on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND lying and being in the 86th Land Lot of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeasterly right-of-way line of Martin Nash Road and the northwesterly right-ofway line of Brownlee Lane (60 foot right-of-way); run thence along the northwesterly right-of-way line of Brownlee Lane in a northeasterly direction, and following the meanderings thereof, a distance of 1,113.99 feet to a point marked by an iron pin found, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING thus established and leaving said right-of-way line of Brownlee Lane, run thence North 31 degrees 21 minutes 52 seconds West a distance of 334.64 feet to a point marked by an iron pin found; run thence North 31 degrees 27 minutes 29 seconds West a distance of 271.92 feet to a point marked by a one-inch open top pin found; run thence North 73 degrees 20 minutes 47 seconds East a distance of 209.88 feet to a point marked by a one-inch open top pin found; run thence South 31 degrees 10 minutes 36 seconds East a distance of 228.86 feet to a point marked by an iron pin found; run thence South 79 degrees 22 minutes 24 seconds West a distance of 100.00 feet to a point; run thence South 31 degrees 13 minutes 10 seconds East a distance of 369.80 feet to a point marked by an iron pin found on the northwesterly right of-way line of Brownlee Lane; run thence along said right-of-way line and following the arc of a curve to the left an arc distance of 107.89 feet to a point marked by an iron pin found (said arc having a radius of 779.23 feet and being subtended by a chord bearing South 64 degrees 00 minutes 06 seconds West a distance of 107.81 feet), said point being the TRUE POINT OF BEGINNING. Said tract is shown as containing 1.961 acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as **3195 Brownlee Ln Sw, Lilburn, GA 30047,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of The Representative of the Estate of Irene Mahony, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Irene Mahony File no. 22-078610 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-87233 11/30, 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 W MCNORRILL and HOWELL H MCNORRILL III to WELLS FARGO BANK, N.A.,** dated May 20, 2011, recorded June 3, 2011, in Deed Book 50706, Page 689, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Sixty-Six Thousand Five Hundred and 00/100 dollars ($166,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **Mortgage Assets Management, 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 January, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK K, SNELLVILLE NORTH SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK W, PAGE 219, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART PF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1812 DRIFTWOOD PLACE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. Said legal description being controlling, however the property is more commonly known as **1812 DRIFTWOOD PLACE, SNELLVILLE, GA 30078.** The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARY W MCNORRILL, HOWELL H MCNORRILL III, ESTATE AND/OR HEIRS AT LAW OF HOWELL MCNORRILL III , 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: PHH Mortgage Corporation, Loss Mitigation Dept., 1661 Worthington Road Ste 100, West Palm Beach, FL 33409, Telephone Number: 866-503- 5559. 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. MORTGAGE ASSETS MANAGEMENT, LLC as Attorney in Fact for MARY W MCNORRILL, HOWELL H MCNORRILL III 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. RMU-22-05540-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022

950 88916 12/7,14,21,28, 2022

Notice of Sale Under Power Georgia, GWINNETT County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **NIGEL MENTORE to BANK OF AMERICA, N.A.,** dated March 2, 2010, and recorded in Deed Book 49980, Page 0404, GWINNETT County, Georgia records, and last assigned to **Carrington Mortgage Services, LLC** in Book 57236, Page 00175, conveying the after-described property to secure a Note of even date in the original principal amount of $64,705.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 6 TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 8, BLOCK B OF GWINNSTONE SUBDIVISION ACCORDING TO PLAT OF SUBDIVISION RECORDED AT PLAT BOOK 10, PAGE 46A, GWINNETT COUNTY, GEORGIA, AND REVISED AND RE-RECORDED AT PLAT BOOK 17, PAGE 145, GWINNETT COUNTY, GEORGIA DEED RECORDS, BOTH OF WHICH ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE WITH ALL THE RIGHTS, MEMBERS AND APPURTENANCES TO THE SAID DESCRIBED PREMISES IN ANYWISE APPERTAINING OR BELONGING. BEING IMPROVED PROPERTY KNOWN AS 2995 GWINNSTONE CIRCLE, SNELLVILLE, GEORGIA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. 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 provided in the Note and Deed to Secure Debt. 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 the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as **2995 GWINNSTONE CIRCLE SNELLVILLE, GA 30078,** 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): NIGEL MENTORE or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for NIGEL MENTORE Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0249 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-86826 11/9,16,23,30, 12/7,14,21,28, 2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Tiffany Milton-Simpson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee Indy-Mac Bank, F.S.B.,** dated August 11, 2004, and recorded in Deed Book 39568, Page 72, Gwinnett County, Georgia Records, as last transferred to **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-B** by assignment recorded on January 14, 2013 in Book 51937 Page 70 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Four Thousand and 0/100 dollars ($104,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on January 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, FIRETHORN SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 56, PAGE 180, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFEREENCE. BEING IMPROVED PROPERTY KNOWN AS 1445 SHAMMROCK HILL CIRCLE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys 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: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Tiffany Milton-Simpson or tenant(s); and said property is more commonly known as **1445 Shamrock Hill Cir, Loganville, GA 30052.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-B as Attorney in Fact for Tiffany Milton-Simpson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-18341

950 88922 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Newal S. Mohammed to Wells Fargo Bank, N.A.** dated June 9, 2010, and recorded in Deed Book 50176, Page 876, Gwinnett County Records, securing a Note in the original principal amount of $197,342.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK H, OF SUMMIT AT SARATOGA SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 106, GWINNETT COUNTY, GEORGIA, RECORDS, REFERENCE TO WHICH PLAT IS MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY; AND BEING IMPROVED PROPERTY KNOWN AS 2038 HIGH ROCK AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. Said property is known as **2038 High Rock Avenue, 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 valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Newal S. Mohammed, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Newal S. Mohammed File no. 20-076360 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950- 89625 12/14,21,28, 2022, 1/4,11,18,25, 2/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **ARMANDO K MONTANO and CANDICE M MONTANO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR UNITED SECURITY FINANCIAL CORPORATION,** dated January 4, 2017, recorded January 17, 2017, in Deed Book 54873, Page 601, 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 Two Thousand Three Hundred Eighty and 00/100 dollars ($202,380.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES,** 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: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 6, BLOCK B, SUGARLOAF MANOR SUBDIVISION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 163, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as **668 BRIARHURST CT, LAWRENCEVILLE, GA 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 remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ARMANDO K MONTANO, CANDICE M MONTANO, 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: 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 require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. SERVIS ONE, INC DBA BSI FINANCIAL SERVICES as Attorney in Fact for ARMANDO K MONTANO, CANDICE M MONTANO 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. BSI-22-04866-2 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022

950 88912 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Dwight D. Morrow and Mary Morrow to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc.** dated June 21, 2018, and recorded in Deed Book 55975, Page 0876, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Quicken Loans Inc. securing a Note in the original principal amount of $138,446.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOTS 1 AND 2, BLOCK J, SWEETWATER ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "L", PAGE 336, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. Said property is known as **166 Valley Rd, 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 valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dwight D Morrow; Mary Morrow, successor in interest or tenant (s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-in-Fact for Dwight D. Morrow and Mary Morrow File no. 22-079514 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 INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-86119 11/30,12/7,14,21,28,2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") from **Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow** dated November 20, 2006, recorded at Deed Book 47290, Pages 512-515 of the Gwinnett County Deed Records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Courthouse of Gwinnett County, Georgia, during the legal hours of sale, on the first Tuesday in January, that being January 3, 2023, the following 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 minutes 00 West, as measured along the western 80 foot right of way of Old Peachtree 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 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 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 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 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 more particularly described as follows: beginning at an R-Bar found on the Southwesterly right of way line of Old Peachtree Road (80 foot right of way) located 1282.68 feet Northwesterly as measured along said right of way line from its point of intersection with the Northwesterly right of way line of Old Fountain Road (80 foot right of way); run thence South 81 degrees 26 minutes 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 seconds 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, 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, 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 debt evidenced by the Note and secured by the Security 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 a/k/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 attorneys' fees having been given), and the lawful expenses 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 priority 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 Maureen A. Prow. The undersigned will execute a deed to the purchaser as authorized in the aforementioned Security Deed. Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, By: SouthState Bank, N.A., f/k/a South State Bank, N.A. f/k/a CenterState Bank, N.A., as successor in interest by merger to South State Bank f/k/a SCBT d/b/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 as Attorney-inFact Hulsey, Oliver & Mahar, LLP P. 0. Box 1457 Gainesville, GA 30503 (770) 532-6312

950 88154 12/7,14,21,28, 2022

Notice of Sale 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 **MARCELA RAMOS to COASTAL LENDING CORPORATION** , 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, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (the Secured Creditor),** by assignment, conveying the after-described property to secure a 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 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 PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 5700 HOLLOW RIDGE LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. 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 provided 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, including attorneys fees (notice of intent to collect attorneys fees having been given). JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (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 O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL 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 party/parties in possession of the subject property known as **5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071** is/are: MARCELA RAMOS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but are not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. 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 loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN 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 12/7,14,21,28,2022

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 for 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 Thousand 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 designated as an alternative location, 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, HAMPTON PARK, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEORGIA 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.**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New Rez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the 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 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 Shellpoint Mortgage Servicing as Attorney-in-Fact for Niove M. Rodriguez

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, 12/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Gordon W. Schilling and Teresa L. Schilling, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Carrington Mortgage Services, LLC** recorded in Deed Book 57100, beginning at page 844, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which 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 sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in January 2023, all property described in said security deed including but not limited to the following described 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. Gwinnett County, Georgia, being Lot 17, Block D, Shannon Woods Subdivision, Unit Two, as per plat recorded in Plat Book P, Page 153, Gwinnett County records, 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 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 remainder and right of reversion, and to the heirs and assigns of said survivor by deed from Andrew Taylor McAdams and Sandra Marie McAdams. Recorded 04/20/1994 in Deed Book 10255, Page 276, in the office of the Clerk of the Superior Court of Gwinnett County, 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 above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. 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. 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, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst 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, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 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, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 88142 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 **HAKAN SENKAL and ZAHIRA SENKAL ZYAMI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION** , dated October 29, 2014, recorded October 30, 2014, in Deed Book 53206, Page 0217, 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 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 January, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, HANARRY 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 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, GA 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 remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is 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. 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: 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 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 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. LNC-22-05955-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022, 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 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 VETERANS AFFAIRS, AN OFFICER 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: ALL THAT TRACT OR PARCEL 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 STRAWBRIDGE,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 INCORPORATED HEREINAND MADE A PART HEREOF BY REFERENCE. 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 default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MARY B SHERMAN, 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: 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 require a secured creditor to negotiate, 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 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. BSI-22-06025-1 Ad Run Dates 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022

950 88920 12/7,14,21,28, 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Reginald A. Sitton to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors 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 York as trustee for the**