FORECLOSURE

gage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-

Said property will be sold on an as-is basis without any representation, warranty

or recourse against the above-named or the under-

signed. The sale will also be

subject to the following

items which may affect the title: a) zoning ordinances; b) matters which would be

365-7107.

FORECLOSURE dated November 20, 2006, recorded at Deed Book 47290, Pages 512-515 of the Gwinnett County the undersigned will sell at public outcry the highest bidder for ca before the door of the Courthouse of Gwinnett County Georgia, during the legal hours of sale, on the first Tuesday in January, that be-ing January 3, 2023, the fol-lowing described property: Tract One All that tract or parcel of land lying and being in Land Lot 57 of the 7'h Land District, Gwinnett County, Georgia, and being more particularly described as follows: Beginning at a point on the western 80 foot right of way of Old Peachtree Road 1,082.68 feet North 8 degrees 34 min-utes 00 West, as measured along the western 80 foot right of way of Old Peachtree Road, from an Péachtree Road, from an iron pin set at the intersection formed by the western side of the 80 foot right of way of Old Peachtree Road with the Northwesterly 80 foot right of way of Old Fountain Road; extending thence North 9 degrees 24 minutes 00 seconds west, a distance of 200.00 feet to a point: extending thence distance of 200.00 feet to a point; extending thence South 81 degrees 26 minutes 04 seconds West, a distance of 552.16 feet to a point on the easterly side of property now or formerly owned by Evelyn Ewing; extending thence South 9 degrees 00 minutes 00 seconds East measured along the easterly side of said Ewing property, a distance of the easterly side of said Ewing property, a distance of 200.00 feet to a point; extending thence North 81 degrees 25 minutes 58 seconds East a distance of 553.55 feet to a point on the western 80 foot right of way of Old Peachtree Road and of Old Peachtree Road and the point of beginning. Tract Two All that tract or parcel of land lying and being in Land Lot 57 of the 7'h Land District, Gwinnett County, Georgia, containing 2.5290 deorgia, containing 2.3290 acres as shown on plat of survey for Joe A. Smith and Mary M. Smith prepared by Hannon, Meeks, & Bagwell, Surveyors & Engineers, Inc dated March 8, 1979, and acres particulated the desired. more particularly described as follows: beginning at an R-Bar found on the South-westerly right of way line of Old Peachtree Road (80 foot right of way) located westerly right of way line of Old Fountain Road (80 foot right of way); run thence South 81 degrees 26 min-utes 04 seconds West 552.16 feet to an R-Bar found; run North 9 degrees 00 minutes 00 seconds West 200.00 feet to an R-Bar found; run thence North 81 degrees 27 minutes 01 sec-onds East 547.54 feet to an R-Bar found on the Southwesterly right of way line of Old Peachtree Road; run thence along said right of way line in a Southeasterly direction and following the curvature thereof, a distance of 76.77 feet to a point, con of 76.77 Feet to a point, continue thence along said right of way line South 9 degrees 24 minutes 00 seconds East 123.23 feet to an R-Bar found, which is the place or point of beginning. The debt secured by said Security Deed is evidenced by a Commercial Promissory Note dated January 5, 2009, in the principal amount of \$1.351.405.46. payable. \$1,351,405.46, payable, principal and interest from the date thereof shown on said Note on the unpaid balance until paid. Default has occurred in the payment of the date that the date in the payment of the date and the date an the debt evidenced by the Note and secured by the Se curity Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has, therefore been declared due and the Security Deed foreclosable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Stephen J. Prow ark/a Steve Prow and Maureen A. Prow, the proceeds to be applied to the payment of said indebtedness, attorneys' fees (notice of intention to collect attice of intention to conect at-torneys' fees having been given), and the lawful ex-penses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments and restrictions, easements and liens of record with pri-ority over the Security Deed referenced above. To the best of the undersigned's knowledge and belief, the property is in the possession of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, and will be sold as the property of Stephen J. Prow a/k/a Steve Prow and Mau-reen A. Prow. The under-signed will execute a deed to the purchaser as authorized in the aforementioned Security Deed, Stephen J. alk/a Steve Prow and Mau-reen A. Prow, By: SouthState Bank, N.A., f/k/a South State Bank, N.A. as successor in interest by merger to South State Bank f/k/a SCBT d/b/a State Bank r/Wa SCB1 o/0/a CBT, a Division of SCBT f/k/a SCBT, N.A. d/b/a CBT, a Division of SCBT, N.A., successor in interest to Community Bank and Trust

Notice of Sale State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given

as Attorney-inFact Hulsey, Oliver & Mahar, LLP P. O. Box 1457 Gainesville, GA 30503 (770) 532-6312 950 88154 12/7,14,21,28,

by MARCELA RAMOS to COASTAL LENDING CORPO-RATION, dated 06/04/2002, and Recorded on 08/09/2002 as Book No. 28325 and Page No. 0080, GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK. JPWINTHAIN CHASE BANK,
N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR
BY MERGER TO CHASE
MANHATTAIN MORTGAGE
CORPORATION (the Secured **Creditor)**, by assignment conveying the after-de scribed property to secure a Note of even date in the orig-Note of even date in the original principal amount of \$152,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT FORECLOSURE

PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEOR-REAL RECORDS, WHICH PLAT IS RECORDS, WHICH PLAI IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. BEING IMPROVED PROPERTY KNOWN AS PROPERTY KNOWN AS 5700 HOLLOW RIDGE LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIAL The debt sequel by GIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when

nevs fees

of the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute liens upon said prop-erty whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the constitute liens upon said property; g) all restrictive covenants. purpose of paying the same and all expenses of this sale, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attorbelief of the undersigned having the owners and party in possession of the property are Niove M. Rodriguez and or tenant(s). The sale will be conducted subject to 1) confirmation to the sale will be conducted subject to 1) confirmation. JPMORGAN CHASE given). JPMUHGAN CHASE
BANK, N.A. SUCCESSOR BY
MERGER TO CHASE HOME
FINANCE, LLC SUCCESSOR
BY MERGER TO CHASE
MANHATTAN MORTGAGE
CORPORATION holds the firmation that the sale is not prohibited under the U.S.
Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

New Rez LLC d/b/a Shellduly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION. BANK, NATIONAL ASSUCIA-TION, acting on behalf of and, as necessary, in con-sultation with JPMORGAN CHASE BANK, N.A. SUCCES-SOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANIHATTAN point Mortgage Servicing as Attorney-in-Fact for Niove M. Rodriguez

Contact: Contact:
Padgett Law Group: 6267
Old Water Oak Road, Suite
203, Tallahassee, FL 32312;
(850) 422-2520
Ad Run Dates: 11/30/22;
12/07/22; 12/14/22;
12/21/22; 12/28/2022
950 11/30 TO CHASE MANHATTAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the 11/30. 12/7,14,21,28,2022 NOTICE OF SALE

full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION May be contacted at: IPMORGAN **UNDER POWER** CONTAINED IN
SECURITY DEED
STATE OF GEORGIA,
COUNTY OF Gwinnett TIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the

undersigned,

strictions, covenants,

tus of the loan with the hold-

loan as provided in the pre-

ceding paragraph. JPMOR-GAN CHASE BANK, N.A.

Pursuant to a power of sale contained in a certain security deed executed by Gordon W. Schilling and Teresa L. Schilling heroineffer to Schilling, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc.
(MERS) as nominee for Carrington Mortgage Services,
LLC recorded in Deed Book the undersigned, the party/parties in possession of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or ten-57100, beginning at page 844, of the deed records of the Clerk of the Superior Court of the aforesaid state ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record curveries to the Pood attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's record superior to the Deed to Secure Debt first set out sales in said county within the legal hours of sale, to the above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, rehighest bidder on the first Tuesday in January 2023, all property described in said security deed including but not limited to the following The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the helddescribed property: The following described real property situated in the county of Gwinnett, State of Georgia All that tract or parcel of land lying and being in land lot 48 of the 5th District County, Georgia er of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding Gwinnett County, Georgia, being Lot 17, Block D, Shan-non Woods Subdivision, Unit Two, as per plat record-ed in Plat Book P, Page 153, the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation Gwinnett County records Which said plat is incorpo-Which said plat is incorporated herein by this reference and made a part of this description, Being improved property. Parcel R5048 093 Being the same property conveyed to Gordon W. Schilling and Teresa L. Schilling, as joint tenants with survivorship and not as tenants in common, for an and audit of the status of the SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERG-ER TO CHASE MANHATTAN tenants in common, for an MORTGAGE CORPORATION during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent re-mainder and right of rever-sion, and to the heirs and assigns of said survivor by deed from Andrew Taylor deed from Andrew laylor McAdams and Sandra Marie McAdams. Recorded 04/20/1994 in Deed Book 10255, Page 276, in the of-fice of the Clerk of the Supefice of the Clerk of the Superior Court of Gwinnett Court, Georgia. Said legal description being controlling, however, the Property is more commonly known as: 488 Creek View Drive, Lawrenceville, GA 30044 Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will be subject to

The sale will be subject to the following items which may affect the title: any out-standing ad valorem taxes

standing ad valuerin taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, roging ordinances restrictions.

zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale

will be conducted subject (1) to confirmation that the sale

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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank,

rity Deed. MidFirst Bank through its division Midland

Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division

Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Gordon W. Schilling and Teresa L. Schilling and Teresa L. Schilling or tenant(s). Mid-First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law

the aforesaid Grántor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 550 Atlanta, GA 30342 (770) 392-0041 21-6603 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANN INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 88142 12/7,14,21,28,

950 88142 12/7,14,21,28,

GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

FAIRWAY INDEPENDENT MORTGAGE CORPORATION

NOTICE OF SALE

UNDER POWER GEORGIA.

2022

FAIRWAY

MORTGAGE CORPORATION as Attorney in Fact for MARCELA RAMOS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009459942 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398 950-88797 L17,14,21,28,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA. COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Niove M.
Rodriguez to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee Homestar Financial Corp., its successors and assigns, dated April 10, 2019 and recorded on April 15, 2019 in Deed Book 56525, Page 00835, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Sixty Thou-sand Two Hundred and 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to New Rez LLC d/b/a Shellpoint Mortgage Servicing, recorded in Deed Book 57457, Page 194, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse

door of Gwinnett County, Georgia, or at such place as has or may be lawfully des-ignated as an alternative lo-cation, within the legal hours of sale on the first Tuesday in January, 2023, all proper-ty described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PAR-ALL HAI HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, HAMPTON PARK, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 90 PAGE 261

AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

Said property may more commonly be known as 1999 Shin Court, Buford, GA 30519.

30519.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (noincluding attorneys fees (no tice of intent to collect attorneys fees having been

curity Deed from HAKAN
SENKAL and ZAHIRA
SENKAL ZYAMI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR neys fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New Rez LLC d/b/a Shellpoint MortFORECLOSURE

dated October 29, 2014, recorded October 30, 2014, in Deed Book 53206, Page 0217, Gwinnett County Georgia Records, said Secu rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Six Thousand One Hundred Ninety-Six and 00/100 dollars (\$206,196.00), 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 Jan-uary, 2023, all property de-scribed in said Security Deed including but not limit-det to the following described Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 29, HANDARRY POINTE, AS PER PLAT RECORDED IN PLAT BOOK 36, PAGE 290, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING PROPERTY FERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING PROPERTY KNOWN AS 371 SARAH LANE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN SAID COUNTY. Said legal description being controlling, however the property is more commonly known as 371 SARAH LN. LAWRENCEVILLE, GARAGO AD046. The indebtedness se-

30046. 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 representation is not default. security Deed. The Indepted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other

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 HAKAN SENKAL, ZAHIRA SENKAL ZYAMI, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrunter Code and (2), to hibited 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 pendiate 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: LoanCare, 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 require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for HAKAN SENKAL, ZAHIRA SENKAL ZYAMI THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.
LNC-22-05955-1 Ad Run
Dates 12/07/2022,
12/14/2022, 12/21/2022,
12/18/2022 12/28/2022 950 88914 12/7,14,21,28, 2022 NOTICE OF SALE

UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from MARY B SHERMAN to SUN AMERICA MORTGAGE CORPORATION, dated January 23, 2001, recorded February 7, 2001, in Deed Book 22213, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal

to secure a Note of even date in the original principal amount of One Hundred Twenty-Six Thousand Two Hundred Fifty and 00/100 dollars (\$126,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE SECRETARY OF WETER-ANS AFFAIRS, AN OFFICER OF THE UNITED STATES, there will be sold at nublic OF THE UNITED STATES, 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 January 2023, all property described in said Security Deed including but not limited to the following described property: lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 19 AND 46 OF THE 5THDISTRICT OF GWINNETT COUNTY, GEORGIA RECORDS, BEING LOT 3, BLOCK B' OF STRAW-BRIDGE, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 223, IN THE OFFICE OF THE CLERK OFSUPERIOR COURT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS

of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6 as Attorney-in-Fact for Reginald A. Sitton File no. 18-071154 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 950 88925 12/7,14,21,28,

GWINNETT

Notice of Sale Under Power. COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREINAND MADE A PART
HEREOF BY REFRENCE.
Said legal description being
controlling, however the
property is more commonly
known as 2420 LOFTON
COURT, LAWRENCEVILLE,
GA 30044. The indebtedness
secured by said Security
Deed has been and is hereby
declared due because of de-Under Power.
State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by EDGINA T. SMITH to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS"), AS NOMINEE FOR SUNTRUST MORTGAGE, INC. D/B/A SUN
AMERICA MORTGAGE, ITS
SUCCESSORS AND AS. declared due because of default under the terms of said Security Deed. The indebted SUCESSURS AND AS-SIGNS, dated 05/28/2004, and Recorded on 06/04/2004 as Book No. 38518 and Page No. 0133, AS AFFECTED BY BOOK ness remaining in default, this sale will be made for the 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 AS AFFECTIED BY BUOK 53230, PAGE 643, LOAN MODIFICATION AGREE-MENTS BOOK 52382, PAGE 301; BOOK 53699, PAGE 429 AND BOOK 54770, PAGE 497. PAGE 497, GWINNET Country, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the

above-named or the under-

signed. The sale will also be subject to the following

FORECLOSURE FORECLOSURE

original principal amount of \$171,150.00, with interest at

the rate specified therein, there will be sold by the un-

dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first

hours of sale on the first Tuesday in January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEOGIA, BEING LOT 26, UNIT TWO OF WYNTERHAVEN TWO OF WYNTERHAVEN CERTAIN PLAT RECORDED AT PLAT BOOK 100, PAGE 297-298, GWINNETT COUN-

AT PLAT BOOK 100, PAGE 297-298, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt 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 pro-

due and in the manner pro-vided in the Note and Deed to Secure Debt. Because the debt remains in default, this

sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorneys fees (no-tice of intent to collect attor-

ciuding attorneys rees (no-rice of intent to collect attor-neys fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on be-half of and, as necessary, in consultation with BANK OF AMERICA, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan Pursuant to 0.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be con-tacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-570S. Please note that, pursuant to

perior to the Deed to Secure

items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other coverlants, 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 MARY B SHERMAN, or tensatis(s). The sale will be constituted in the constitute of the sale will be constituted in the sale will be sale ants(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: BSI Financial Services, Loss Mitigation Dept., 314 S. Franklin Street PO Box 517, Attn: Cashiering, Titusville, PA 16354, Telephone Number: 800- 327-7861. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to negotiate, amend, or modify of the status of the loan with negotiate, amend, or modify negorate, amend, or modify
the terms of the mortgage
instrument. THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE
UNITED STATES AS Attorney
in Fact for MARY B SHERMAN THE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEPT COL-ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR HAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, Ga.
30071 Telephone Number:
(877) 813-0992 Case No.
BSI-22-06025-1 Ad Rub 12/07/2022 12/14/2022, 12/28/2022 12/21/2022, 950 88920 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

43219, 866-550-5705. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of Because of a default under the terms of the Security Deed executed by Reginald A. Sitton to Mortgage Elecbest knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3855 YOSEMITE PARK LANE, SNELLVILLE, GEORGIA 30039 is/are: EDG-INA T. SMITH or tenant/fen-parts. Sciel property will be tronic Registration Systems Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns dated January INA T. SMITH or tenant/ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure and assigns dated January
11, 2006, and recorded in
Deed Book 46060, Page 562,
Gwinnett County Records,
said Security Deed having
been last sold, assigned,
transferred and conveyed to
THE BANK OF NEW YORK
MELLON F/K/A The Bank of
New Yorks transfer the New York as trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-6, Debt first set out above, in cluding, but not limited to, assessments, liens, encumbrances, zoning ordinations, securing a Note in the origi-nal principal amount of \$140,800.00, the holder thereof pursuant to said Deed and Note thereby seeasements, restrictions covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the other than the sale is cured 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, January 3, 2023, during the legal hours of sale, before the the status of the loan with the holder of the security the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the 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 lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being Lot 29, Block A, Unit One of Safehaven Point Subdivision. as per plat thereof and audit of the status of the loan as provided in the pre ceding paragraph. BANK OF AMERICA, N.A. as Attorney in Fact for EDGINA T. SMITH. THIS LAW FIRM IS sion, as per plat thereof recorded in Plat Book 86, page 174, as revised in Plat Book 88, page 170, Gwinnett County, Georgia Records, which recorded plat is incor-ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this de-scription. Said property is known as 3762 Jackson COLLECT A DEBTI ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007658966 BARRETT DAFFIN FRAPPIER Shoals Drive,
Lawrenceville, GA 30044,
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 val-TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950-88691 12/7,14,21,28, 2022 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 dis-

NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
Because of default in the
payment of the indebtedness, secured by that certain
Deed to Secure Debt and Seclosed by an accurate survey curity Agreement from Top Design Group, LLC (Borrow-er) to ABL RPC Residential Credit Acquisition LLC (Se-cured Creditor), located at Deed Book 59775, Page 519, and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

The proceeds of said sale will be applied to the pay-ment of said indebtedness and all expenses of said sale and an experise of said said beed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not probibited under the ILS. amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, and pursuant to O.C.G.A Section 9-13-161(a) will on the first Tuesday in January 2023, during the legal hours of sale, at the Courthouse door in Gwinnett County, Georgia, sell at public outcry to the highest bidder for cash, the property described in said deed to wit:

All that tract or parcel of 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 Reginald Sitton, successor in interest or tenant(s). The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered holders of WMARS inc. Asset Backed

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 75 and 76 of the 6th District, Gwinnett County, Georgia, being Lot 7, Freeman South Subdivision, as per plat recorded in Plat Book 136, Pages 251-254, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this deand made a part of this description

together with all fixtures and other personal property conveyed by said deed. The sale will be held subject to any unpaid taxes, as-sessments, rights-of-ways, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

matters of record which may affect said property.

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.

Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by said deed.

ternis of the note secured by said deed.

The name, address and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the modified in the secured by the secu of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to 0.C.G.A. Section 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the loan. To the best knowledge and

belief of the undersigned, the party (or parties) in pos-

FORECLOSURE session of the subject prop-erty is: Top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the Deed. ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for Top Designs Group LLC
Katz Durell, LLC
6065 Roswell Road, Suite

Atlanta, Georgia 30328 404-487-0040 404-487-0040
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR
AND IS ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
460.90020.10744.04.00 950- 89233 12/7,14,21,28, 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from JEANETTE
WASHINGTON TUIDER and
WILLIAM W. TUIDER to
BENEFICIAL MORTGAGE CO. OF GEORGIA, dated November 9, 2001, recorded November 27, 2001, in Deed Book 25297, Page 0013, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Twelve Thousand Sixteen and 44/100 dollars and 44/100 dollars (\$12,016.44), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to West Coast Servicing, Inc., there will be sold at public output, the public between the public of the pu 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 January, Tirst luesday in January, 2023, all property described in said Security Deed includ-ing but not limited to the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 23, 7TH DISTRICT GWINNETT BEING IN LAND LUT 23, 71H
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEIGN
LOT 25, BLOCK A,
BRIGHTON ESTATES SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
86, PAGE 109, GWINNETT
COUNTY GEORGIA 86, PAGE 109, GWINNETT
COUNTY, GEORGIA,
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE FOR A

BY REFERENCE FOR A MORE DETAILED DESCRIPTION. TAX MAP OR PARCEL ID NO.: R7023-159 Said legal description being controlling, however the property is more commency known 1074 BRIGHTON COVE TRL, LAWRENCEVILLE, GA 30043. The indebtedness se-cured 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. der the terms of the Security bed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the undersigned. The sale will also be which the the following

subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property. all zoning ordinances: as sessments; liens; encum-brances; restrictions; covenants, and any other brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JEANETTE WASHINGTON TUIDER, WILLIAM W. TUIDER, 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

FORMATION

NOTICE OF SALE

UNDER POWER

GEORGIA, GWINNETT COUNTY

Two Hundred Twenty Thou-

ling, however the property is

2391 WILLOW SHADE LANE

of paying the same, all expenses of the sale, including attorneys fees (notice to col-lect same having been given) and all other pay-ments provided for under

the terms of the Security Deed. Said property will be sold on an as-is basis with-out any representation, war-ranty or recourse against the

above-named or the under signed. The sale will also be

subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of

any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-

(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: WEST COAST SERVICING, INC., Loss Mitigation Dept., 7911 Warner Ave. Suite 200 Huntington Beach, CA 92647, Telephone Number: 714.596 6333, ext. 11. 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 mortage instrument. of the mortgage instrument. WEST COAST SERVICING, WEST COAST SERVICING, INC. as Attorney in Fact for JEANETTE WASHINGTON TUIDER, WILLIAM W. TUIDER 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. WCO-12-02410-2 Ad Run Dates 12/07/2022,

Dates 12/14/2022, 12/07/2022, 12/21/2022, 950 88926 12/7,14,21,28, 2022

Notice of Sale Under Power Under Power
Georgia, GWINNETT
County Under and by virtue
of the Power of Sale contained in a Deed to Secure
Debt given by DELILAH
WHITESMITH to CHASE
MANHATTAN MORTGAGE
CORPORATION
dated MANHATTAN MORTGAGE
CORPORATION,
November 1, 2002, and
recorded in Deed Bood
29849, Page 75, GWINNETT
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original principal amount of
\$112.250.00. with interest at inal principal amount of \$112,250.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia within the lead hours of

of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday of January, 2023, to wit: January, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 33, BLOCK J, UNIT EIGHT, COVERED BRIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 9, GWINNETT

FORECLOSURE

made for the purpose

confirmation that the sale

COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and HEREOF BY REFERENCE The debt secured by said Deed to Secure Debt has been and is been and secured by the secured been and secured by the secured by the secured of the beautiful security and the secured by t belief of the undersigned the owner and party in possession of the property is JOSEPH YOUNG, or tenants due because of, among other possible events of default (s). The sale will be conducted subject (1) to confirmafailure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of tion that the sale is not pro-hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with of the holder of the Security Deed. The entity having full made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of inauthority to negotiate, amend or modify all terms of the loan (although not re-quired by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A tent to collect attorneys fees tent to collect attorneys fees having been given). Said property is commonly known as 2598 SCALPEM CT DULUTH, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall amend, or modify the terms subject property is (are):
DELILAH WHITESMITH, AKA
DELILAH M. SMITH, THE
ESTATE OF DELILAH MARIE
SMITH and or tenant or tenof the mortgage instrument NEWREZ LLC D/B/A SHELL NEWREZ LLC DIB/A SHELL-POINT MORTGAGE SERVIC-ING as Attorney in Fact for JOSEPH YOUNG THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY SMIIH and of renant of ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-proportion of the property and INFORMATION OBTAINED
WILL BE USED FOR THAT WILL BE USED FOR ITAL PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-05922-1 Ad Run Dates 12/07/2022 an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-Dates 12/14/2022, brances, zoning ordinances, easements, restrictions covenants, etc. The sale will

FORECLOSURE







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