FORECLOSURE

## **FORECLOSURE**

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 JONATHAN L. PYLANT, RE-BECCA MCGUIRE PYLANT, 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 negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mitigation Part 1800 South Douglass Dept., 1600 South Douglass Road Suite 200A, Anaheim, CA 92806, Telephone Num-ber: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN-FOR AS INUSIEE OF SIANWICH MORTGAGE LOAN
TRUST F as Attorney in Fact
for JONATHAN L. PYLANT,
REBECCA MCGUIRE PYLANT THE BELOW LAW
FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, AMY 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. CMS-22-05588-1 Ad Run Dates 10/26/2022, 11/09/2022, 11/09/2022, 11/09/2022, 11/09/2022, 11/30/2022, 950-85145 10/26,

950-85145 11/9,16,23,30,2022 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 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 Georgia Records, conveying deorgia Records, conveying the after-described property to secure a Note in the origi-nal 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 for cash before the court 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 Su-perior Court of Gwinnett County, Georgia: Being improperty 3345 Weatherford Road, ac-3345 Weatherford Road, ac-cording to the present sys-tem 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 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 attornev's fees (notice of intent to collect attorney's fees having been given). The entity hav-ing 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) 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 valerent axoutstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encum brances, 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 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 holder of the security deed and (3) any right of redemp-tion or other lien not extin guished by foreclosure. U.S. Bank Trust National Association, 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 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03021

## Notice of Sale Under Power

950-82349 10/5,12,19,26,2022

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 MARIZE OF CORPORATION MORTGAGE CORPORATION MONTEAGE CURPORAINA TION, dated September 25, 2009, and recorded in Deed Book 49749, Page 387, GWINNETT County, Georgia records, and last assigned to FORECLOSURE

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 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: Village Capital & Investment LLC they can be contacted at (801) 206-4170 for Loss Mitigation Dept, or by writing to 2550 Paseo Verde Parkway, Suite 100, Henderson, Nevada 89074, 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 which might be dis-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 unthere will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in December, 2022, to wit: December 6, 2022, the followed december of the court of the country of which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the 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 property is more commonly known as 1131 Del Mar Club Drive, Dacula, GA 30019. known as 1131 Del Mar Club
Drive, Dacula, GA 30019.
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 holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Village Capi-tal & Investment LLC as At-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 tal & Investment LLC as Attorney 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

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

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

RNOWN as 11/9 HARVEST BROOK DRIVE LAWRENCEVILLE, GA 30043, together with all fixures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): SHAWN ROYAL and MARIE CHRISTY LEMA-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

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, in-

cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances,

easements, restrictions, covenants, etc. The sale will

be conducted subject to (1) confirmation that the sale confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the

loan with the holder of the security deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain pro-

redures regarding the 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

mation 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 negoti

ate, amend and modify all

ate, 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 OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor

require the secured credito to negotiate, amend or modi-fy the terms of the Deed to Secure Debt described here-in. This sale is conducted on

behalf of the secured credi-

benair 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 LEMA.BOYAL

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 IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE. 950-834967 10/5,12,19,26,11/2,9,16,23,

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA

Under and by virtue of the
Power of Sale contained in a

Security Deed given by Mark A. Smith to Mortgage Elec-tronic Registration Systems

Ironic 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 County, Georgia Records, as last transferred to Village

Capital & Investment LLC by 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 the after-described property to secure a Note in the origi-nal principal amount of Three Hundred Ten Thou-

sand One Hundred Seventy and 0/100 dollars

and 0/100 dollars (\$310,170.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bedout

for cash before the court-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

All that tract of parcer of land lying and being in Land 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

Book 131, Pages 240-243, Gwinnett County, Georgia Records, which recorded is incorporated herein by refer-

ence and made a part of this

cured by said Security Deed

description. The debt

30,2022

LEMA-ROYAL

CHRISTY IF

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 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 Hundred Forty-Four and 00/100 dollars (\$69,944.00), with interest thereon as provided for therein, said Security Deed having been last sold. Deed naving been last stoyled 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. Tuesday 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, GETH 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 OF INCORPORATING THE OF INCORPORATING THE SAME AS PART HEREIN. Said legal description being controlling, however the property is more commonly known as 882 DICKENS RD

known as 882 DICKENS RÖ
NW, LILBURN, GA 30047.
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 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 attorneys' fees (notice to attorneys rees (notice to collect 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 without any representation, varranty or 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 valtitle: any outstanding ao 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 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 session of the property is CUPERTINA TELLO, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. parkeyster. Code and (3). 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 without to proceed the procedure of the security begins to proceed the security begins to proceed the security begins to proceed the security to the security t 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: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDU-AL CAPACITY BUT SOLELY SOUNMED TRIPITED OF AS OWNER TRUSTEE OF CSMC 2021-RPL9 TRUST as Attorney in Fact for CUPERTINA TELLO 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 OWNER TRUSTEE OF

Avaion Ridge Place, Substitute Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-03437-1 Ad Run Dates 10/05/2022, 10/12/2022, 10/19/2

10/26/2022

950-82361 10/5,12,19,26,2022

FORECLOSURE

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

Pursuant to a power of sale contained in a certain securicontained in a certain security deed executed by Valerie J. Thompson, hereinafter referred to as Grantor, to Brand Mortgage Group, LLC recorded in Deed Book 54595, beginning at page 322, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of a default under the terms of asid security deed, and the additional the terms of the terms of the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deal and note secured. 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 Newspher 2022 the legal hours of sale, to the highest bidder on the first Tuesday in November 2022, all property described in sale security deed including but not limited to the following described property: All that tract or parcel of land lying and being in Land Lot 206 of the 6th Land District of Gwinnett County, Georgia, being known and designated as Lot 8, Block E, Breckinridge Station, as shown on that certain final plat of Breckinridge Station, filed for record on March 5, 2004 and recorded at Plat Book 102, Pages 81-82, and revised at Plat Book 105, Pages 99-91, recorded on August 26, 2004, Gwinnett County, Georgia records, reference to said plat of survey and the record thereof being hereby made for amore complete legal description basic postrolling how. more complete legal de-scription. Said legal descrip-tion being controlling, how-ever, the Property is more commonly known as: 1956 Executive Drive, Duluth, GA

Executive Drive, Duluth, GA 30096 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 taxewhich are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey closed by an accurate survey and inspection of the prop-erty; any assessments, lend, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. State Home Mortgage is the entity with authority to negotiate, amend and modify other matters of record sunegotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is 60 Executive Park South, Atlanta, GA 30329. State Home Mortgage may be contacted by telephone at 404-579-0574. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Valerie J. Thompson, or tenant(s). Georgia Housing and Finance Authority, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor negotiate, amend and modify Creditor AS autoriey-ili-lact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 19-5903F2 THIS LAW EIDM MAY BE HEID TO BE

UG41 19-3903F2 INIS LAW BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-83504 NOTICE OF SALE UNDER POWER

STATE OF GEORGIA GWINNETT COUNTY By virtue of the power of sale contained in a Deed to Secure Debt and Security Agreement from Tico Auto Agreement from Tico Auto Sales, Inc., a Georgia corporation, to Quantum National Bank dated December 5, 2017, recorded December 5, 2017 in Deed Book 55569, Page 412, Gwinnett County, Georgia records, there will be offered for sale at public outcry to the highest bidder for cash before the Courthouse door of said County during the legal the Courthouse door of said County during the legal hours of sale on the first Tuesday in November, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 258 of the 6th District of Gwinnett the 6th District of Gwinnett County, Georgia, containing 1.343 acres according to that certain ALTA-NSPS sur-vey for Tico Auto Sales, Inc., Quantum National Bank, U.S. Small Business Administra-Small Business Administra-tion and Chicago Title Insur-ance Company prepared by Adam & Lee Land Surveying by Gary L. Cooper (GRLS No. 2606), dated November 27, 2017, and being more particularly described ac-cording to said survey as follows: BEGINNING at a point marked by a concrete point marked by a concrete monument found located at monument found located at the northeasterly end of the mitered intersection of the southwesterly right-of-way line of Berkley Lake Drive (60 foot R/W) and the north-westerly right-of-way line of Buford Highway (R/W Varies), run thence along said miter South 12 degrees 31 minutes 15 seconds West a distance of 50.75 feet to a concrete monument to a concrete monument found located on the afore-(c) all matters of record sufound located on the afore-said right-of-way line of Bu-ford Highway; run thence along said right-of-way line South 48 degrees 45 min-utes 15 seconds West a dis-tance of 68.47 feet to a con-crete monument found; leav-ing the aforesaid right-of-way line of Buford Highway, run thence North 30 degrees 41 minutes 00 seconds Debt first set out above, in-cluding, but not limited to assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; 41 minutes 00 seconds
West a distance of 458.09
feet to an iron pin set; run
thence North 48 degrees 55
minutes 00 seconds East a
distance of 133.40 feet to an 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, iron pin set located on the aforesaid right-of-way line of Berkley Lake Drive; run thence along the right-of-way line of Berkley Lake Drive along the arc of a curve to the right a distance of 158.03 feet to a point, said arc having a radius of 384.12 feet being subtended by a chord bearing and distance of South 34 degrees 43 minutes 09 seconds East 156.92 feet; continue thence iron pin set located on the which allows for certain pro redures 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 confirbe provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Doulass Road. Suites 100 & 156.92 feet; continue thence along the aforesaid right-of-way line of Berkley Lake Drive South 23 degrees 21 minutes 32 seconds East a distance of 245.44 feet to distance of 245.64 feet to a concrete monument found; continue thence South 15 degrees 23 minutes 04 sec-onds East a distance of 33.65 feet to a point located partment 1600 South Douglass Road. Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to

on the northeasterly end of

the aforesaid mitered inter-

section, said point being the

FORECLOSURE

true point of BEGINNING. In addition to the above described real property there will be offered for sale at the scribed real property there will be offered for sale at the same time and place and under the same terms herein the following described property owned by Tico Auto Sales, Inc., a Georgia corporation: All equipment, furniture, machinery, and other personal property located on the above-described property. The aforesaid Deed secures any other or future indebtedness of the Grantor therein specified, including any renewall thereof. The indebtedness secured by said Deed has been declared due and payable by reason of default under the provisions of said Deed and the terms of the note or notes secured thereby, and sale will be made for the purpose of applying the proceeds thereof toward expenses of sale, including attrapracy. plying the proceeds thereof toward expenses of sale, in-cluding attorneys' fees, pay-ment of the indebtedness and interest thereon, and any balance remaining shall be applied as provided by law. Pursuant to the Official Code of Georgia Annotated, Section 44-14-162.2, the name, address and tele-phone number of the entity who has the full authority to willo has the full authority to negotiate, amend and modify all terms of the above described mortgage is as follows: Quantum National Bank, 505 Peachtree Industrial Blvd., Suwanee, GA 30024, 770-945-830. 30024, // 10-940-05000. Please understand that Quantum National Bank is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. The property will be cold as the property of strument. The property will be sold as the property of Tico Auto Sales, Inc., a Georgia corporation, who to the best of the undersigned's knowledge and belief, is the party in possession of the property. Notice has been given of intention to enforce provisions for collection of attorneys' fees and expenses of foreclosure in accordance with legal reand expenses of foreclosure in accordance with legal requirements and the terms of the above note and Deed. The property will be sold subject to any and all unpaid taxes, general subdivision restrictions, and other prior restrictions, easements and encumbrances of record, if any, and without any warranties or representations of the nature, quality, condiranties or representations of the nature, quality, condition, merchantability or fitness for a particular purpose. QUANTUM NATIONAL BANK Attorney in Fact for Tico Auto Sales, Inc., a Georgia corporation Brian Edwards POWELL & EDWARDS, PC 10 Lumpkin Street Lawrenceville, & A0046-1390 (770) 962-0100 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-83499 10/5,12,19,26,2022 Notice of Sale Under Power Georgia, GWINNETT

CORPORATION, dated November 1, 2002, and recorded in Deed Book 29849, Page 75, GWINNETT County, Georgia records, conveying the after-deconveying the alter-ue-scribed property to secure a Note of even date in the orig-inal principal amount of \$112,250.00, with interest at the rate specified therein, there will be sold by the unthere will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in November 2022, to wit: November 1, 2022, the following described property. ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 33. BLOCK J, UNIT EIGHT, COVERED BRIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 17, PAGE 9 GWINNETT COUNTY PLAT BOOK 17, PAGE 9, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made 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 col-lect attorney's fees having been given). Said property is commonly known as 2598 SCALPEM COURT DULUTH, GA 30096, together with all fixtures and personal property attached to and consti-erty attached to and consti-tuting a part of said proper-ty. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): DELILAH WHITESMITH AKA DELILAH WHITESMITH AKA DELILAH M. SMITH 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 su-

érior to the Deed to Secure

require the secured credito

County Under and by virtue of the Power of Sale con-

tained in a Deed to Secure
Debt given by DELILAH
WHITESMITH to CHASE
MANHATTAN MORTGAGE
CORPORATION, dated

FORECLOSURE

to negotiate, amend or modi-fy 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 aforemen-tioned security instrument, specifically being JP MOR-GAN CHASE BANK, NATION-GAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M
CHASE HOME FINANCE LLC,
S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION as attorney in fact for
DELILAH WHITESMITH
Parkway Law Group, LLC
1755 North Brown Road
Suite 150 Lawrenceville, GA
30043 404,719.5155 OCTOBER 5, 12, 19, 26, 2022 220211 THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
950-83525 950-83525 NOTICE OF SALE

NOTICE OF SALE
UNDER POWER
State of GEORGIA,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a Power of Sale contained in a beed to Secure Debt given by OTIS JEAN PAUL WINT AN UN MARRIED MAN to AEGIS MORTGAGE CORPORATION, dated 07/27/1998, and Recorded on 08/05/1998 as Book No. 0259, GWINNETT County, Georgia records, as last assigned to FirstKey Master Funding 2021 A Collateral Trust (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount cure a Note of even date in the original principal amount of \$76,398.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in December, 2022, the following described property: property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 176 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 34, BLOCK "A", ARC WAY FOREST USING DIVISION BHASE ONE GIA, BEING LOT 34, BLOCK
"A", ARC WAY FOREST SUBDIVISION, PHASE ONE
(FORMERLY BUCKLEY
SOUARE, PHASE FIVE), AS
PER PLAT RECORDED IN
PLAT BOOK 48, PAGE 48,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A PART
OF THIS INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A PART
OF THIS DESCRIPTION; BEING IMPROVED PROPERTY
KNOWN AS 4078 HERITAGE
VALLEY COURT, ACCORD-

KNOWN AS 4078 HERITAGE
VALLEY COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA.
The debt secured by said
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 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 in-tent to collect attorney's fees having been given).
FirstKey Master Funding
2021 A Collateral Trust holds

2021 A Collateral Trust holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORT-GAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with FirstKey Master Funding 2021 A Collateral Trust (the current investor on the current investor on loan), is the entity wit full authority to Tull authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC. MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLAS, 1C, 1600 SOUTH DOUGLAS, ROAD, SUITE 200 A, ANA-HEIM, CA 92806, 800 561 4567. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned belief of the undersigned the party/parties in posses-sion of the subject property known as 4078 HERITAGE VALLEY, NORCROSS, GEOR-VALLEY, NORCROSS, GEOR-GIA 30093 is/are: OTIS JEAN PAUL WINT AN UN MAR-RIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-(c) all matters of record surior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encumbrances, zoning ordinances easements, restrictions covenants, etc.

covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures lows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until fina confirmation and audit of the confirmation and audit of the status of the loan as provid-ed in the preceding para-graph. FirstKey Master Funding 2021 A Collateral Trust as Attorney in Fact for OTIS JEAN PAUL WINT AN UN MARRIED MAN

JEAN PAUL WINT AN UN MARRIED MAN.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage. contact Carrington Mortgage contact Carrington Mortgage Services, LLC directly, toll free by the following tele-phone number: (800 561 4567). 00000009628165 BARBETT DAEFIN ERAPPI.

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 4004 Beit Line Roau, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 # (972) 341 5398 950-85271 10/26,2022

