

FORECLOSURE

there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 33, BLOCK J, UNIT EIGHT, COVERED BRIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 9, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 2598 SCALPEM CT DULUTH, GA 30096, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): DELILAH WHITESMITH, AKA DELILAH M. SMITH, THE ESTATE OF DELILAH MARIE SMITH and or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security provided in the preceding paragraph. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200-A Anaheim, CA 92808 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 sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION as attorney in fact for DELILAH WHITESMITH Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 NOVEMBER 23, 30, DECEMBER 7, 14, 21, 28, 2022 22-0211 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 87438 11/23,30,12/7,14,21,28,2022

MEN'S HEALTH WORD SEARCH

G L N O Y M S M O T P M Y S V R R Y A E
 D E K I S O O K L O D V V P E D G U K G
 O L I P S D F C A U S E V C A D V Y L E
 U G K T E L L S L K B C B M R H P A D G
 G K R U N W R C R R F K M E I H U I L B
 H E E N E D K R W F S M B N Y N A D B F
 E A S G R L S E U A S M C S N G M E V H
 U T I N A D D E C H E D I A N F H G T C
 E B A I W I B N V V N C M O P C H L P M
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 E N N E N O K G U K S V S A H T G U I L
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 A G F M T R A P T K O V E E E U B I G N
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 D O C T O R M S O S N T R N M F D C S Y
 R F U N K T H Y S G V P C A N C E R E L
 H C R A E S E R L A U D F A V W P S B V
 T M V T M U S A M S U D C T T K D G G V

WORDS

- ANNUAL
- ASSIST
- AWARENESS
- CANCER
- CAUSE
- DIAGNOSE
- DIAGNOSIS
- DOCTOR
- FUNDRAISER
- HEALTH
- MENTAL
- MOUSTACHE
- NOVEMBER
- PHYSICAL
- PROSTATE
- RESEARCH
- RISK
- SCREENING
- SYMPTOMS
- TESTING
- THERAPY

Find the words hidden vertically, horizontally, diagonally, and backwards.



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