FORECLOSURE

FORECLOSURE indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens es of the sale, including at es of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis 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 title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned benefit of the undersigned the owner and party in possession of the property is LAVANDA JAMES, ESTATE AND/ OR HEIRS OF LAW OF LAVANDA JAMES, or tenants(s). The sale will be confidented whited the confidented whether the co ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a cured creditor to negotiate amend, or modify the terms of the mortgage instrument. INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESI-DENTIAL MORTGAGE LOAN DENITIAL WORTHGAGE LOAM
TRUST 2018-3 as Attorney
in Fact for LAVANDA JAMES
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-22-04804-1 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022,

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 Deed executed by Charles Philip Kent to SouthTrust Bank dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett County Records, securing a Note in the original principal amount of \$80,000.00, 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. he 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: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, AVALON MEADOWS SUBDI-AVALUN MEADOWS SUBUI-VISION, UNIT ONE, AS SHOWN IN PLAT BOOK 67, PAGE 27, GWINNETT COUN-TY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION; SAID PROPER-TY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO PRESENT SYSTEM NUMBERING IN GWINNETT COUNTY, GEORGIA. Said property is known as **2863** Avalon Meadow Court, Lawrenceville, GA 30044, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject property will be soft 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of coverlants, 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 and all expenses of said sale and the 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 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 creditor. property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A. successor by merger to SouthTrust Bank as Attorney-in-Fact for Charles Philip Kent File no. 20-076537 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center LAW 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/JP https://www.logs.-com/ *THE LAW FIRM 13 ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE 950-83569

10/5,12,19,26,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED GEORGIA. COUNTY OF GWINnett

Pursuant to a power of sale contained in a certain securitv 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

FORECLOSURE

items which may affect the

title: any outstanding ad val-

and inspection of the prop

perior to the said Security Deed. The sale will be con-

possession of the property is believed to be Jerry Glenn Lindsey and Sandra D. Lind-sey and Phillip Glenn Lind-

PURPOSE

950-83501 10/5,12,19,26,2022

UNDER POWER

STATE OF GEORGIA

COUNTY OF GWINNETT

59719, Page 75, Gwinnett County Records, said Secu-rity Deed having been last sold, assigned, transferred and conveyed to **Quicken**

Loans, Inc. securing a Note in the original principal

in the original principal amount of \$183,353.00, the holder thereof pursuant to said Deed and Note thereby

secured has declared the en tire amount of said indebted

tre amount of said indeptedness 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

fore 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

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 7TH 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 BEFORDS WHICH

RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART

OF THIS DESCRIPTION. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICS. TION NUMBER LISTED ARE PROVIDED SOLELY FOR IN-FORMATIONAL 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 fix-tures and personal property attached to and constituting

a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demotion of any taxing au-

demption of any taxing authority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-

ments, liens, encumbrances,

zoning ordinances, restric

covenants, and mat-

tions

tions, 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 will be conducted subject (1) to confirmation that the sale

to confirmation that the sale

is not prohibited under the

CORDS,

163 and as modified at Deed Book 47476, Page 605 and as modified at Deed Book 52304, Page 647, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default un-der the terms of said securi-ty deed and the related note 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 Tim-othy D. McKimmy; Dahlia S. McKimmy and Dahlia S. othy D. McKimmy; Danila S. McKimmy and Dahlia S. McKimmy and Dahlia S. McKimmy, successor in interest or tenant(s). Rocket Mortgage, LLC 1/k/a Quicken Loans, LLC 1/k/a Quicken Loans Inc. as Attorney-in-Fact for Timothy D. McKimmy and Dahlia S. McKimmy Alf/A Dahlia S. McKimmy 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. 950-82365- 9/28, 10/5,12,19,26,2022 ty deed, and the related note the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-rity 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 an property described in Sax security deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 141 of the 5th District of County. trict of Gwinnett County Georgia, being shown and designated as Lot 7, Block E, Addition to Forest Hills Sub-division, Unit 2, as shown on 10/5,12,19,26,2022 a plat of subdivision record a piat of subulvision record-ed at Plat Book H, Page 174 & 175, Gwinnett County, Georgia records, which is in-corporated herein and made a part hereof. The property is also known as 345 Forest

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Hardy Meadows, Jr. and Ramona Miller to Mortgage Electronic Registration Systems, Inc., as Nominee for Accredited Home Lenders, Inc. dated August 31.2006, and OF GWINNETT NOTICE Valley Road, Lawrenceville, Georgia 30045, according to the current numbering sys-tem in Gwinnett County. Said legal description being dated August 31, 2006, and recorded in Deed Book 47011, Page 796, Gwinnett County Records, said Security Deed having been last cold assigned transferred Said legal ueson, however, the property is more commonly known as: 345 Forest Valley Road, Lawrenceville, GA 30046 Said property will be sold on an "as-is" basis representation, rity Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, as Trustee for ABFC 2006-HE7 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006warranty or recourse against the above-named or the un-dersigned. The sale will be subject to the following HE1, securing a Note in the original principal amount of \$134,400.00, the holder thereof pursuant to said Deed and Note thereby secured by delegated the original principal security and the secu orem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey 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, Novemerty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record suber 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with 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 County, Georgia, being Lot 37, Block A of Martin's Pointe Subdivision, as per plat recorded in Plat Book 46, Page 42, Gwinnett County, Georgia records, said plat by this reference being incorporated herein and made in said Deed, to-wit: All that the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, authority to negotiate, amend and modify the terms 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 Deal of the Note and Nickels and Nickels corporated 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 personal to another the said to a Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best 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 now due and eavable), the of the undersigned's knowledge and belief, the party in now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by sey, Administrator of Estate of Jerry Glenn Lindsey, and The Representative of Estate of Sandra D. Lindsey, or tenant(s). MidFirst Bank, as an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to Transferee, Assignee, and Secured Creditor As attornev-in-fact for the aforesaid 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 will be conducted subject (1) to confirmation that the sale is not prohibited under the rey-in-lact for the aforesaid Grantor Campbell & Bran-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6864 (770) 392-0041 22-6864 THIS LAW FIRM MAY BE HIS LAW HIM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT 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 Hardy Meadows, Jr and Ra-Hardy Meadows, or and Ma-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 Ir UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Timothy
D. McKimmy and Dahlia S.
McFarlane to Mortgage
Electronic Registration Systems Inc. as grante as 2006-HE1 as Attorney-in-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 IN-FORMATION OBTAINED tems, Inc., as grantee, as nominee for Quicken Loans nominee for Quicken Loans Inc., its successors and assigns dated September 1, 2016, and recorded in Deed Book 54590, Page 407, as last modified in Deed Book

WILL BE USED FOR THAT 950-83568 10/5,12,19,26,2022 NOTICE OF FORECLOSURE SALE 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 Cass 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,
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 Secu-rity Deed recorded on Jan-uary 21, 2020 in Deed Book 28061, Page 368, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a scribed property to secure a Note in the original principal amount of One Hundred Thirty-Four Thousand And 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 Courts. 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, Gwingett County Georgia, being Lot 306, bit District, GWIn-nett County, Georgia, being Lot 29, Block F, 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 nart of this descripmade a part of this descrip-tion. Tax ID #: R6306 140 The debt secured by said Security Deed 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 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 by law, including attor-ney's fees (notice of intent to collect attorney's fees having

FORECLOSURE

been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as 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 888-504-7200 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 disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record cuparior to the Security record superior to the Secu-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 weiterton of relatings, 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 probibited 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 holder of the security deed. U.S. Bank National Association, part in its individual sociation, 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.: GA2022-00418 950-83565

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

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 Book 46811, Page U155, 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 said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-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 herein by reference and made a part hereof. Said 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 valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any

any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinations nances, 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 and all expenses of said sale and all 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 probibited 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. The the secured creditor. The 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. 19-073403 LOGS LEGAL GROUP LLP* Attorney-in-Fact Council Co 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. 950-82362

10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER

STATE OF GEORGIA 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 Ewinnett 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, Georgia, 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 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 West, as measured along the West, as measured along the western 80 foot right of way of Old Peachtree Road, from an iron pin set at the intersection formed by the western 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 ance of 552.16 feet to a point on the easterly side of property now or formerly owned by Evelyn Ewing; extending thence South 9 degrees 00 minutes 00 seconds East measured along the easterly side of said Ewing property a ing property, a distance of 200.00 feet to a point; exFORECLOSURE

FORECLOSURE

tending thence North 81 de-grees 25 minutes 58 sec-onds East a distance of 553.55 feet to a point on the

of Old Peachtree Road and the point of beginning. Tract Two All that tract or parcel of land bying and being in Land Lot 57 of the 7th Land Lot 57 of the 7th Land Cityling and Secretary 1988.

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 Idd Peachtree Road (80 foot

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 interaction with a North way line from its point of

intersection with the North-

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. To the best knowledge and belief of the 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) 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 status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank Trust National Association acts in the individual of the security of the sec Bank Trust National Associa-tion, not in its individual ca-pacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Jose Rios. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 22-03021 950-82349 10/5.12.19.26.2022 10/5,12,19,26,2022 NOTICE OF SALE

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 found; run thence North 81 degrees 27 minutes 01 sec-onds East 547.54 feet to an R-Bar found on the South-UNDER POWER
GEORGIA,
GWINNETT COUNTY onus East 347,34 feet to we we sterly right of way line of Old Peachtree Road; run thence along said right of way line in a Southeasterly direction and following the superties thereof a distance with the said t curvature thereof, a distance of 76.77 feet to a point, continue thence along said right of way line South 9 degrees 24 minutes 00 seconds East 24 illimitus ou seconds East 123.23 feet to an R-Bar found, which is the place or point of beginning. The debt secured by said Security Deed is evidenced by a Commercial Promissor. Note dated January 5, 2009, Note dated January 5, 2009, in the principal amount of \$1,351,405.46, payable, principal and interest from the date thereof shown on said Note on the unpaid balance until paid. Default has occurred in the payment of the debt evidenced by the Note and secured by the Security Deed as a result of the nonpayment of installments owed thereunder. The total balance of said debt has. 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 proceeds to be applied to the payment of said indebtedness, attorneys' fees (no-tice of intention to collect at-torneys' fees having been given), and the lawful ex-penses of said sale, all as provided in the Note and the provided in the Note and the Security Deed, said sale to be subject to any and all unpaid taxes and assessments, and restrictions, easements and liens of record with priority over the Security Deed referenced above. To the best of the undersigned?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 Prow, and will be sold as the property of Stephen J. Prow a/k/a Steve Prow and Maureen A. Prow. The undersigned will execute a deed to the purchaser as authorized the purchaser as authorized in the aforementioned Security Deed. Stephen J. Prow ark/a Steve Prow and Maureen A. Prow, By: South-State Bank, N.A., f/k/a Center-Security Deed. The indebt-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 without any representation

N.A., Successor in Interest to 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 66 950-83486 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 bet transferred to 12. Bealt last transferred to LLS. 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 a Secure 2 Note in the crisito secure a Note in the orig to secure a Note in the original principal amount of One Hundred Thirty-Three Thousand 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 for cash before the courthouse door of Gwinnett Country, Georgia, within the nouse 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 171 of the 6th District of Ewinnett County, Georgia 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 Count of Gwinnett perior Court of Gwinnett County, Georgia: Being im-proved property known as 3345 Weatherford Road, ac-cording to the present system of numbering houses in 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, failsible 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 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 collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although pot required by lays to do not required by law to do so) is: Selene Finance they 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 respilled threating the second 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 which might be disclosed by

and payable), any matters which might be disclosed by

By virtue of a Power of Sale contained in that certain Security Deed from SANDRA H ROY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR HOMESTAR FINANCIAL CORP., dated September 28, 2015, recorded October 2, 2015, in Deed Book 53853, 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 (%55,000,00), with interest (\$65,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed 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 proper-ty described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OR LAND LY-ING AND BEING IN LAND LOT 110 OF THE 5TH DIS-TRICT, GWINNETT COUNTY, IHICI, GWINNE II COUNIY,
GEORGIA, BEING LOT 15,
BLOCK B, UNIT ONE OF
CAMDEN SQUARE SUBDIVISION, AS RECORDED IN
PLAT BOOK 32, PAGE 233
AND AS REVISED IN PLAT
BOOK 37, PAGE 133, IN THE
OFFICE OF THE CLERK OF
THE SUPERIOR COURT OF
GWINNETT COUNTY, GFOR-GWINNETT COUNTY, GEOR-GIA, WHICH RECORDED 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 been and is hereby de-clared 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, in-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 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 title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SANDRA H ROY, ESTATE AND/OR HEIRS-AT-LAW OF SANDRA ROY, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. which would be disclosed by CHRISTY LEMA-ROYAL
Parkway Law Group, LLC
1755 North Brown Road
Suite 150 Lawrenceville, GA
30043 404.719.5155 OCTOBER 5, 12, 19, 26, NOVEMBER 2, 9, 16, 23, 30, 2022
22-0168 THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED tion that the sale is not pro-hibited 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 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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to 16.2.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC COAN SERVICES, LLC as Attorney in Fact for SANDRA H 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, 10/26/2022

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-ROY-AL to Mortgage Electronic Registration Systems, Inc. as nominee for NFM, INC. D/B/A/ NATIONAL FIDELITY D/8/A/ WAITUNAL FIDELITION
MORTGAGE CORPORATION,
A MARYLAND CORPORATION, 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 un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, GeorFORECLOSURE

gia, within the legal hours of sale on the first Tuesday in December, 2022, to wit: De-cember 6, 2022, the followoutstanding ad valorem tax-es (including taxes which are a lien, whether or not are a lieft, whether of how now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by ing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23, 7TH DIS-TRICT, GWINNETT COUNTY, TRICT, 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 EDR A MORE COMan 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 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 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 assessments, liens, encum-HEREIN FOR A MORE COM-PLETE DESCRIPTION. *****FOR INFORMATIONAL PURPOSES ONLY***** PLEIE DESCRIPTIONAL
PURPOSES ONLY****
THE IMPROVEMENTS
THEREON BEING KNOWN
AS 1179 HARVEST BROOK
BRIVE, LAWRENCEVILLE,
GEORGIA 30043. BEING ALL
AND THE SAME LOT OF
GROUND WHICH BY DEED
DATED APRIL 27, 2007 AND
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
Deed to Secure Debt has
been and is hereby declared
due because of, among oth audit of the status of the loan with the secured creditor. The property is or may be in the possession of Shelly B Schwerzler and Dark Schwerzler and Derek Schwerzler, successor interest or NewRez LLC d/b/a Shell-point Mortgage Servicing as Attorney-in-Fact for Shelly B Schwerzler and Derek Schw-Schwerzler and Derek Schwerzler File no. 22-079323 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. 950-82368-9/28, 10/5, 12, 19, 26, 2022 due because of, among oth er possible events of default 10/5,12,19,26,2022

er 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 attorney?s fees (notice of intent to collect attorney?s fees having been given). Said property is commonly known as 1179 HARVEST BROOK DRIVE LAWRENCEVILLE, 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 Mark A. Smith to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Village Capital & Investment, LLC, dated December 20, 2017, and recorded in Deed Book 55644, Page 190, Gwinnett 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-55644, Page 190, Gwinnett County, Georgia Records, as last transferred to Village lief of the undersigned, the party (or parties) in possession of the subject property is (are): SHAWN ROYAL and MARIE CHRISTY LEMA-ROYAL or tenant or tenants. Capital & Investment LLC by 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 ROYAL 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, inthe after-described property to secure a Note in the origito secure a Note in the origi-nal 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 Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, assessments restrictions 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 299 of the 5th District, Authority County Georgia 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; (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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the ressission of judicial and Gwinnett County, Georgia, being Lot 67, Block A, The Del Mar Club at Harbins Subdivision, Phase 3B, per plat thereof recorded in Plat Book 131, Pages 240-243, Book 131, Fages 240-243, 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 Deed rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the states. has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when mation and audit of the stamation and audit of the sta-tus 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 negotidue and in the 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 exate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC At-tention: Loss Mitigation De-partment 1600 South Doupenses of this sale, as provided in Security Deed and by law, including attorney?s fees (notice of intent to col-lect attorney?s fees having glass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The forego-The entity hav been giveln). The entity naving 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 ing notwithstanding, nothing in OC.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 here-in. This sale is conducted on behalf of the secured credi-Loss Mitigation Dept, or by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, to discuss possible alternatives to penalt of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for SHAWN ROYAL and MARIE CHRISTY LEM cuss possible afternatives 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 which might be disclosed by a possible variety. ROYAL and MARIE CHRISTY LEMA-ROYAL

950-834967 10/5,12,19,26,11/2,9,16,23, 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 Shelly B Schwerzler and Derek Schwerzler to Mortgage Electronic Registration Sys-

FORMATION OBTAINED WILL BE USED FOR THAT

FORMATION

PURPOSE

tems, Inc., as Nominee for Countrywide Home Loans, Countrywide Home Loans, Inc. dated June 13, 2005, 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 Mortage Servicing, securing a gage Servicing, securing a Note in the original principal amount of \$176,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire 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, 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 EBING IN LAND LOT 209 OF THE 7TH DISTRICT, CITY OF SUWANEE, GWINNET COUNTY, GEORGIA, BEING SHOWN AND DEPICTED AS UNIT 62 IN UNIT 1-B, BLOCK F, LOT 1 ON PLAT ENTITLED "FINAL PLAT OF SUWANEE STATION, UNIT 1-B" RECORDED IN PLAT BOOK 99, PAGE 217 THROUGH 219, GWINNETT COUNTY, GEORGIA the legal hours of sale, be THROUGH 219, GWINNETT COUNTY, GEORGIA 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

property attached to and constituting a part of said property, if any. Said proper-

FORECLOSURE

FORECLOSURE

GWINNETT COUNTY, GEOR-GIA, BEING UNIT 24 OF GLENCREST PLACE SUBDI-VISION, PER PLAT THERE-VISION, PER PLAI I HERE-OF RECORDED IN PLAT BOOK 97, PAGE 76 AND 77, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-PERSICE AND MADE A REPT PORAIED HEREIN BY REF-ERENCE 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 PRESENT NUMBERING
SYSTEM IN GWINNETT
COUNTY, GEORGIA. Said legal description being con trolling, however the proper ty is more commonly known as 2485 BIRKHALL WAY LAWRENCEVILLE, GA 30043. The indebtedness se-cured 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, intenant(s) been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation,

warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances; restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is QUINCY SUMMERS, or tenants(s). The sale will be conducted 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. 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 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC. as Attorney in Fact for QUINCY SUMMERS THE BFI OW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Co Rubin Lublin, LLC, Avalon Ridge Place, 100, Peachtree Corners, GA 30071 Telephone Number (877) 813-0992 Case MTB-20-00275-12 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2022, Dates 10/12/2022, 10/26/2022 10/5,12,19,26,2022 NOTICE OF SALE UNDER POWER GEORGIA.

GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained 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 been given to secure a Note of even date in the original principal amount of Sixty-Nine Thousand Nine Hun-dred Forty-Eur and 0/(100 dred Forty-Four and 00/100 dollars (\$69.944.00), with dollars (\$69,944,00), with interest thereon as provided for therein, said Security Deed having been last sold, 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, all property described in said Security Deed including but not limited to the following not limited to the following described property: ALT THAT TRACT AND OR PARCEL OF LAND LYING AND BEING IN LAND LOT 172, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, UNIT ONE, GLENN HILLS, AS REOCRDED IN PLAT BOOK 21, PAGE 255, GWINNETT COUNTY, GEORGIA RECORDS, WHICH REFERENCE IS MADE FOR THE PURPOSE GEORGIA RECURDS.
WHICH REFERENCE IS
MADE FOR THE PURPOSE
OF INCORPORATING THE
SAME AS PART HEREIN.
Said legal description being
controlling, however the
property is more commonly
known as 882 DICKENS RD NW, LILBURN, GA 30047.
The indebtedness secured by said Security Deed has

closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordi

nances, restrictions, covenants, and matters of

covenants, and matters or record superior to the Secu-rity 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 property is more commonly

smill of tenant(s); and saw property is more commonly 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

4360 Chamblee Dunwoody

10/5.12.19.26.2022

NOTICE OF SALE

UNDER POWER

the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Village Capital & Investment LLC as Atterney in Feet for Mark A torney in Fact for Mark A. Smith. Brock & Scott, PLLC 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 Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-13418 of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from QUINCY
SUMMERS to Mortgage
Electronic Registration Systems, Inc. as grantee, as
nominee for Fairway Independent Mortgage Corporation D/B/A Northpoint Mortthe 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 tion D/B/A Northpoint Mort-gage, dated February 24, 2017, recorded March 2, 2017, in Deed Book 54963, Page 750, Gwinnett County, Coarrie Boords and Soar 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 Page '750, 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 Forty-Five Thousand Eight 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, not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and 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 November, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 7TH DISTRICT, belief of the undersigned, the owner and party in pos-session of the property is CUPERTINA TELLO, or tenants(s). The sale will be con-ducted 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

to

authority