Foreclosures

ing Lot 5, Block A Of Fountain Lakes, Unit I, As Per Plat Recorded In Plat Book 94, Pages 153-

Foreclosures together D.All rents (whether from residential or nonresidential space), revenues, and other income of the Land or the Im-provements (all of which are herein sometimes re-ferred to together as the Rents);

Plat Book 94, Pages 153154 Of Gwinnett County,
Georgia Records, Which
Plat Is Incorporated
Herein And Made A Part
Hereof By Reference.
Said property is commonly known as 1422
Fountain Lakes Dr.
Lawrenceville, GA 300434786. The indebtedness 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 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 af-fecting the Premises, or fecting the Premises, or any portion of the Premises (including proprietary leases or occupancy agreements if Grantor 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, fault, 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys fees having together as the Leases);
F.All proceeds, products,
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 tice 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 re-quired by law to do so) is: Freedom Mortgage Corporation, Attention: in paragraphs (A), (B), (C), (D), and (E); (ii) any sale, lease or other disposition thereof; (iii) disposition thereof; (iii) 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 damage thereto whether caused by such a taking Loss Mitigation Depart-ment, 10500 Kincaid ment, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. Said property will be sold sub-iect to any outstanding property will be sold sub-iect to any outstanding ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-nances, restrictions, covenants, and any other matters of record superi-or to the Security Deed damage interest whener caused by such a taking (including, without limi-tation, change of grade of streets, curb cuts or other rights of access) or otherwise caused; and G.All other interests of every kind and character, and proceeds thereof (including, without limitation, declarants rights tation, declarants rights under any declaration of covenants affecting the Land, which Grantor now 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, revermatters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Brian Wongtaeck Shim or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited including, but not limited to, remainders, reversions and reversionary rights or interests. 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 whotsoever with rewill be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy 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. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Brian Wongtack Shim. Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, TS # 2023-04487. For sale information, Wisit:

ture 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: (a)all outstanding taxes

(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): payable); (b)any and all ease-

tion, visit. https://www.nestortruste

e.com/sales-information.-com or call (888) 902-3989 8:16,23,30;9:6,13,20,27, 2023

GDP4379

gpn17
ABANDONED MOTOR
VEHICLE ADVERTISEMENT NOTICE
(TOWING OR STORAGE
COMPANY)

Vehicle make: HONDA Year: 1993 Model:

Vehicle ID#:
JH2PC2507PM201267 Vehicle License: 734492
State: CT
You are hereby notified,

way, Norcross, GA

48-4-5 eT seq.; 40-4-43 α
48-4-46]
TO: SHUJI ZHOU;
XIUYUN SANG;
CASTLEBERRY HILLS
HOMEOWNERS ASSOCIATION, INC;
ALL PARTIES KNOWN
AND UNKNOWN HAVING OF RECORD IN
GWINNETT COUNTY
ANY RIGHT, TITLE, INTEREST IN, OR LIEN
UPON 4190 TOWNCAS-

TEREST IN, OR LIEN
UPON 4190 TOWNCASTLE LANE, BUFORD,
GA, INCLUDING ANY
TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE
OF EQUITY OF REDEMPTION FOR TAX
SALE DEED (REF.
O.C.G.A. § 48-445, dd)
Take notice that:
The right to redeem the
following described prop-

Year: CBR600

ments, restrictions, covenants, encumbrances and other matters which would be revealed by an inspection
or accurate survey of the
Land;
(c)all valid zoning ordinances;
(d)any and all easements, limitations, reservations, restrictions,

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 loan evidenced by the Note; and (f)the effect of the Unit-ed States Bankruptcy Code.

You are hereby notified, in accordance with OCGA 40-11-19(a)(2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at 4431 Buford Highway, Norcross, GA 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 with the security beed 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 Highway, Norcross, GA 30071
Anyone with an owner-ship interest in this vehi-cle should contact the following business imme-diately: K.O. Towing, 4431 Buford Highway Norcross, GA. Phone 770-650-1413 Norciuss, __ 650-1413 8:16,23,2023 GDP4417
gpn11
NOTICE OF FORECLOSURE OF RIGHT TO
REDEEM
[REF. O.C.G.A., Section
48-4-5 et seq.; 48-4-45 &
48-4-46]
TO:

tent provided by Georgia Iaw. 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 and Note.
Notice has been given, in writing and by statutorily sufficient delivery, to Borrower containing the page. address, and telename, address, and tele-phone number of the individual or entity who shall have full authority shall have full authority to negotiate, amend, and modify all terms of the 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 agent, counsel for Lender at the name, address and telephone num-

Lender at the name, address and telephone number below.

THIS PUBLICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED IN THIS REGARD WILL BE USED FOR THE PURPOSE OF COLLECTION. TOORAK CAPITAL
PARTNERS LLC, a
Delaware limited liabilibettaver limited itability company, as attorney-in-fact for INTERNATIONAL PROPERTY CONSORTIUM LLC, a Georgia limited liability company.

Counsel for Lender:

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

GDP4324

GDP4324
gpn11
T5 # 2023-04487
Notice Of Sale Under
Power
Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed given by Brian Wongtaeck Shim to
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nominee for Stonegate Mortgage Corporation, its
successors and assigns,
dated 9/23/2016, and
recorded on 10/6/2016, and
recorded on 10/6/2016, and
recorded on 10/6/2016, County,
Georgia records, as last County Records, which recorded plat is incorporated herein by referrated herein by refer-ence and made a part of this description. Being commonly known as 4190 Towncastle Lane accord-ing to the present system of numbering properties in Gwinnett County, and also being known as tax parcel number R7230 231 her the mans and per the maps and records of the Gwinnett County tax assessor and 0433, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 12/13/2021 in Deed Book 59502, Page 00789, The subject Security Deed was modified by Loan Modification recorded as Book 57339, Page 00811 and recorded on County tax assessor and tax commissioner.
The tax deed to which this notice relates is dated August 2, 2022, and is recorded at Deed Book 60177, Page 384 in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia. This notice also constitutes a demand for pos-Book 57339, Page 0081 and recorded on 03/24/2020 conveying the after-described property to secure a Note in the original principal amount of \$196,377.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Court-house door of Gwinneth Country, Georgia, within the legal hours of sale on 10/3/2023, the following 10/3/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 25 Of The 7th District, Of Gwinnett County, Georgia, And Be-

This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem. deem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Foreclosures MS CADS, LLC c/o John Coleman, Esq. Coleman Law, LLC 675 Seminole Avenue, Suite 302 Atlanta, Georgia 30307 404.974.4537 Please be governed accordingly. 8:23,30;9:6,13,2023

Gpn11 gdp4418 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY

DER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from MICHAEL ROBINSON and JASMIN
ROBINSON and JEAN
ROBINSON on JEAN
ROBINSON to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE FOR AMERISAVE
MORTGAGE CORPORATION, dated September
22, 2021, recorded October 6, 2021, in Deed Book
Sy262, Page 638, 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-Three
Thousand Two Hundred
Eighty-Seven and 00/100
dollars (\$233,287.00), with
interest thereon as provided for therein, said
Security Deed having
been last sold, assigned
and transferred to
AmeriSave Mortgage
Corporation, there will
be sold at public outcry
to the highest bidder for
cosh at the Gwinnett
County, Courthouse, with-

to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in October, 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 PARCEL OF LAND LYING AND BEING IN
LAND LOT 93 OF THE
SIXTH DISTRICT, BEING KNOWN AS LOT 21,
BLOCK B, SUMMERTOWN SUBDIVISION,
UNIT ONE, AS PER
PLOT RECORDED IN
PLOT BOOK 2, PAGE
187, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
PLOT BY REFERENCE
IS INCORPORATED

PLOT BY REFERENCE
IS INCORPORATED
HEREIN MADE A
PART HEREOF.
Said legal description being controlling, however
the property is more
commonly known as 5352
DEEP SPRINGS DR,
STONE MOUNTAIN, GA
30087.
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 dety 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.

Deed. Said property will be sold Said roperty will be sold on an as-is basis without only 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;

ordinances; assessments; liens; en-

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 MICHAEL
ROBINSON, JASMIN
ROBINSON, JEAN ROBINSON, JASMIN ROBINSON, JEAN ROBINSON, ESTATE AND/OR HEIRS-AT-LAW OF MICHAEL ROBINSON , 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 tus of the loan with the holder of the Security

lus of the Ioal Will him beed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: AmeriSave Mortgage Corporation, Loss Mitigation Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL 60047, Telephone Number: 1-86-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

AMERISAVE MORTION as Attorney in Fact for MCHAFEL BORDINGON. GAGE CORPORATION
as Attorney in Fact for
MICHAEL ROBINSON,
JASMIN ROBINSON,
JEAN ROBINSON
THE BELOW LAW
FIRM MAY BE HELD
TO BE ACTING AS A
DEBT COLLECTOR,
INDEP EFEEPAL UNDER FEDERAL LAW. IF SO, ANY IN-FORMATION TAINED TAINED WILL BE USED FOR THAT PURPOSE.

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four oclock (4 p.m.) on and after September 22, 2023, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All those tracts or POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DAMC-23-03153-1 those tracts parcels of land lying and being in Land Lot 230 of the 7th District, Gwinnett DAMC-23-03153-1 Ad Run Dates 08/16/2023, 09/06/2023, 09/13/2023, 09/20/2023, 09/27/2023 The In District, Gwinners
County, Georgia, being
Lot 159, Block C of
Castleberry Hills, Phase
II, Unit II, as per plat
recorded in Plat Book
134, Page 197-199 as revised at Plat Book 136,
Page 255-257, Gwinnett
County Records, which

rlselaw.com/property-

GPN11

GPN2736

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 dollars (\$3033,599.00), with Ninety-Nine and 00/100
dollars (\$303,599.00), with
interest thereon as provided for therein, said
Security Deed having
been last sold, assigned
and transferred to NBKC
BANK, there will be sold BANK, there will be sold of 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 LY-

ALL THAT TRACT OR 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 RECORDS, WHICH 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

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
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed.

peed.
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 following items which may affect the title: any may offect 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; 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 CODY assessments; liens; cumbrances; rest property is CO YOUNG, or tenants(s) 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 holder of the Security Deed.

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: NBKC Bank, Loss Mitigation Dept., I Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 441-41-62.2 shall be construed to require a secured credifor to negotiate, amend, or modify the terms of the mortagoe instrument. NBKC BANK as Atforney 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 USED FOR THAT PURPOSE.
Attorney Contact: Rubia Stationary Contact: Rubia Cublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA30071 Telephone Number: (877) 813-0992 Case No. Deed. The entity having full

30071
Telephone Number:
(877) 813-0992 Case No.
DNBKC-23-02751-1
Ad Run Dates 07/19/2023,
08/09/2023, 08/03/2023,
08/23/2023, 08/30/2023

Spn11 gdp3126 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtus 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 3, 2021, record

ty 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 for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan sold, assigned and fransferred 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 including but not limited to the following described property: property:

Property:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 44 OF THE GITT OF THE GOVERNMENT OF THE GOVERNMENT OF THE GOVERNMENT OF THE GOVERNMENT OF SURVEY RECORDED IN PLAT BOOK 18, PAGE 5, GWINNETT COUNTY, GEORGIA RECORDS. WHICH PLAT AND THE RECORD THE GOVERNMENT OF 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, FREE
FROM DIMINUTION OR

FROM DIMINUTION OR POLLUTION. Said legal description 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 dety Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the terms of the Security Deed.

Said property will be Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the under-

signed. The sale will also be subject to the fol-lowing items which may affect the title: any outaffect 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; brances; restrictions; covenants, and any other matters of record superi-or to said Security Deed.

Foreclosures

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RANDY EARL HAMBRICK, JR., TARA DELINA HAMBRICK, 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: 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 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 IN-LAW. IF SO, ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Rubin

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. LNC-22-07160-5 Ad Run Dates 08/09/2023, 08/30/2023, 08/30/2023, 08/30/2023

rlselaw.com/property-listing 08/09/2023 08/16/2023

Gpn11 gdp3141 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNEII
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 en to secure a Note of even date in the original even date in the original principal amount of Seven Hundred Thirty-One Thousand Two Hundred Fifty and 00/100 dollars (\$731,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Neytres LLC sold, assigned and transferred to Nextres, LLC, 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 described property:

described property:
ALL THAT TRACT OR
PARCEL OF LAND LY-

SAID GILL PROPERTY,
AND RUN THENCE
NORTH 57.4 DEGREES
EAST 547 FEET TO A
CORNER; THENCE
SOUTH 30 DEGREES
SOUTH 30 DEGREES
OUTH 57.5 DEGREES
WEST TO A CORNER;
THENCE
NORTHWESTERLY
ALONG SAID PUBLIC
ROAD 100 FEET TO A
CORNER; THENCE
NORTHWESTERLY
ALONG SAID PUBLIC
ROAD 100 FEET TO A
CORNER; THENCE
SOUTH 57.5 DEGREES
WEST 131 FEET, MORE
OR LESS, TO CORNER
ON PROPERTY OF
GILL AND THENCE IN
A NORTHWESTERLY
JURECTION ALONG
SAID GILL PROPERTY
OF THE NANCY
BENNETT SUBDIVIC
SAID LAND IS PARTIC
ULARLY DELINEATED
AND SHOWN ON A
PLAT OF THE NANCY
BENNETT SUBDIVISION, PREPARED BY
GL. VEAL, SURVEYOR, DATED FEBRU
HOLD THE SAID
BEANOR WILLIAMS
HOME PLACE, CONTAINING SAID
BEANOR WILLIAMS
HOME PLACE ON THE
SOUTHEAST,
FRONTING ON SAID
BEANOR WILLIAMS
HOME PLACE ON THE
SOUTHEAST,
FRONTING ON SAID
BEANOR WILLIAMS
HOME PLACE ON TO
SNELLVILLE AND
RUNNING BACK
NORTHEASTERLY
THE DEPTH OF SAID
BEANOR WILLIAMS

BEANOR WILLIAMS
LOT.

LESS AND EXCEPT:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 75 OF THE
6TH LAND DISTRICT,
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 A 20
FOOT ROAD KNOWN
AS PUCKETT DRIVE
AT AN IRON PIN CORNER LOCATED 590
FEET SOUTHEASTERLY
LY FROM THE CEN-

FEET SOUTHEASTER-LY FROM THE CEN-TER OF POUNDS CREEK, AS MEA-SURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID DRIVE; THENCE NORTH 57 DEGREES 30 MINUTES EAST 288.5 FEET TO AN IRON PIN CORNER; THENCE 59 DEGREES 15 MINUTES EAST 70.1 FEET TO AN IRON PIN CORNER; THENCE SOUTH 33 DE-GREES 45 MINUTES WEST 288.5 FEET TO AN IRON PIN CORNER

9075 Foreclosures

ON THE NORTHEASTERLY RIGHT OF WAY
OF PUCKETT DRIVE;
THENCE ALONG THE
NORTHEASTERLY
RIGHT OF WAY OF
PUCKETT DRIVE IN A
NORTHEASTERLY
RIGHT OF WAY OF
PUCKETT DRIVE IN A
NORTHWESTERLY DI
RECTION 138.5 FEET
TO AN IRON PIN CORNER AND THE POINT
OF BEGINNING.
SAID PROPERTY BE
ING 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, GEORGIA
RECORDS.
LESS AND EXCEPT.

RECORDS.

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 BROWNLEB
ROAD AND HIGHWAY
78 OF SUFFICIENT
UNITH SUFFICIENT
LAND ON EITHER
SIDE THEREOF FOR
SLOPS, FILLS AND
DRAINAGE NECESSARY FOR THE CONSTRUCTION
MAINTENANCE OF
SAID RANTED IS
MORE PARTICULARLY
DESCRIBED ON THE
MAP AND DRAWING
OF SAID PROJECT
NUMBER WHICH IS ON
MAINTENANCE OF
SAID RARNIED IS
MORE PARTICULARLY
DESCRIBED ON THE
MAP AND DRAWING
OF SAID PROJECT
NUMBER WHICH IS ON
MAINTENANCE OF
THE STATE HIGH
MAP AND DRAWING
OF SAID PROJECT
NUMBER WHICH IS ON
FILE IN THE OFFICE
OF THE STATE HIGH
WAY DEPARTMENT,
AND REFERENCE IS
MADE THERETO FOR
A MORE COMPLETE
DESCRIPTION.
Soid legal description being controlling, however
the property is more
commonly known as 1728
PUCKETTS DR SW,
LILBURN, GA 30047.
The indebtedness secured by said Security
Deed has been and is
hereby declared due be-

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

vided for under the terms of the Security nne 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;

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 TOP DESIGNS GROUP LLC, or tenants(s). ordinances;

SIGNS GROUP LLC , 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.
The entity having full au-The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the loan (alterms of the loan). Ltc, Loss Mitigation Dept., 12 Penns Trail Suite 138, Newtown, PA 18940, Telephone Number: 858-284-4518. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

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.

NEXTRES, LLC as Attorney in Fact for TOP DESIGNS GROUP LLC

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: 1872, 1812-0902, Cress No.

30071
Telephone Number:
(877) 813-0992 Cose No.
NXT-23-01417-2
Ad Run Dotes 08/09/2023,
08/16/2023, 08/23/2023,
08/30/2023
rlselaw.com/propertylisting 08/09/2023

Gpn11 gdp3429 STATE OF GEORGIA COUNTY OF GWIN-

NETINOTICE OF SALE UNDER POWER
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 56133, Page 379, and pursuant to Affidavit recorded in Deed Book 47814, Page 501, Gwinnett Country Records, said Security Deed having been last sold, assigned, transferred and conveyed to NOTICE OF SALE UNlast sold, assigned, transferred and conveved 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 Deed and Note thereby or \$113,200.00, file filloter 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 Tuesdoy. September 5, 2023, during the legal hours of sale, before the Courthouse door in said Country, sell of public outcry to the highest bidder for cash, the property described in said Deed, to-wif:
All that fract or parcel of land lying and being in Land Lot 29 of the 6th District of Gwinnett County, Georgia, being Lot 4, Block B, Unit Two, Anniston and Lot applied.

Lot 4, Block B, Unit Two, Annistown Valley, as per plat recorded in Plat Book 24, Page 185, Gwin-nett County, Georgia Records, which plat is hereby referred to and made a part of this de-scription. Said property is known

Foreclosures as 4107 Stacy Lane, Snel-Iville, GA 30039, 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 ow due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspective. rate survey and inspec-tion of the property, any assessments, liens, en-cumbrances, zoning ordi-

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-

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 as Attorney-in-Fact for Sharon B. Goodman and Stanley Evans

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) 220-235 (770) 220-2535

(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.

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

Gpn11
gdp3642
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By Views

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 follars (\$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 enefit of the Freddie 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 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 IST DISTRICT, GMD IST DISTRICT, GMD
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 225. BOOK 119, PAGES 225-232, GWINNETT COUN-TY, GEORGIA

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

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 SAROJ 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.

Deed. The entity having full au-

The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the loan) have to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-86932. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured

162.2 shall be construed to require a secured creditor to negotiate, omend, or modify the terms of the mortgage instrument.
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF

FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANS-ACTION TRUST, SE-RIES 2020-1 as Attorney in Fact for SAROJ K. PATEL, KE-TAN PATEL THE BELOW LAW

232. GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT 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 collections are considered and controlled the controlled and control having been given) and all other payments provided for under the terms of the Security peed.
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

holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (alterms of the loan (alterms of the security 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 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

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

QUICKEN LOANS INC.
as Attorney in Fact for
JAMES KNIGHT
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.
QKN-22-05963-3
Ad Run Dates 08/08/2022,

Ad Run Dates 08/09/2023, 08/16/2023, 08/30/2023

rlselaw.com/property-

DER POWER
Because of a default under the terms of the Seder the terms of the Se-curity Deed executed by Gina H. Wright to Mort-gage Electronic Regis-tration Systems, Inc. as nominee for Quicken Loans Inc. dated January 25, 2020, and recorded in Deed Book 57235, Page 00066, Gwinnett County Penards said Security 00066, Gwinnett County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to Rocket Mortgage, LLC, fka, Quicken Loans, se-curing a Note in the orig-inal principal amount of \$104,900.00, the holder thereof pursuant to said

Foreclosures 9075 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: Pubic FIRM MAY BE HELD

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,

08/30/2023

9075

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 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 solid, assigned and transferred to Rocket Mortgage, LLC fikla Quicken Loans, LLC fikla Quicken Loans, LLC fikla Quicken Loans, LLC fikla Quicken Loans, LCC fikla Quic

PART OF THIS DESCRIPTION; 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,

LAKE RIDGE TER, LAWRENCEVILLE, GA

LAKE RIDGE TER,
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
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.

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 occurrate survey or by an 07/26/2023 accurate survey or by an inspection of the proper-08/30/2023

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 JAMES KNIGHT, or tenants(s). The sale will be conduct-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 state of the large with the tus of the loan with the holder of the Security

gpn11 gdp3784 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

Deed and Note thereby secured has declared the entire amount of said in-debtedness due and payable and, pursuant to payable and, pursuant to the power of sale con-tained 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 of public outcry to the highest bidder for cash, the property described in the property described in said Deed, to-wit:

Said Deed, 10-WII:
Land situated in the
County of Gwinnett in
the State of GA
ALL THAT TRACT OR
PARCEL OF LAND LYING 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,
RECORDS OF GWINNETT COUNTY, GEORGIA, AND IS BY REFERENCE INCORPORATED HEREIN AS A
PART OF THE DESCRIPTION OF SAID
PROPERTY.
IT IS HEREBY
AGREED BETWEEN
THE USE OF
LAKE CARLTON FOR
FISHING PURPOSES
ONLY: SAID FISHING
PRIVILEGES
ONLY: SAID FISHING
ORANTEE S MAY
INVITE AS MANY AS TWO
COLONIAL THE
CRANTEES MAY
INVITE AS MANY AS TWO
COLONIAL THE
CRANTEES
ONLY: SAID FISHING
ORANTEES
ONLY: SAID FISH SAID
EXCENDED
ONLY: SAID FISH SAID
ONLY: SAID FISH SAID
EXCENDED
ONLY: SAID FISH SAID
ONLY: SAID FISH S

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, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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. law. The sale will be conduct-

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 Gina H. Wright, successor in interest or tenant (s).

(s).
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 of Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (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. 07/126/2023

GPN11 gdp3974 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT GWINNETT COUNTY, GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Top Designs Group, LLC by member Richard Walker to NVestor Funding, Inc., dated March 23, 2022, and recorded in Deed Book 59813, Page 00306, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in

the after-described property to secure a Note in the original principal amount of Three Hundred Thirty-Nine Thousand Five Hundred and 0/100 (\$339,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest hidder for soil of public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described prop-erty:

following described property:
All that tract or parcel of land lying and being in Land Lot 74 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:
Beginning at an iron pin located at the northwesterly corner of Lot 1, Block "B", Lincolnshire Estates, Unit One, as recorded in Plat Book "V", Page 40, Gwinnett County, Georgia records, (said plat is hereby incorporated herein by reference); thence running northeasterly along the line of said Lincolnshire Estates Subdivision, a distance of 1,338.4 feet to a point. Thence running northwesterly a distance of 133.02 feet to a point; thence running south 60 degrees 38 minutes west a distance of 1,338.5 feet

thence running south 60 degrees 38 minutes west a distance of 1,338.5 feet to a point; thence running southeasterly a distance of 155.64 feet to an iron pin at the point of beginning.

Tax ID#: R6074-012
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice ing attorneys fees (notice of intent to collect attorneys fees having been

given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nvestor