FORECLOSURE

cordance with the terms 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 mortgage is as fol-lows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that

ant or tenants and the pro-

ceeds 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 under-

FORECLOSURE

rights-of-way and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Mandy Robin Leveque and or tenant(s). The sale will be conducted subject to 1) con firmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the commation and audit of the holder of the Security Deed. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Case #: 22-007547-1 Mandy Robin Leveque Contact: Padgett Law Group. 6267 Old Water 22-007547-1 Mandy Robin Leveque Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Talla-hassee, FL 32312; (850) 422-2520 Ad Run Dates: 11/23/2022; 11/30/2022; 11/09/22; 11/16/22 Case #: 22-007547-1 966.93895

10/26,11/2,9,16,23,30, 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 Irene Ma-hony to Mortgage Electronic Registration Systems, Inc., as Nominee for Quicken Loans Inc. dated December 4, 2017, and recorded in Deed Book 55569, Page 245 345, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and con-veyed to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, securing a Note in the original principal amount of \$109,250.00, 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 amount of said indebtedness 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, companeed the intervence of the intervence of the state mence 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 north-westerly right-of-way line of Brownlee Lane in a northeasterly direction, and following the meanderings , a distance of 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 stabilished and lower said. 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 cedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure 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 geint marked by a concinch documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14point 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 162.2, the entity that has full authority amend and modify all terms amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-1622 shall be construed to found: run thence South 79 degrees 22 minutes 24 seconds West a distance of onds 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 distance of 309.00 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 theorem of the said 162.2 shall be construed to require the secured creditor to negotiate, amend or modito negociate, amend or modify the terms of the Deed to Secure Debt do-Secure Debt described here-in. This sale is conducted on behalf of the secured crediing the arc of a curve to the left an arc distance of 107.89 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 BE-GINNING. Said tract is shown as containing 1.961 acres on that certain Survey tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Cer-tificates, Series 2007-CH2 as attorney in fact for Venese McKenzie Richard B. Maner, acres on that certain Survey for Irene H. Mahony with a field date of November 14, 2015, prepared by Barton P.C. 180 Interstate N Park way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A Surveying Inc., bearing the seal and certification of David Barton, Georgia Registered Land Surveyor No. 2533. Said property is known as 3195 Brownlee Ln. W. Lilburg. GA 30072 to. DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, FC22-074 Sw, Lilburn, GA 30047, to-gether with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject 11/9,16,23,30,2022 Notice of Sale to any outstanding ad val-orem taxes (including taxes Georgia, GWINNETT County 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-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, GWINclosed by an accurate survey and inspection of the property, any assessments, lieral encumbrances, zoning ordinates and the property and 49980, Page 0404, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Ser-vices, 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 unnances, 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 pay-ment of said indebtedness and all expenses of said sale and an experises 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 republished under the LLS. 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 PARCE OF LAND LYING AND BEING IN LAND LOT 50 OF THE 6 TH DISTRICT OF GWINNETT COUNTY. GEORGIA. AND there will be sold by the unprohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. the secured creditor. In the possession of The Representative of the Estate of Irene Mahony, successor in interest or tenant(s). Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans Inc. as Attorney-incept for Irene Mahony File 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 INCORPO-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 20246 (272) 200 3655 (28)

950-87233 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 Venese McKenzie to Chase Bank USA, N.A., dated September 8, 2006, and recorded in Deed Book 47055, Page 107, Gwinnett

PURPOSE.

N.E., SUITE 300 AIGHTAL, 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

FORECLOSURE FORECLOSURE

County, Georgia records, as last transferred to **Deutsche Bank National Trust Compa** nas been and is nereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. The debt re-maining in default, this sale ny, as Trustee, on behalf of the holders of the J.P. Morthe holders of the J.P. Morgan Mortgage Acquisition
Trust 2007-CH2 Asset
Backed Pass-Through Certificates, Series 2007-CH2
by Assignment recorded in
Deed Book 53587, Page 692,
Gwinnett County, Georgia
records, conveying the afterdescribed property to serve 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 begins been been as described property to secure a Note of even date in the original principal amount of \$140,000.00, with interest at the rate specified therein, there will be sold by the unneys fees having been given). Said property is commonly known as 2995 GWINNSTONE CIRCLE dersigned at public outcry to 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 dersigned 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 De-cember, 2022, to wit: De-cember 6, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 158 of the 5th District, Gwinsubject property is (are): NIGEL MENTORE or tenant or tenants. Said property will be sold subject to (a) any 158 of the 5th District, Gwin-nett County, Georgia, being Lot 45, Block A of Watsons Grove Subdivision, as per plat thereof recorded in Plat Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Subject to all easements and restric-tions of record. The debt se-cured by said Deed to Seoutstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed 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, assemble recured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure 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 de-fault, this sale will be made for the purpose of paying the cured by said Deed to Seliens, 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. for the purpose of paving the same and all expenses of 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 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 3364 Watson Meadow Lane, Lo-ganville, GA 30052, together documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the prewith all fixtures and personal 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): Venese McKenzie or tenant or tenant said property will be ceding paragraph. Pursuant to O.C.G.A. Section 44-14to 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 O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This ants. 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 in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure beth first set out above in-Debt first set out above, in cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, Debt described herein. This sale is conducted on behalf of the secured creditor un-der the power of sale grant-ed in the aforementioned seeasements, restrictions, covenants, etc. The sale will be conducted subject to (1) ed in the atorementioned 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 confirmation that the sale is confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) 0.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, NOVEMBER 9, 16, 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0249 THIS LAW FIRM IS ACTING AS A DEBT which allows for certain pro-

> STATE OF GEORGIA COUNTY OF GWINNETT

negotiate.

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 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 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 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 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 86470 SCRIPTION. Said property is known as 166 Valley Rd, Lawrenceville, GA 30044, together with all fixtures and together with all fixtures and personal property attached to and constituting a part of 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 closed 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

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 con-ducted subject (1) to confir-mation that the sale is not

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

Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 965-84119

11/30,12/7,14,21,28,2022

GIA 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 PREMISE
S IN ANYWISE APPERTAINING OR BELONGING,
BEING IMPROVED PROPERTY KNOWN AS 2995

TY KNOWN AS 2995 GWINNSTONE CIRCLE,

30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

GIA. The debt secured by said Deed to Secure Debt

GEORGIA

SNELL VILLE

GEORGIA, GWINNETT COUNTY mation 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 Des Attorney-in-Fact for Dwight D. Morrow and Mary Mor-row File no. 22-07951 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway N. E. Suita 200 At**FORECLOSURE**

FORECLOSURE

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 MARY L NGU to FIRST
HORIZON HOME LOAN CORPORATION. LAWRENCEVILLE. PORATION PORATION , dated 05/18/2004, and Recorded on 05/27/2004 as Book No. 38417 and Page No. 0056, GWINNETT County, Georgia 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of derecords, as last assigned fault under the terms of said Security Deed. The indebtrecords, as last assigned to AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F, BY U.S. BANK edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, in-NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE cluding attorneys' fees (no-tice 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, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the cluding attorneys' fees (no-(the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$131,400,00, with interest of \$131,400.00, 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 Tuesday in December, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING items which may affect the ittle: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
172 OF THE 5TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA BEING LOT 16,
BLOCK A, ADAMS LANDING
SUBDIVISION, UNIT ONE,
AS PER PLAT RECORDED IN
PLAT BROOK 82 PAGE 101 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; AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 101, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF. The debt secured by said Deed to Secure Debt has been and is hereby decovenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is MISTY PEARSON, VIRGIL L MISTY PEARSON, VIRGIL L PEARSON, III, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupthas been and is hereby de-clared due because of among other possible events 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, incy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed.

ciuding attorieys lees (included attorneys fees having been given). AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY RITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGEBACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE (the current investor on the loan), is the entity with the full authority to negotiate, full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, GREGORY FUNDING LLC (877) 813-0992 FLB-22-05551-1 Dates 11/16/2022 O.C.G.A. § 44-14-162.2, GREGORY FUNDING LLC may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866-712-5698. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not re-11/30/2022 950-86130 11/9,16,23,30,2022 quired to amend or modify the terms of the loan. To the

Secure Debt and by law, including attorneys fees (no-

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 705 ADAMS FARM known as 705 ADAMS FARM
COURT, LAWRENCEVILLE,
GEORGIA 30045 is/are:
MARY L NGU or tenant/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 inan accurate survey and inspection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to. assessments liens encumassessments, liens, encum-brances, 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) fi-nal 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 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 pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. AJAX MORTGAGE LOAN TRUST MORTGAGE LOAN INOST 2021-F, MORTGAGE-BACKED SECURITIES, SE-RIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE as AS INDENIUME INDSIEE AS ACTIONEY IN FACT FACTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT DIEDONS PURPOSE 00000009642141 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

son, Texas 75001 phone: (972) 341-5398. 11/9,16,23,30,2022

NOTICE OF SALE UNDER POWER GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from MISTY
PEARSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
FIDELITY BANK DIS/A FIDELITY BANK MORTGAGE,
dated June 28, 2016, recorded June 30, 2016, in Deed
Book 54398, Page 0432,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure having been given to secure a Note of even date in the a Note of even date in the original principal amount of Three Hundred Thirty-Three Thousand One Hundred Thirty and 00/100 dollars (\$333,130.00), 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 William Bryan, 257 Forest Lake Road. Lake Road, Lawrencevine: Georgia 30046, Telephone: 470-358-6149. To the best knowledge and belief of the undersigned, the party in possession of the property is PABLO RAMIREZ. The **LLC**, there will be sold at public outcry to the highest bidder for cash at the Gwinbidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale on the first Tuesday in De-cember, 2022, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confirmation and audit of the statrus of the loan with the holder of the security deed.
William Bryan as Attorney in Fact for Pablo Ramirez
McLain & Merritt, P.C. AND BEING IN LAND LOT 217 OF THE 5TH DISTRICT, GWINNETT COUNTY GEOR GWINNEIT COUNTY, GEDR-GIA, AND BEING LOT 3 OF HIGHLAND MANOR SUBDI-VISION FKA PARADISE NORTH, AS PER PLAT RECORDED IN PLAT BOOK McLain & Merritt, P.C. 11625 Rainwater Drive Suite 125 Alpharetta, GA 30009 770-200-7000 950-84350 11/9,16,23,30, 2022

123. PAGE 159. RECORDS

FORECLOSURE

Under Power.

OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-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 AMINAH D REESE to
BANK OF AMERICA, N.A.,
dated 05/05/2017, and
Recorded on 05/12/2017 as
Book No. 55115 and Page
No. 636, GWINNETT County
Georgia records, as last as-OF. Said legal description being controlling, however the property is more com-monly known as 2106 CALE-

Georgia records, as last assigned to BANK OF AMERI-CA, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original even date in the original principal amount of \$252,400.00, 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 December, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT AND BEING IN LAND LOT 194, 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 9, BLOCK H, WILLOWWIND PARK SUB-DIVISION, UNIT THREE, WILLOWWIND PARK SUB-DIVISION, UNIT THREE, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 272, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART LEFECT restrictions: AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Se-cure Debt has been and is bere bet has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure 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 The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Flagstar Bank, FSB, Loss Mitigation Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., acting on behalf 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 duly endorsed Note and is Dept., 5151 Corporate
Drive , Troy, MI 48098, Telephone Number: 800-393-4887. Nothing in O.C.G.A.
Section 44-14-162.2 shall be
construed to require a seconstrued to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVIC-ING LLC as Attorney in Fact for MISTY PEARSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW IF SO ANY and modify all terms of the loan. Pursuant to O.C.G.A. §
44-14-162.2, BANK OF
AMERICA, N.A., AS SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVIC-SUC-TO 'C 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. FLB-22-05551-1 Ad. Run BAC HOME LOANS SERVICE
ING, LP may be contacted
at: BANK OF AMERICA, N.A.,
AS SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX
75024, 800-669-6650. Ad 75024, 600-609-6050. 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 11/09/2022 11/23/2022

NOTICE OF SALE

best knowledge and belief of

best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3687 NINA COURT, LOGANVILLE, UNDER POWER
GEORGIA,
GWINNETT COUNTY COURT, LOGANVILLE, GEORGIA 30052 is/are: AMINAH D REESE or tenant/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 su-THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
Under and by virtue of the FOR THAT PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by Pablo Ramirez to
William Bryan, dated April
14, 2021, filed April 19,
2021, and recorded in Deed
Book 58636 Page 791 (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encum-2021, and recorded in Deed Book 58636, Page 791, Gwinnett County, Georgia records, conveying the after-described property to secure a Promissory Note in the original principal amount of brances, zoning ordinances, casements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not problemate. Thirty Six Thousand and 00/100 Dollars not prohibited under the U.S Bankruptcy Code; and (2) fi-(\$36,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder nal confirmation and audit of the status of the loan with 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 prooutry 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 December, 2022, the following described Property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 AND 295 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOMAN EING OPEN SPACE documents may not be provided until final confirmation and audit of the status of the 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 AMINAH D REESE. THIS LAW FIRM IS GWINNETT COUNTY, GEOR-GIA, BEING OPEN SPACE AREA B OF ALCOVY CLUB FKA MAXWELL FRAMS SUBDVISION, UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 255-256, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. SAID Propoetry is known as 3321 ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. property is known as **3321**Alcovy Club Court, Dacula
Georgia **30019**, Tax Parcel
Identification No. R5294
094, together with all fix-

PURPOSE.
0000009404385 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398
950-86297 11/9.16.23.30.2022 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 DORA M. REYNAGA to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
MC. (MERS) AS NOMINEF tures and personal property attached to and constituting a part of said property, if any. 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 due and in the manner pro-NC. (MERS) AS NOMINEE FOR, dated 05/22/2003, and Recorded on 06/06/2003 as Book No. 32949 and Page No. 0163, GWINNETT Counvided in the Promissory
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 Deed to Secure ty, Georgia records, as last assigned to CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (the Secured vided in Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees **Creditor)**, by assignment, conveying the after-de-Scribed property to secure a Note of even date in the orig-inal principal amount of \$120,524.00, with interest at having been given). Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey. the rate specified therein, there will be sold by the unthere 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 closed by an accurate survey and inspection of the prop erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Deed to Secure Debt first set out above. The individual/entity that has full authority to negotiate, amend, and modify all terms of the mortgage is William Record 257 Executed.

Lawrenceville

hours of sale on the first tuesday in December, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, BRAY'S CROSSING SUBDIVISION, UNIT 1, AS SHOWN ON PLAT OF SUBJECT PROPERTY SUBJECT PROPERTY RECORDED AT PLAT BOOK 29, PAGE 40, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 1268 MILLSTREAM TRAIL, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY. GEOR-PAGE 40, GWINNETT GWINNETT COUNTY, GEOR-GIA. The debt secured by said Deed to Secure Debt has been and is hereby de-

clared due because

among other possible events of default, failure to pay the

FORECLOSURE

indebtedness as and when 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-Secure Debt and by law, III-cluding attorneys fees (no-tice of intent to collect attor-neys fees having been given). CITIBANK, N.A., AS TRUSTEE FOR CMLTI AS-SET TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. FAY SERVICING LLC, acting on behalf of and, as necessary in apparticular with the current and the control of the current and t sary, in consultation with CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST (the current investor on the loan), is the entity with the full authority to propriet among and to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, FAY SERVICING LLC may be contacted at: FAY SERVICING LLC, 425 S. FAY SERVICING LLC, 425 S.
FINANCIAL PLACE, SUITE
2000, CHICAGO, IL 60605,
800-495-7166. 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
1268 MILLSTREAM TRAIL,
LAWRENCEVILLE, GEORGIA 1268 MILLSTREAM TRAIL, LAWRENCEVILLE, GEORGIA 30044 is/are: DORA M. REY-NAGA or tenant/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 inan accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-cluding, 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 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 Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preloan as provided in the preceding paragraph.
CITIBANK, N.A., AS
TRUSTEE FOR CMLTI ASSET TRUST as Attorney in
Fact for DORA M. REYNAGA.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
ORTAINED WILL BE LISED. OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009617531 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

son, Texas 75001 phone: (972) 341-5398. 950-86300 11/9,16,23,30,2022 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 Elec-tronic Registration Systems, Inc. as grantee, as nominee for Homestar Financial Tor 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 a Note of even date, in the and payable) original principal amount of Two Hundred Sixty Thou-sand Two Hundred and sand 00/100 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to New Bez LLC d/h/a Shellnoint 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 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 proper-ty described in said Security Deed including but not limit-ed to the following described ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Embrace Home Loans, Inc. as Attorney in Fact for Doris M Tarsa McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners 64 3009/2 404 property: ALL THAT TRACT OR PAR-Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00403

ALL THAT TRACT OR 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 ON 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

950-86125 11/9,16,23,30,2022

NOTICE OF SALE UNDER POWER GWINNETT COUN-TY, GEORGIA

Because of default in the payment of the indebted-ness, secured by that certain Deed to Secure Debt and Se-

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, Swincett County CA

Gwinnett County, GA records, Secured Creditor pursuant to said deed and the 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, and pursuant to 0.C.G.A Section 9-13-161(a) will on the first Tuesday in December 2022, during the legal burst of

during the legal hours of sale, at the Courthouse door in Gwinnett County, sell at public outcry to the highest bidder for cash, the property described in said deed to

described in said deed to wit: ALL THAT TRACT OR PARCEL OF LAND LYING

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 in challengts on said loan. The payment of the monthly in-stallments 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 (no-tice of intent to collect attorneys fees having been given).
The individual or entity that

has full authority to negoti-ate, amend and modify all terms of the loan is New Rez LLC d/b/a Shellpoint Mort-gage 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 under-AND BEING IN LAND LOT 75 AND 76 OF TH 6TH DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, FREEMAN SOUTH SUBDIVIsigned. 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 RECEINAN SOUTH SUBDIVI-SION, ASPER PLAT RECORDEDIN PLAT BOOK 136, PAGE 251-254, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY of the property; c) any out-survey or by an inspection 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 nayable; d) sneeial as-REFERENCE AND MADE A
PART OF THIS DESCRIPTION. together with all fixtures and other personal
property conveyed by said
deed. The sale will be held 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 each subject to any unpaid taxes, assessments, rights-of-ways, easements, protective constitute liens upon said property; g) all restrictive covenants or restrictions, liens, and other superior easements. matters of record which may rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and affect said property. The sale will be conducted subject (1) to confirmation that the sale control property is not prohibited under the is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and belief of the undersigned. the owners and party in possession of the property are audit of the status of 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

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

NOTICE OF FORECLOSURE SALE UNDER POWER

UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Dris ty: All that tract or parcel of land lying and being in Land Lot 70 of the 7th District, Gwinnett County, Georgia, being Lot 73, Block A, Kewick Subdivision, Unit I, as per plat recorded in Plat Book 55, Page 300, Gwinnett County Records, which said plat is incorporated herein by this reference and made a part of this description, bepart of this description, be ing improved property. R7070 400 Title to the above R7070 400 Title to the above described property conveyed to Dori R. Tarsa and Doris M. Tarsa from Doris R. Tarsa by Quit Claim Deed dated April 17, 2006 and recorded May 1, 2006 in Book 46442, Page 373 or Instrument No. N/A. The debt secured by said Security Deed has been and is hereby declared due because of.

declared due because of declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 the same and the same and the same and the same including attempts. by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for Embrace
Home Loans, Inc., can be
contacted at 888-504-7200
or by writing to 15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618, to discuss
oscibila alterratives to avoid possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not vet due any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to

matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Doris M. Tarsa or tenant (s); and said property is more commonly known as 1780 Keswick Place Drive, aka 1780 Keswick Place aka 1/80 Keswick Place, Lawrenceville, GA 30043. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptsaid Security Deed.

in possession of the proper-ty is JOSE VILLENA, LAURA ty is JOSE VILLEINA, L. C. ELAINE VILLENA, or tenants

as Attorney in Fact for JOSE VILLENA THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR

FOR THAT PURPOSE

Peachtree Corners. GA 30071

MANHATTAN MORTGAGE
CORPORATION, dated
November 1, 2002, and
recorded in Deed Book
29849, Page 75, GWIBNORE
County, Georgia records,
conveying the after-described property to secure a
Note of even date in the original projection inal principal amount of \$112,250.00, with interest at the rate specified therein

FORECLOSURE Niove M. Rodriguez and or tenant(s). The sale will be conducted subject to 1) conloan with the holder of the security deed. Notice has been given of intention to collect attorneys fees in ac-

holder of the Security Deed. New Rez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Niove M. Rodriguez

(832) 351-2013. Note that pursuant to O.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 Ad Run Dates: 11/30/22; 12/07/22; 12/14/22; 12/21/22; 12/28/2022 of the loan. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is: Top De-signs Group LLC and/or ten-11/30.

12/7,14,21,28,2022

signed 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 Security Deed given by Doris M Tarsa to Mortgage Electronic Registration Systems, Inc., as nominee for Emagent and attorney in fact for Top Designs Group LLC Katz Durell, 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. brace Home Loans, Inc dated January 27, 2017 and recorded on February 6, 2017 in Deed Book 54914, Page 246, Gwinnett County, Georgia Records, and later sesioned to Embrace Home assigned to Embrace Home assigned to Elimitate Holling
Loans, Inc. by Assignment
of Security Deed recorded
on July 16, 2020 in Deed
Book 57654, Page 109,
Gwinnett County, Georgia
Records, conveying the af-ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 950- 86707 11/9,16,23,30, 2022 re-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Six Hundred Seventy-Seven NOTICE OF SALE UNDER POWER GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from JOSE VILLENA to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
LOANDEPOT.COM LLC, dated January 10, 2020, recorded January 14, 2020, in
Deed Book 57178, Page 312,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure GEORGIA. Six Hundred Seventy-Seven And 00/100 Dollars (\$155,677.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on December 6, 2022 the following described property: All that tract or parcel of land lying and being in Land

having been given to secure a Note of even date in the a Note of even date in the original principal amount of Three Hundred Thirty-Eight Thousand Seven Hundred Thirty-Five and 00/100 dollars (\$338,735.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to loanDepot.com, 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 December, 2022. all property described in said Security Deed including but not limited to the following

described property:
ALL THAT TRACT OF PARCEL OF LAND LYING AND
BEING IN LAND LOT 22 OF
THE 7TH DISTRICT, GOWIN-THE 71H DISTRICT, GWIND-METT COUNTY, GEORGIA BEING LOT 115, BLOCK E, IVEY CHASE SUBDIVISION, UNIT 2, PHASE 2A, AS PER PLAT RECORDED IN PLAT BOOK 112 PAGES 70-71, GWINNETT COUNTY DECORDED SAID PLAT PE

GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO Said legal description being controlling, however the property is more commonly known as 2009 AMBROSIA COURT, DACULA, GA 30019.

The indebtedness secured by said Security Deed has 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 given) and all othe mentsprovided for under the terms of the Security Deed.
Said property will be sold
on an as-is basis without any representation, warranty 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

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 matters of record superior to

To the best of the knowledge and belief of the undersigned, the owner and party

ELAINE VILLENA, or tenams (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 The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanDepot, Loss Mitigation Dept., 5465 Legacy Drive Suite 400, Plano, TX 75024, Telephone Number: 888-337-8989 at 6790 Nethior in 6790 Nethio 6888 ext. 6789. 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 in-strument. LOANDEPOT.COM, LLC

TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OB-TAINED WILL BE USED

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100,

Telephone Number: (877) 313-0992 Case No. LDP-22-015/05/25 dase No. Ebi -22-05/821-1 Ad Run Dates 11/09/2022, 11/16/2022, 11/23/2022, 11/30/2022#22

Notice of Sale **Under Power** Georgia, GWINNETT County Under and by virtue of the Power of Sale con-tained in a Deed to Secure Debt given by WHITESMITH to DELILAH MORTGAGE