FORECLOSURE

FORECLOSURE

and Deed to Secure Debt. The debt remaining in de-fault, 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 attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 2630 TRIBBLE COVE COURT LAWRENCEVILLE, GA A30045, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and bethe best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): RICHARD T. KIRK-PATRICK or tenant or ten-ants. Said property will be sold subject to (a) any out-standing 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 in spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Quicken** assessments. liens, encumassessinents, lens, encom-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is **Loans, Inc.** securing a Note in the original principal amount of \$183,353.00, the 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 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, November 1, 2022, 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: TAX ID NUMBER(S): R7046 234 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL tire amount of said indebtedsecurity deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain pro-cedures 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 THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE THE DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK D, UNIT TWO, ASHFORD AT RIVER COLONY, AS PER PLAT RECORDED AT PLAT BOOK 50, PAGE 64, GWINNETT COUNTY, GEORGIA in the preceding paragraph. Pursuant to O.C.G.A. Section Pursuant to 0.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.G.G.A. Section 44-14-162.2 shall be construed to negotiate, amend or modito negotiate, amend or modi

to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for RICHARD T. KIRKPATRICK Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404,719,5155 OCTOBER 5, 12, 19, 26, 2022 22-0162 THIS LAW FIRM IS ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-83496 10/5,12,19,26,2022 NOTICE OF SALE

fy the terms of the Deed to

UNDER POWER CONTAINED IN SECURITY DEED tions. STATE OF GEORGIA, COUNTY OF Gwinnett COUNTY OF Gwinnett
Pursuant to a power of sale
contained in a certain security deed executed by Jerry
Glenn Lindsey, hereinafter
referred to as Grantor, to
Chase Manhattan Mortgage Corporation recorded in Deed Book 22309, beginning at page 114 and re-recorded at Deed Book 22443, Page 163 and as modified at Deed Book 47476, Page 605 and as modified at Deed Book 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 rist attories and 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 November 2022, all property described in said security deed including but not limited to the following described property: ALĽ THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 141 of the 5th Dis-trict of Gwinnett County, Georgia, being shown and designated as Lot 7, Block E, designated as Lot 7, Block E, Addition to Forest Hills Sub-division, Unit 2, as shown on a plat of subdivision record-ed at Plat Book H, Page 174 & 175, Gwinnett County, Georgia records, which is in-

TY OF GWINNETT NOTICE OF SALE UNDER POWER Georgia records, which is in-corporated herein and made a part hereof. The property is also known as 345 Forest Valley Road, Lawrenceville, Georgia 30045, according to the current numbering system in Gwinnett County.
Said legal description being controlling, however, the Property is more commonly known as: 345 Forest Valley Lawrenceville. GA 30046 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be content to the sale will be content ducted subject (1) to confir-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 holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or no 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 lerry Glann is believed to be Jerry Glenn now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by Lindsev and Sandra D. Lind-

sey and Phillip Glenn Lind-sey, Administrator of Estate of Jerry Glenn Lindsey, and The Representative of Estate

of Sandra D. Lindsey, or tenant(s). MidFirst Bank, as

Transferee, Assignee,

FORECLOSURE

restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale Secured Creditor As attor-ney-in-fact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6864 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and will be the create of the DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 950-83501 10/5,12,19,26,2022 audit of the status of the loan with the secured creditor. The property is or may be in the possession of Hardy Meadows, Jr and Ramons Miller successor in STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE Hardy Meadows, Jr and Ra-mona Miller, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1 as Attorney-in-Fact for Hardy Meadows, Jr. UNDER POWER
Beause of a default under
the terms of the Security
Deed executed by Timothy
D. McKimmy and Dahlia S.
McKimmy AWA Dahlia S.
McFarlane to Mortgage
Electronic Registration Systems, Inc., as grantee, as
nominee for Quicken Loans
Inc. its euccessors and as-UNDER POWER Fact for Hardy Meadows, Jr. and Ramona Miller File no. 22-079173 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 950-83568 inc., its successors and assigns dated September 1, 2016, and recorded in Deed Book 54590, Page 407, as last modified in Deed Book 59719, Page 75, Gwinnett County, Reports card Sequences

FORECLOSURE

950-83568 10/5,12,19,26,2022 NOTICE OF FORECLOSURE SALE UNDER

POWER

GWINNETT

GWINNET COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Cass

COUNTY,

E. Netherton and Laura C. Netherton to South State
Mortgage, Inc. dated June
25, 1999 and recorded on
July 8, 1999 in Deed Book
18739, Page 241, Gwinnett
County, Georgia Records, County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust Series 2016-

CTT by Assignment of Security Deed recorded on January 21, 2020 in Deed Book 28061, Page 368, Gwinnett County, Georgia Records, conveying the after-desired the after-desired to the control of the contr scribed property to secure a Note in the original principal amount of One Hundred Thirty-Four Thousand And Dollars 00/100 Dollars (\$134,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Courting Within the

RECORDED A PLAT BOUD STORMS.

SO, PAGE 64, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS: 1084 BELLAIRE CT LAWRENCEVILLE, GA 30043-6222 Said property is known as 1084 Bellaire Court, Lawrenceville, GA 30043, together with all fixures and personal property attached to and constituting a part of said property will be sold subject to any outstanding of the part of said property will be sold subject to any outstanding and part of said property will be sold subject to any outstanding and part of said property will be sold subject to any outstanding and part of said property will be sold subject to any outstanding and the said purporer of the part of the said property will be sold subject to any outstanding and said purporer of the said purporer of the said property will be sold subject to any outstanding and said purporer of the said purporer of the said property will be sold subject to any outstanding and said purporer of the said purporer of the said purporer of the said property will be sold subject to any outstanding and said purporer of the house door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022 the following described property. All that tract or parcel of land lying and being in Land Lot 306, 6th District, Gwinnett County Coorgia, being Lot 306, 6th District, Gwin-nett County, Georgia, being Lot 29, Block E, Lockridge Forest, Unit V, Section II, as per plat recorded at Plat Book "P", Page 260, Gwin-nett County records, said plat being referred to and made a part of this descrip-tion. Tax ID #: R6306 140 The debt secured by said sold subject to any outstandsold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-The debt secured by said Security Deed has been and security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the covenants and mattions, coverlains, and make ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) as provided in Security Deed as provided in Security Devaluand by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLD. to confirmation that the sale 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 Timothy D. McKimmy; Dahlia S. McKimmy and Dahlia S. McKimmy, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans Inc. as Attorney-infact for Timothy D. McKimmy and Dahlia S. McKimmy A/K/A Dahlia S. McKartane File no. 19-073471 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law loan with the secured credias servicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, can be contacted at 888-504-De contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. 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 disneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220closed by an accurate survey and inspection of the prop 2535/GR https://www.logs.-com/ *THE LAW FIRM IS erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. record superior to the Secu-rity Deed first set out above. rity Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Cass E. Netherton and Laura C. Netherton or tenant(s); and said property is more commonly known as 6659 Ridge Moore Drive, Doraville, GA 30360. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. 950-82365-10/5,12,19,26,2022 9/28. STATE OF GEORGIA COUN

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. U.S. Bank National As-

deed. U.S. Balik National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT as Attorney in Fact for Cass E. Netherton

and Laura C. Netherton McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-7149 MTG File No.: GA2022-

950-83565

10/5,12,19,26,2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security

Deed executed by Sharon Marie Partin to Wells Fargo Bank, N.A. dated July 17. 2006, and recorded in Deed Book 46811, Page 0155, as last modified in Deed Book

55265, Page 442, Gwinnett County Records, securing a Note in the original principal amount of \$77,674.00, the

holder thereof pursuant to said Deed and Note thereby

secured has declared the en-tire amount of said indebted-

ness due and payable and, pursuant to the power of sale contained in said Deed,

will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse door in

said County, sell at public outcry to the highest bidder for cash, the property de-scribed in said Deed, to-wit:

scribed in said Deed, fo-wit: All that certain parcel of land situate in Land Lot 70, 7th District, County of Gwinnett and State of Georgia being known as Lot 20, Block C, of Fairview Station Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 20, Gwinnett County Records, which plat is incorporated

which plat is incorporated

by reference and part hereof. Said

Because of a default under the terms of the Security Deed executed by Hardy Meadows, Jr. and Ramona Miller to Mortgage Electron-ic Registration Systems, Inc., as Nominee for Ac-credited Home Lenders, Inc. dated August 31, 2006, and recorded in Deed Book 47011, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as National Association Trustee for ABFC 2006-HE7 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, securing a Note in the original principal amount of \$134,400.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the orbits. cured 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, November 1, 2022, during the legal hours of sale, before the hours of sale, before the Courthouse door in said Country, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 69 of the 5th District, Gwinnett Country, Georgia, being Lot 37, Block A of Martin's Pointe Subdivision, as per plat recorded in Plat Book 46, Page 42, Gwinnett Coun-46, Page 42, Gwinnett County, Georgia records, said plat by this reference being incorporated herein and made a part hereof for a more complete description. Said property is known as 2972 Summit Peak Way, Snel-Iville, GA 30078, together with all fixtures and personal

an accurate survey and in-

spection of the property, any assessments, liens, encum-

brances, zoning ordinances,

FORECLOSURE

property is known as 862
Brighton Drive,
Lawrenceville, GA 30043,
together with all fixtures and
personal property attached
to and constituting a part of
said property, if any. Said
property will be sold subject
to any outstanding ad valto 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 discharged by a page and the control of th closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness ment of said indeptedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LLS. prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. property is or may be in the possession of Sharon Marie Partin, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Sharon Marie Partin File no. 10.073/03. 106S File no. 19-073403 LOGS LEGAL GROUP LLP* Attor-LEGAL GROUP LLP* Attor-neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-82362 950-82362

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

10/5,12,19,26,2022

COUNTY OF GWINNETT
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt ("Security Deed") from Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow dated November 20, 2006, recorded at Deed Book 47290, Pages 512-515 of the Gwinnett County Deed Gwinnett County Gwinnett County Deed Records, the undersigned will sell at public outcry to the highest bidder for cash before the door of the Court-house of Gwinnett County, deorgia, during the legal hours of sale, on the first Tuesday in November, that being November 1, 2022, the following described proper-

ty:
Tract One All that tract or Tract One All that tract or parcel of land lying and being in Land Lot 57 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows: Beginning at a point on the western 80 foot right of way of Old Peachtree Road 1,082.68 feet North 8 degrees 34 minutes 00 West, as measured along the western 80 foot right of way western 80 foot right of way of Old Peachtree Road, from or Uid Peachtree Road, from an iron pin set at the inter-section formed by the west-ern side of the 80 foot right of way of Old Peachtree Road with the Northwesterly 80 foot right of way of Old Fountain Road; extending thence North 9 degrees 24 minutes 00 seconds west, a distance of 200,00 feet to a point; extending thence South 81 degrees 26 min-utes 04 seconds West, a dis-tance of 552.16 feet to a point on the easterly side of property now or formerly owned by Evelyn Ewing; ex-tending thence South 9 de-grees 00 minutes 00 sec-onds East measured along the easterly side of said Ew-ping property a distance of ing property, a distance of 200.00 feet to a point; extending thence North 81 degrees 25 minutes 58 seconds East a distance of western 80 foot right of way of Old Peachtree Road and Two All that tract or parcel of land lying and being in Land Lot 57 of the 7th Land District, Gwinnett County, Georgia, containing 2.5290 acres as shown on plat of survey for Joe A. Smith and Mary M. Smith prepared by Hannon, Meeks, & Bagwell, Surveyors & Engineers, Inc dated March 8, 1979, and more particularly described as follows: beginning at an R-Bar found on the South-westerly right of way line of Old Peachtree Road (80 foot right of way) located 1282.68 feet Northwesterly as measured along said right of way line from its point of intersection with the North-westerly right of way line of Old Fountain Road (80 foot right of way); run thence South 81 degrees 26 min-utes 04 seconds West 552.16 feet to an R-Bar found; run North 9 degrees 00 minutes 00 seconds West 200.00 feet to an R-Bar West 200.00 feet to an H-Bar found; run thence North 81 degrees 27 minutes 01 sec-onds East 547.54 feet to an R-Bar found on the South-westerly right of way line of Old Peachtree Road; run thence along said right of way line in a Southeasterly direction and following the curvature thereof, a distance of 76.77 feet to a point, conof 76.77 feet to a point, continue thence along said right of way line South 9 degrees 24 minutes 00 seconds East 123.23 feet to an R-Bar found, which is the place or seint of the place o point of beginning. The debt secured by said Security Deed is evidenced by a Commercial Promissory Note dated January 5, 2009, in the principal amount of in the principal amount of \$1,351,405.46, payable, principal and interest from the date thereof shown on said Note on the unpaid bal-ance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Se-

curity Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has, therefore, been declared due

and the Security Deed fore-closable according to its terms. The debt remaining in default, the property will be sold to the highest bidder for cash as the property of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, the proceeds to be applied to the payment of said indebtedness, attorneys fees (notice of intention to collect attorneys' fees having been given), and the lawful ex-penses of said sale, all as provided in the Note and the Security Deed, said sale to be subject to any and all un-paid taxes and assessments, and restrictions, easements and liens of record with pri-ority over the Security Deed referenced above. To the best of the undersigned?s best of the indersigned?s knowledge and belief, the property is in the possession of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow, and will be sold as the property of Stephen J. Prow a/k/a Steve Prow and Mau-reen A. Prow. The under**FORECLOSURE**

the purchaser as authorized in the aforementioned Security Deed, Stephen J. Prow ark/a Steve Prow and Mau-reen A. Prow, By: South-State Bank, N.A., f/k/a South State Bank, N.A. f/k/a Center-State Bank, N.A., as successor in interest by merger to South State Bank f/k/a SCBT d/b/a CBT, a Division of SCBT f/k/a SCBT, N.A. d/b/a CBT, a Division of SCBT, N.A., successor in interest to Community Bank and Trust Community Bank and Trust as Attorney-in-Fact Hulsey, Oliver & Mahar, LLP P. O. Box 1457 Gainesville, GA 30503 (770) 532-6312 ASH/krm/279/15761/W2712 950-83486

10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

By virtue of a Power of By virtue of a Power of Sale contained in that certain Security Deed from STEVEN DEAN RAMEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, dated July 28, 2020, recorded August 10, 2020, in Deed Book 5773, Page 00355, Gwinnett Coun-2020, III Deed Book 5/73, Page 00355, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Three Thousand Six and 00/100 Thousand Six and 00/100 dollars (\$123,006.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to FREEDOM MORTGAGE COR-PORATION, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in November, 2022, all property described in said Security Deed including but not limited to the following described expectations.

scribed property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA. BEING LOT 73 BLOCK GIA, BEING LOT 73, BLOCK J, SWEETWATER ESTATES J, SWETWATER ESTATES
SUBDIVISION, AS OER
PLAT RECORDED IN PLAT
BOOK G, PAGE 39, GWINNETT COUNTY, GEORGIA
RECORDS WHICH RECORDED PLAT IS INCORPORATED HEEEIN BY THIS OFEED. ED HEREIN BY THIS REFER-ENCE AND MADE A PART OF THIS DESCRIPTION.

Said legal description being controlling, however the property is more commonly known as 3361 POPLAR DR, LAWRENCEVILLE, **30044.** The indebtedness secured

by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-maining 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

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 all acturate survey of 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 knowlsigned, the owner and party in possession of the property is STEVEN DEAN RAMEY.

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 product a product of the status of the status of the security Deed. thority to negotiate, amend or modify all terms of the loan (although not required loan (although not required by law to do so) is: Freedom Mortgage Corporation, Loss Mitigation Dept., 10500 Kincaid Dr. Suite 300, Fishers, IN 46037, Telephone Number: 1-855-690-5900. Nothing in 0.C.G.A. Section 44-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. mortgage instrument. FREEDOM MOF MORTGAGE CORPORATION

as Attorney in Fact for STEVEN DEAN RAMEY SIEVEN DEAN HAMIEY
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 POSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA Telephone Number:

13-0992 Case No. FREM-22-04895-1 Ad Run Dates 09/14/2022, 10/05/2022, 10/12/2022, 10/19/2022, 10/26/2022 950-81526 9/14,10/5,12,19,26,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Jose Rios to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for RBC Mortgage Company, dated June 30, 2005, and recorded in Deed Book 43383, Page 0204, Gwinnett County, Georgia Records, as Let transferred to 112. Reply last transferred to U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on April 28, 2022 in Book 59905 Page 844 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property the after-described property to secure a Note in the origin nal principal amount of One han principal amount of one Hundred Thirty-Three Thou-sand Seven Hundred Ninety-Seven and 0/100 dollars (\$133,797.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

FORECLOSURE

for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on November 1, 2022, the fol-

lowing described property:
All that tract or parcel of
land lying and being in Land
Lot 171 of the 6th District of Gwinnett County, Georgia, and being Lot 2, Block A, Oxford Place, Unit Two, as per Plat recorded in Plat Book 24, Page 219, in the Office of the Clerk of the Survivors Country of Swippetty perior Court of Gwinnett County, Georgia: Being im-County, Georgia: Being improved property known as 3345 Weatherford Road, according to the present system of numbering houses in County of the present System of numbering houses in County of the present System of numbering houses in County of the present System of numbering houses in County of the present System of numbering houses in County of the present System of the Gwinnett County, Georgia.
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrance, zoning acclinance. brances, zoning ordinances, matters, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jose Rios or tenant(s); and said property is more commonly known as 5545 Weatherford Rd, Norcross, GA 30093. The sale will be conducted, subject to (1) conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed

woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03021 950-82349 10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. U.S. Bank Trust National Associa-

tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Jose Rios. Brock & Scott, PLLC 4360 Chamblee Dun-

contained in that certain Security Deed from SANDRA H
ROY to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP., dated September 28, 2015, recorded October 2, 2015, in Deed Book 53853, Page 0598, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Five Thousand and 00/100 dollars (\$65,000.00), with interest thereon as provided for HOMESTAR FINANCIAL thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, 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 November, 2022, all property described in said Security Deed including but not limit-

ty described in said Security Deed including but not limit Deed including but not limit det on the following described property: ALL THAT TRACT OR PARCEL OR LAND LYING AND BEING IN LAND LOT 110 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 15, BLOCK B, UNIT ONE OF CAMDEN SOUARE SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 233 AND AS REVISED IN PLAT BOOK 37, PAGE 133, IN THE AND AS REVISED IN PLAIS
BOOK 37, PAGE 133, IN THE
OFFICE OF THE CLERK OF
THE SUPERIOR COURT OF
GWINNETT COUNTY, GEORGIA, WHICH RECORDED
PLAT IS INCORPORATED PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Said legal description being
controlling, however the
property is more commonly
known as 990 CAMDEN HILL
CT. LAWRENCEVILLE, GA
30046. The indebtedness secured by said Security Deed
has heen and is hereby de-

has been and is hereby declared due because of default under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice 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 undersing of the undersing the said of the said the said that the said that the said that is the said that dersigned. 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 which are a line, whether on 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;

Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoall zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modification. fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Carrington belief of the undersigned, the owner and party in pos-session of the property is SANDRA H ROY, ESTATE AND/OR HEIRS-AT-LAW OF Tioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for SHAWN ROYAL and MARIE CHRISTY LEMA-ROYAL Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 OCTO-BER 5, 12, 19, 26, NOVEMBER 2, 9, 16, 23, 30, 2022 22-0168 THIS LAW FIRM ISACTING AS A DEBT COL-SANDRA ROY, or tenants (s). The sale will be conducted subject (1) to confirma-(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

amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-

22-UISO FINIS LAW FINANI
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
DED 924067 950-834967 10/5,12,19,26,11/2,9,16,23, 30,2022

require a secured creditor to negotiate, amend, or modify the terms of the mortgage PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for SANDRA H
ROY THE BELOW LAW FIRM ROY THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-22-04366-1 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022, 10/19/2022, Dates 10/12/2022,

10/19/2022, 10/26/2022 950-83566 10/5,12,19,26,2022

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 SHAWN ROYAL and
MARIE CHRISTY LEMA-ROYAL
Lt Mortrage, Flectonic AL to Mortgage Electronic Registration Systems, Inc. as nominee for NFM, INC. D/B/A/ NATIONAL FIDELITY MORTGAGE CORPORATION, A MARYLAND CORPORA-TION A MARYLAND CURPORA-TION, dated September 25, 2009, and recorded in Deed Book 49749, Page 387, GWINNETT County, Georgia records, and last assigned to Carrington Mortgage Services, LLC, conveying the after-described property to secure a Note of even date in the original principal amount of \$231,954.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT Country, Georgia, within the legal hours of sale on the first Tuesday in December, 2022, to wit. December, 2022, the following described property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 4, BLOCK A OF KENSINGTON CREEK, UNIT ONE, AS RECORDED IN PLAT BOOK 114, PAGES 265-266, GWINNETT COUNTY, GEORGIA DEED RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION. the original principal amount of \$231,954.00, with interest PLETE DESCRIPTION.
*****FOR INFORMATIONAL
PURPOSES ONLY*****
THE IMPROVEMENTS THE IMPROVEMENTS THEREON BEING KNOWN AS 1179 HARVEST BROOK DRIVE, LAWRENCEVILLE, DRIVE, LAWRENCEVILLE, GEORGIA 30043. BEING ALL AND THE SAME LOT OF GROUND WHICH BY DEED DATED APRIL 27, 2007 AND RECORDED MAY 10, 2007 RECORDED MAY 10, 2007
AMONG THE LAND
RECORDS OF GWINNETT
COUNTY, GEORGIA IN
BOOK 47874 AT PAGE 147,
WAS GRANTED AND CONVEYED BY BOWEN FAMILY
HOMES, INC., UNTO
SHAWN ROYAL AND MARIE
CHRISTY LEMA-ROYAL.
PARCEL I.D. # R7023-281
The debt secured by said

The debt secured by said Deed to Secure Debt has beed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and ness 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 pro-vided in the Deed to Secure Debt and by law, including attorney?s fees (notice of in-

Power of Sale contained in a Security Deed given by Mark A. Smith to Mortgage Elec-tronic Registration Systems, tent to collect attorney?s fees having been given). Said property is commonly known as 1179 HARVEST tronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Investment, LLC, dated December 20, 2017, are recorded in Deed Book 55644, Page 190, Gwinnett County, Georgia Records, as last transferred to Village Capital & Investment LLC by assignment recorded on DRIVE LAWRENCEVILLE, LAWRENCEVILLE, GA 30043, together with all fix-tures and personal property attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): SHAWN ROYAL and MARIE CHRISTY LEMA-ROYAL or tenant or tenants. assignment recorded on September 15, 2022 in Book 60203 Page 685 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying Said property will be sold subject to (a) any outstand-ing ad valorem taxes (inthe after-described property cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by to secure a Note in the origi to secure a Note in the origi-name principal amount of Three Hundred Ten Thou-sand One Hundred Seventy and 0/100 dollars (\$310,170.00), 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 an 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, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements. restrictions. County, Georgia, within the legal hours of sale on county, Georgia, within the legal hours of sale on November 1, 2022, the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 299 of the 5th District, 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 Lot 299 of the 5th District, Gwinnett County, Georgia, being Lot 67, Block A, The Del Mar Club at Harbins Subdivision, Phase 3B, per plat thereof recorded in Plat security deed. Pursuant to O.C.G.A. Section 9-13-172.1, Book 131, Pages 240-243, which allows for certain pro-cedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-Book 131, Fages 240-249. Gwinnett County, Georgia Records, which recorded is incorporated herein by refer-ence and made a part of this description. The debt se-cured by said Security Dead closure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided has been and is hereby de-clared due because of, among other possible events of default, failure to pay the 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

indebtedness as and when due and in the manner provided in the Note and Securi vided in the Note and Securi-ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as propenses of this sale, as provided in Security Deed and by law, including attorney?s fees (notice of intent to collect attorney?s fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for loss Mitigation Dept, or by Loss Mitigation Dept, or by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, to discuss possible alternatives to avoid foreclosure. avoid lotectosure. Said subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by a page state value. closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of

the property is Mark A. Smith or tenant(s); and said

FORECLOSURE

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebted-

ness due and payable and, pursuant to the power of sale contained in said Deed,

to confirmation that the sale

is not prohibited under the

U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured credi-

tor. The property is or may be in the possession of Shelly B Schwerzler and Derek Schwerzler, successor in interest or tenant(s). NewRez LLC d/b/a Shell-

newhez LLC offor Stellipoint Mortgage Servicing as Attorney-in-Fact for Shelly B Schwerzler and Derek Schw-erzler File no. 22-079323 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway. M. E. Suita 300 At-

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 INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-82368- 9/28

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-

NETT COUNTY, GEORGIA

10/5,12,19,26,2022

UNDER POWER

known as 1131 Del Mar Club Drive, Dacula, GA 30019. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt cy Code (2) final confirma-tion and audit of the status of the loan with the holder of UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Shelly B
Schwerzler and Derek
Schwerzler to Mortgage
Electronic Registration Systems, Inc., as Nominee for
Countrywide Home Loans,
Inc. dated June 13, 2005,
and recorded in Deed Book
43229 Page 45 as last of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Village Capital & Investment LLC as Attended in Section 1. and recorded in Deed Book 43229, Page 45, as last modified in Deed Book 56661, Page 807, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NewRez LLC D/B/A Shellpoint Mortgage Servicing, securing a Note in the original principal amount of \$176,000.00, the holder thereof pursuant to torney in Fact for Mark A. Smith. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13418 950-83571 10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

contained in that certain Se-curity Deed from QUINCY SUMMERS to Mortgage Electronic Registration Sys-tems, Inc. as grantee, as nominee for Fairway Inde-

pendent Mortgage Corpora

will on the first Tuesday, November 1, 2022, during the legal hours of sale, be-fore the Courthouse door in tion D/B/A Northpoint Mort-gage, dated February 24, 2017, recorded March 2, 2017, in Deed Book 54963, Page 750, Gwinnett County, Coarrie Beach, and Son, rore the Cournouse 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 PARELE OF LAND LYING AND BEING IN LAND LOT 209 OF THE 7TH DISTRICT, CITY OF SILWANET GWINNETT Georgia Records, said Secu-Georgia Records, said Secti-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Five Thousand Eight Hundred Nine and 00/100 THE 7TH DISTRICT, CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DEPICTED AS UNIT 62 IN UNIT 1-8, BLOCK F, LOT 1 ON PLAT ENTITLED "FINAL PLAT OF SUWANEE STATION, UNIT 1-8" RECORDED IN PLAT BOOK 99, PAGE 217 THROUGH 219, GWINNETT COUNTY, GEORGIA Hundred Nine and 00/100 dollars (\$145,809.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in COUNTY, GEORGIA RECORDS, WHICH PLAT IS RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said property is known as 1231 Station Center Boulevard, Suwanee, GA 30024, together with all fixtures and personal property attached to and constituting a part of said property in the part of the part on the first Tuesday in November, 2022, all proper-November, 2022, all proper-ty described in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
125 OF THE 7TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING UNIT 24 OF
GLENCREST PLACE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT
BOOK 97, PAGE 76 AND 77,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART property, if any. Said property will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID#: R7135 280 PROPERTY ADDRESS AT 2485 BIRKHALL WAY, LAWRENCEVILLE, GA 30043 ACCORDING TO THE PRESENT NUMBERING SYSTEM IN GWINNETT COUNTY, GEORGIA. Said legal description being conbrances, zoning ordinances. restrictions, covenants, and matters of record superior to matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebt-edness and all expenses of editiess and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) gal description being con-trolling, however the proper-

ty is more commonly knowr as 2485 BIRKHALL WAY LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of de-fault under the terms of said Security Deed. The indebt-edness 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 temps of the Security. der the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against warrany 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 one down dile and payable): not now due and pavable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by ar inspection of the property all zoning ordinances: asbrances; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the owner and party in possession of the property is QUINCY SUMMERS, 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 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: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE

Dept., 1100 WEIDLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to regotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for QUINCY SUMMERS 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 FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite Avaion Huge Frace, 30071 Telephone Number: (877) 813-0992 Case No. MTB-20-00275-12 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/ 10/26/2022

10/5,12,19,26,2022 NOTICE OF SALE **UNDER POWER** GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Secontained in that certain security Deed from CUPERTI-NA TELLO to JPMORGAN CHASE BANK, N.A., dated April 15, 2015, recorded April 29, 2015, in Deed Book 53521, Page 640, Gwinnett County, Georgia Records, said Security Deed having 53521, Page 640, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Nine Thousand Nine Hundred Forty-Four and 00/100 dollars (\$69,944.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to assigned and transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL9 Trust, 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 November, 2022. Iuesday in November, 2022 all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 172, 6TH DISTRICT, GWINNET GEORGIA BEING COUNTY GEORGIA BEING

COUNTY, GEORGIA, BEING