

FORECLOSURE

an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and all 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 BEVERLY Y HOLMAN BEVERLY YVONNE HOLMES, or tenant(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, FKA/A New Penn Financial, LLC, DOLA 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. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1 as Attorney in Fact for BEVERLY Y HOLMAN BEVERLY YVONNE HOLMES THE BELOW LAW FIRM MAY BE HELD TO BE RESPONSIBLE AS DEBT COLLECTOR UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lubin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992. Case No. 2022-22-02305-1. 07/06/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-74288

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA, COUNTY OF GWINNETT. Under and by virtue of the power of sale contained within that certain Security Deed dated May 27, 2021, from **Raven Holmes to Mortgage Electronic Registration Systems, Inc., as nominee for LendUS, LLC,** recorded on June 4, 2021 in Deed Book 58004 at Page 00405 Gwinnett County, Georgia Records, having been last sold, assigned, transferred and conveyed to **Data Mortgage, Inc. dba Essex Mortgage by Assignment** and said Security Deed having been given to secure a note dated May 27, 2021, in the amount of \$196,377.00, and said Note being in default, the undersigned will sell at public outcry on the first Tuesday of the month of August, 2022, at the Courthouse of Gwinnett County, Georgia, on August 02, 2022 following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 266 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 119 BLOCK A, REGENCY PARK SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 187, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. THE SALE OF THIS PROPERTY IS BEING REFERRED TO AS "AS-IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR RECOURSE AGAINST THE ABOVE-NAMED OR 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 affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarcea Humphrey III and Chail Humphrey III, 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 424-2424. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005139 -A-47505610 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72906

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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 50225, beginning at page 147, 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, 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 August 2022, 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 179 of the 5th District, of Gwinnett County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of 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: **482 Marsh Lake Road, Lawrenceville, GA 30045** Said property will be sold as "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, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 800-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Raven Holmes 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 373-4242. By: Rohan Rupani Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005139 -A-47505610 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72913

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED

STATE OF GEORGIA, COUNTY OF GWINNETT. Under and by virtue of the power of sale contained within that certain Security Deed dated July 30, 2019, from **Tarmarcea Humphrey and Chail Humphrey III to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. d/b/a New American Funding,** recorded on August 1,

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2019 in Deed Book 56776 at Page 831 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **MidFirst Bank, N.A. as PER PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGES 268-270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING KNOWN AS 3507 VALLEY BLUFF LANE, AORDING TO THE PRESERIBED SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.** The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the Note and the fact that the debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge and belief, the person(s) in possession of the property are Tarmarcea Humphrey and Chail Humphrey III. The property, being commonly known as **3507 Valley Bluff Ln, Snellville, GA, 30039** in Gwinnett County, will be sold as the property of Tarmarcea Humphrey and Chail Humphrey III, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailey Road, Suite 200, Fort Mill, SC 29707, 800-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarcea Humphrey III and Chail Humphrey III, 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 424-2424. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005299 -A-4750566 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72906

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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 50225, beginning at page 147, 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, 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 August 2022, 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 71 of the 6th District of Gwinnett County, Georgia, being Lot 66, Block A, Unit One of River Mist Subdivision, as per plat recorded in Plat Book 3, Page 242, Gwinnett County, Georgia Records; which plat is hereby referred to as "AS-IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR RECOURSE AGAINST THE ABOVE-NAMED OR 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, covenants, and 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. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarcea Humphrey III and Chail Humphrey III, 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 424-2424. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005299 -A-4750566 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72906

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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 50225, beginning at page 147, 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, 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 August 2022, 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 179 of the 5th District, of Gwinnett County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of 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: **482 Marsh Lake Road, Lawrenceville, GA 30045** Said property will be sold as "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, restrictions, covenants, and matters of record superior to the said Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Raven Holmes 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 373-4242. By: Rohan Rupani Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005139 -A-47505610 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72913

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 **Ralph Kelley, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Pine State Mortgage Corporation** recorded in Deed Book 50225, beginning at page 147, 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, 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 August 2022, 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 179 of the 5th District, of Gwinnett County, Georgia, and being Lot 46, Block D of Springlake Falls, as per plat recorded in Plat Book 96, Page 295 of 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: **482 Marsh Lake Road, Lawrenceville, GA 30045** Said property will be sold as "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, restrictions, covenants, and matters of record superior to the said Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Raven Holmes 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 373-4242. By: Rohan Rupani Esq. For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005139 -A-47505610 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72913

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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 Ralph Kelley and Lorisa Michele Sevilla-Kelley, as Administrator of Estate of Ralph Kelley, Jr., or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6735F1 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. 950-72907 6/8,15,22,29,7/6,13,20,27, 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 **Ryan Medlock, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for CB National Bank** recorded in Deed Book 55358, beginning at page 821, 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 August 2022, 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 71 of the 6th District of Gwinnett County, Georgia, being Lot 66, Block A, Unit One of River Mist Subdivision, as per plat recorded in Plat Book 3, Page 242, Gwinnett County, Georgia Records; which plat is hereby referred to as "AS-IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR RECOURSE AGAINST THE ABOVE-NAMED OR 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, covenants, and 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. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarcea Humphrey III and Chail Humphrey III, 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 424-2424. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005299 -A-4750566 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72906

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STATE OF GEORGIA, COUNTY OF GWINNETT. Pursuant to a power of sale contained in a certain security deed executed by **Ryan Medlock, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for CB National Bank** recorded in Deed Book 55358, beginning at page 821, 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 August 2022, 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 71 of the 6th District of Gwinnett County, Georgia, being Lot 66, Block A, Unit One of River Mist Subdivision, as per plat recorded in Plat Book 3, Page 242, Gwinnett County, Georgia Records; which plat is hereby referred to as "AS-IS" BASIS WITHOUT ANY REPRESENTATION, WARRANTY OR RECOURSE AGAINST THE ABOVE-NAMED OR 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, covenants, and 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. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument. 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. Albertelli Law Attorney for Data Mortgage, Inc. dba Essex Mortgage as Attorney in Fact for Tarmarcea Humphrey III and Chail Humphrey III, 100 Galleria Parkway, Suite 360 Atlanta, GA 30339 Phone: (770) 424-2424. By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. -22-005299 -A-4750566 06/08/2022, 06/15/2022, 06/22/2022, 06/29/2022, 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022, 950-72906

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en). Said property is commonly known as **3480 REVERE CIRCLE SNELLVILLE, GA 30039**, 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): GEDION M. MEKONEN 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; and (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 9-172.1, 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 Douglas Road, Suites 100 & 200 Atlanta, GA 30286 1-800-552-3000. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200 Atlanta, GA 30286 1-800-552-3000. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200 Atlanta, GA 30286 1-800-552-3000. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200 Atlanta, GA 30286 1-800-552-3000. 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