59049, Page 00687, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Sixty Thousand and 00/100 dollars (\$460,000.00), with interest thereon as provided Hundred Sixty Thousand and 00/100 dollars (\$460,000.00), 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 September, 2023, all property described in said Security Deed in said Security Deed in the following described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 44 OF THE LAND LOT 44 OF THE
6TH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 37,
BLOCK C, UNIT 7,
CHEROKEE WOODS
EAST SUBDIVISION,
ACCORDING TO PLAT
OF SURVEY RECORDED IN PLAT BOOK 18,
PAGE 5, GWINNETT
COUNTY, GEORGIA
RECORDS. WHICH
PLAT AND THE COUNTY, GEORGIA RECORDS. WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREEFROM DIMINUTION OR POLLUTION.

Said legal description being controlling, howev-er the property is more commonly known as 4822 TOMAHAWK CT 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 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 proided for under the terms of the Security Deed.

Said property will be sold on an as-is basis without any representa-tion, warranty or re-course against the abovecourse against the above-named or the under-signed. The sale will also be subject to the fol-lowing items which may affect the title: any out-standing ad valorem tax-es (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority: 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 or to said Security Deed.

To the best of the knowledge and belief of the un-dersigned, the owner and party in possession of the property is RANDY EARL HAMBRICK, JR., TARA DELINA HAM-BRICK, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is mation 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: Loan-Care, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. 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.

LAKEVIEW LOAN SER-VICING, LLC as Attorney in Fact for RANDY EARL HAM-BRICK, JR., TARA DELINA HAMBRICK

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, Suife 100,
Peachtree Corners, GA
30071

30071
Telephone Number:
(877) 813-0992 Case No.
LNC-22-07160-5
Ad Run Dates 08/09/2023,
08/30/2023,
08/30/2023
Tiselaw.com/propertylisting

08/09/2023 08/16/2023 08/23/2023 08/30/2023 Gpn11

gdp3141 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

DER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from TOP DESIGNS
GROUP LLC to NEXTRES, LLC, dated October 13, 2022, recorded October 21, 2022, in Deed
Book 60268, Page 00720,
Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of
even date in the original
principal amount of Seven Hundred Thirty-One
Thousand Two Hundred
Fifty and 00/100 dollars
(5731,250,00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to Nextres, 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 September,
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 NO. 75 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING FOUR (4) ACRES, MORE OR LESS, AND PARTICULARLY DESCRIBED AS FOLLOWS:

SCRIBED AS
FOLLOWS:
BEGIN AT THE
RORTHWEST CORNER
OF THE TRACT HEREIN CONVEYED, ON
THE LINE OF PROPERTY OF GILL WHICH
POINT IS 487 FEET
SOUTHEASTERLY
FROM POUNDS CREEK
ALONG THE LINE OF
SAID GILL PROPERTY,
AND RUN THENCE
NORTH 57.4 DEGREES
EAST 547 FEET TO A
CORNER;
THENCE
SOUTH 30 DEGREES
EAST 400 FEET TO A
CORNER;
THENCE
SOUTH 57.5 DEGREES
WEST TO A CORNER
ON THE PUBLIC ROAD
LEADING TO SNELLVILLE, GA.; THENCE
NORTHWESTERLY
ALONG SAID PUBLIC

LEADING TO SNELL
LVILLE, GA.; THENCE
NORTHWESTERLY
ALONG SAID PUBLIC
ROAD 100 FEET TO A
CORNER; THENCE
SOUTH 57.5 DEGREES
WEST 131 FEET, MORE
ON PROPERTY OF
GILL AND THENCE IN
A NORTHWESTERLY
DIRECTION ALONG
SAID GILL PROPERTY
300 FEET TO THE
POINT OF BEGINNING.
SAID LAND IS PARTICULARLY DELINEATED
AND SHOWN ON A
PLAT OF THE NANCY
BENNETT SUBDIVISION, PREPARED BY
GL. VEAL, SURVEYOR, DATED FEBRUARY 21, 1949, AS THE
BEANOR WILLIAMS
HOME PLACE, CONTAINING 3.7 ACRES,
AND A STRIP OF 100
FEET IN WIDTH, ADJOINING SAID
BEANOR WILLIAMS
HOME PLACE ON THE
SOUTHEAST,
FRONTING ON SAID
PUBLIC ROAD TO
SNELLVILLE AND
RUNNING BACK
NORTHEASTERLY
THE DEPTH OF SAID
BEANOR WILLIAMS
LOT.
LESS AND EXCEPT:
LESS AND EXCEPT: BEANOR WILLIAMS
LOT.
LESS AND EXCEPT:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 75 OF THE
67H LAND DISTRICT,
GWINNETT COUNTY,
GEORGIA, PARTICULARLY DESCRIBED
ACCORDING TO BI AT

GWINNETT COUNTY,
GEORGIA, PARTICULARLY DESCRIBED
ACCORDING TO PLAT
OF SURVEY OF
GEORGE W. O'NEIL,
SURVEYOR, PREPARED AUGUST 19,
1963, AS FOLLOWS:
BEGINNING ON THE
NORTHEASTERLY
RIGHT OF WAY OF AZ
AN IRON PIN CORNER LOCATED 599
FEET SOUTHEASTERLY
FROM THE CENTER OF POUNDS
CREEK, AS MEASURED ALONG THE
NORTHEASTERLY
RIGHT OF WAY
OF SAID
TO WAY
AS PUCKETT DRIVE
AT AN IRON PIN CORTER OF POUNDS
CREEK, AS MEASURED ALONG THE
NORTHEASTERLY
RIGHT OF WAY
OF SAID
TO SAID
TO

THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF PUCKETT DRIVE IN A NORTHWESTERLY DIRECTION 138.5 FEET TO AN IRON PIN CORNER AND THE POINT OF BEGINNING.
SAID PROPERTY BEING THE SAME PROPERTY AS CONVEYED IN THAT CERTAIN WARRANTY DEED FROM DOROTHY R. WHITE TO C.L. BORN, JR., AS RECORDED IN DEED BOOK 208, PAGE 199, GWINNETT COUNTY, RECORDS.

199. GWINNETT COUNTY, GEORGIA
RECORDS.
LESS AND EXCEPT:
THAT TRACT OF LAND
LYING AND BEING IN
THE GARNER'S DISTRICT G.M. OF SAID
COUNTY, ALONG AND
ON A EITHER SIDE OF
A RURAL ROAD WHICH
HAS BEEN SURVEYED
AND LAID OUT BY
THE STATE HIGHWAY
DEPARTMENT
OF GEORGIA AS A RURAL
ROAD
AUTHORITY
ROAD, KNOWN AS
PROJECT NUMBER R.
R. PUCKETT DRIVE
BETWEEN BROWNLEE
ROAD, AND HIGHWAY BETWEEN BROWNLEE
ROAD AND HIGHWAY
78 OF SUFFICIENT
WIDTH FOR A RIGHT
OF WAY 80 FEET IN
WIDTH, TOGETHER
WITH SUFFICIENT
LAND ON EITHER
SIDE THEREOF FOR
SLOPS, FILLS AND
DRAINAGE NECESSARY FOR THE CONSTRUCTION AND
MAINTENANCE OF
SAID ROAD. THE LAND

SARY FOR THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD. THE LAND HEREIN GRANTED IS MORE PARTICULARY. DESCRIBED ON THE MAP AND DRAWING OF SAID PROJECT NUMBER WHICH IS ON FILE IN THE OFFICE OF THE STATE HIGHWAY DEPARTMENT, AND REFERENCE IS MADE THERETO FOR A MORE COMPLETE DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 1728 PUCKETTS DR SW, LILBURN, GA 30047. 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

and a sis 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 substantial and velocement 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; ordinances; assessments; liens; en-

assessments; liens; en-cumbrances; restric-tions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowl-edge and belief of the un-dersigned, the owner and party in possession of the property is TOP DE-SIGNS GROUP LLC, or tenants(s). 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 confirma9075 Foreclosures tion 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: Nextres, LLC, Loss Mitigation Dept., 12 Penns Trail Suite 138, Newtown, PA 18940, Telephone Number: 858-284-4518. Nothing in O.C.G.A. Section 4-14-Deed. in O.C.G.A. Section 44-14-162.2 shall be construed 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

NEXTRES, LLC as Attorney in Fact for TOP DESIGNS GROUP LLC
THE BELOW LAW FIRM MAY BE HELD

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, 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:

300/1 Telephone Number: (877) 813-0992 Case No. NXT-23-01417-2 Ad Run Dates 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023 Tiselaw.com/property-listing

08/09/2023 08/30/2023

Gpn11 gdp3429 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Because of a default un-der the terms of the Se-curity Deed executed by Because of a default under the terms of the Security Deed executed by Sharon B. Goodman and Stanley Evans to Countrywide Home Loans, Inc. dated December 28, 2004, and recorded in Deed Book 41258, Page 2, as last modified in Deed Book 45814, Page 501, Gwinnett Country Records, said Security Deed having been last sold, assigned, transferred and conveyed to US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$113,200.00, the holder thereof pursuant to said original principal amount of \$113,200.00, 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. September 5, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land Iving and being in Land Lot 29 of the 6th District of Gwinnett County, Georgia, being Lot 4, Block B, Unit Two, Annistown Valley, as per plat recorded in Pla

Lot 4, Block B, Unit Two, Annistown Valley, as per plat recorded in Plat Book 24, Page 185, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description.

Said property is known as 4107 Stacy Lane, Snellville, GA 30039, 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 ordiassessments, liens, en-cumbrances, zoning ordi-nances, restrictions,

covenants, and matters of said sale as provided in said Deed, and the bal-

in said Deed, and the bal-ance, if any, will be dis-tributed as provided by law.

The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the secured creditor.

tus of the loan with the secured creditor. The property is or may be in the possession of Sharon B. Goodman; Stanley Evans, successor in interest or tenant(s). US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust & Attorney-in-Fact for as Attorney-in-Fact for Sharon B. Goodman and

Sharon B. Goodman and Stanley Evans File no. 19-074681 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535 https://www.logs.com/

(770) 220-2535
https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 07/26/2023 08/02/2023 08/09/2023 08/09/2023 08/16/2023 08/23/2023

Gpn11
gdp3642
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
and KETAN 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 ThirtySix 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 transterred 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 pubblidder for cash at the
Gwinnett County Courthouse, within the legal
hours of sale on the first
Tuesday in September,
2023, all property described in said Security
Deed including but not
limited to the following
described property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GMD

9075 Foreclosures 1749-3, GWINNETT
COUNTY, GEORGIA,
BEING LOT 160, BLOCK
A. UNIT ONE LAKE
VIEW AT HAMILTON
MILL SUBDIVISION, AS
PER PLAT THEREOF
RECORDED IN PLAT
BOOK 119, PAGES 223, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFER-1749-3 **GWINNETT** 

RECORDED PLAT IS INCORPORATED IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 2395 LAKE COVE COURT, 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.

terms of the Security Deed.
Said property will be sold on an as-is basis without any representation, warranty or recourse agains 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.

cumbrances; restric

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 SARDJ K. PATEL, 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate,

O.C.G.A. Section 44-14-162.2 shall be construed to require a secured to require a secured to require to negotiate, amend, or modify the terms of the mortgage instrument.

FEDERAL HOME LOAM MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANS-ACTION TRUST, SERIES 2020-1 as Attorney in Fact for SAROJ K. PATEL, KETAN PATEL, 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.

POSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. SPS-23-01406-6 Ad Run Dates 08/09/2023, 08/16/2023, 08/23/2023, 08/30/023

08/30/2023 rlselaw.com/property-

listing 08/16/2023 08/30/2023

Gpn11
gdp3664
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from JAMES KNIGHT to
MORTGAGE ELECTRONIC REGISTRA-

TRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR QUICKEN
LOANS INC., dated June
8, 2019, recorded June 21,
2019, in Deed Book 56678,
Page 800, 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 Eleven
Thousand Nine Hundred
Twenty-Five and 00/100
dollars (\$111,925.00), with
interest thereon as provided for therein, said
Security Deed having
been last sold, assigned
and transferred to Rocket Mortgage, LLC flk/a
Quicken Loans Inc.
there will be sold 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 September,
2023, all property described in said Security
Deed including but not
limited to the following TRONIC REGISTRA-TION SYSTEMS INC. AS Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK B, UNIT 6, OF PINE RIDGE COUNTRY CLUB ESTATES, AS PER PLAT THEREOF RECORDED IN

AS PER PLAT THEREOF RECORDED IN
PLAT BOOK 26, PAGE
237, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED
HEREIN BY REFERENCE AND MADE A
PART OF THIS DESCRIPTION; BEING IMP
ROVED PROPERTY SCRIPTION; BEING IMPROVED PROPERTY
KNOWN AS 2157 LAKE
RIDGE TERRACE 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 2157
LAKE RIDGE TER,
LAWRENCEVILLE, GA

LAWRENCEVILLE, GA

LAWRENCEVILLE, GA 30043.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees penses 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, war-

ranty or recourse against the above-named or the undersigned. The sale will also be subject to the 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

Foreclosures

9075

would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; lens; 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 JAMES property is JAMES KNIGHT, or tenants(s). KNIGHT, 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. Deed.

Tus 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: Rocket Mortgage, LLC fk/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-62.2 shall be construed to require a secured to require a secured to require a secured to require a secured to Fixed Mortgage instrument.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, LLC F/K/A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon

DSED FOR IHAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-05963-3 Ad Run Dates 08/09/2023, 08/30/2023, 18elaw.com/property-listing

Gpn11 gdp3784 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

NETT NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Gina H. Wright to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated January 25, 2020, and recorded in Deed Book 57235, Page 00066, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage, LLC, fka, Quicken Loans, securing a Note in the original principal amount of \$104,900.00, 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, September 5, 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-witt Land situated in the Country of Gwinnett in

Inglies bilded for Cash, the property described in said Deed, to-wif: Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYNG AND BEING IN LAND LOT 127 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING SHOWN ON A PLAT BY H. L DUNAHOO, SURVEYOR, DATED FEBRUARY 12TH AND 13TH, 1947 AS LOT NUMBER FOURTEEN (14), SECTION D, OF THE PROPERTY OF C. O. EDWARDS.

SAID PLAT IS RECORDED IN PLAT BOOK G, PAGE 57, RECORDED IN PLAT BOOK G, PAGE 57, RECORDS OF GWINNETT COUNTY, GEORGIA, AND IS BY REFERENCE INCOMPATED HEREIN AS A PART OF THE DESCRIPTION OF SAID PROPERTY.

IT IS HEREBY AGREED BETWEEN THE GRANTEE SHALL HAVE THE USE OF LAKE CARLTON FOR FISHING PURPOSES ONLY: SAID FISHING

of any taxing authority, any matters which might 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 aut above

Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of 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 confir

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 stus of the loan with the secured creditor. The property is or may be in the possession of Gina H. Wright, successor in interest or tenant (s).

Rocket Mortgage, LLC Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

as Attorney-in-Fact for Gina H. Wright File no. 23-080743 LOGS LEGAL GROUP LLP\*

Attorneys and Counselors at Law