

FORECLOSURE

sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.
 ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for Top Designs Group LLC
 Katz Durrell, LLC
 6065 Roswell Road, Suite 880
 Atlanta, Georgia 30328
 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.
 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 (\$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 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 23, 7TH 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 RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION, TAX MAP OR PARCEL ID NO.: R7023-159 Said legal description being controlling, however the property more commonly known as **1074 BRIGHTON COVE TRAIL, LAWRENCEVILLE, GA 30043**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items 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 **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 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 mortgage instrument. **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: Ruben 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, 12/14/2022, 12/28/2022, 950 88926 12/7,14,21,28, 2022

FORECLOSURE

OF FALL CREEK, UNIT IX, AS MORE PARTICULARLY DEPICTED ON A PLAT RECORDED IN PLAT BOOK 118, PAGES 157 AND 158, RECORDS OF GWINNETT COUNTY GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BE REFERENCE HERETO. THE IMPROVEMENTS THEREON BEING KNOWN AS 2391 WILLOW SHADE LANE, LOGANVILLE, GEORGIA - 30052. Said legal description being controlling, however the property is more commonly known as **2391 WILLOW SHADE LANE, LOGANVILLE, GA 30052**. 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 **JOSEPH YOUNG, or tenants(s)**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A 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 be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING as Attorney in Fact for **JOSEPH YOUNG** THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben 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, 12/14/2022, 12/28/2022, 950-87221 12/7,14,21,28, 2022**

ADVERTISING?

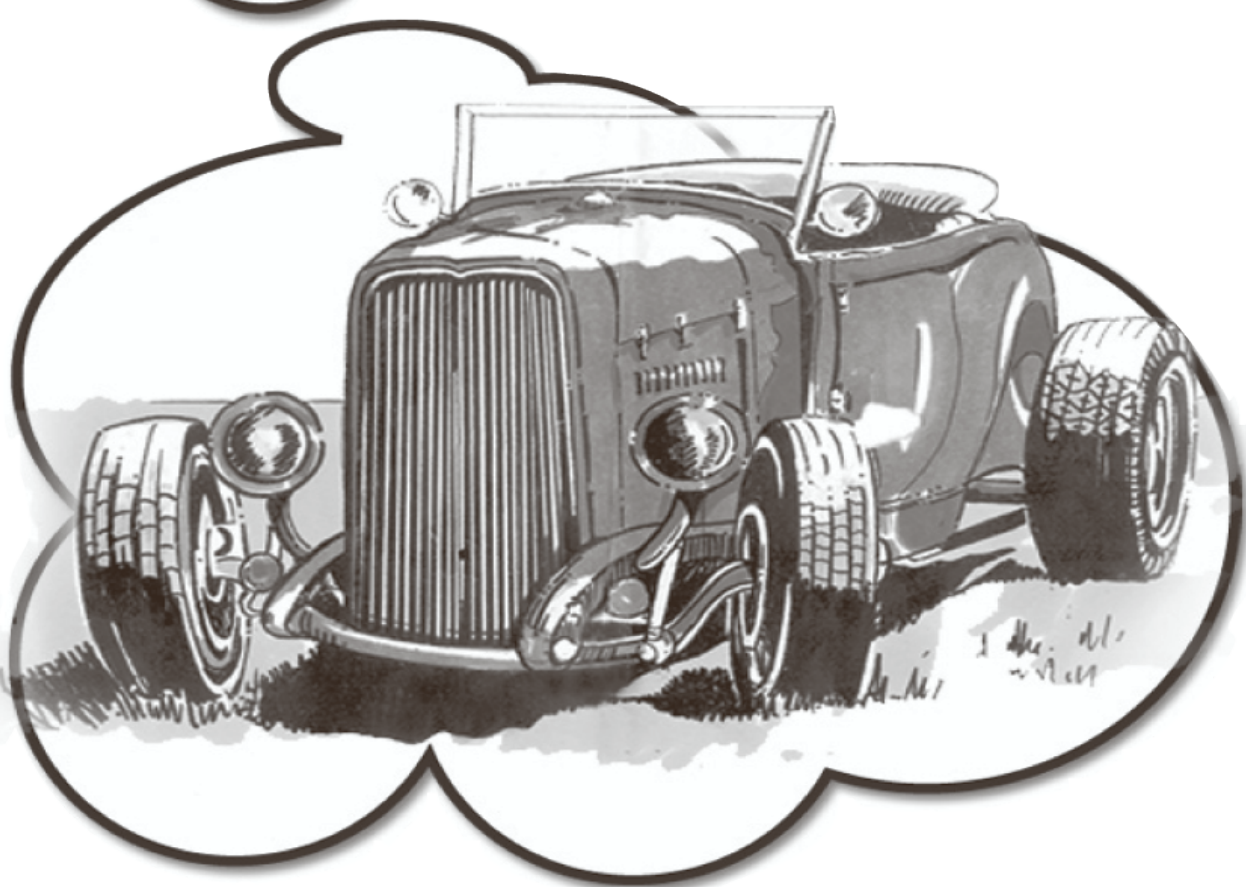
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NOTICE OF SALE UNDER POWER GEORGIA

GWINNETT COUNTY
 By virtue of a Power of Sale contained in that certain Security Deed from **JOSEPH YOUNG to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC.**, dated December 14, 2015, recorded December 30, 2015, in Deed Book 54019, Page 0041, 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 Twenty Thousand Four Hundred Eighty and 00/100 dollars (\$220,480.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in 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 34 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 232, BLOCK A,

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