FORECLOSURE

and inspection of the prop

Power and other foreclosure

documents may not be pro-vided until final confirmation

vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION AS AUTONEY IN Fact for

MORTIGAGE CORPORATION
as Attorney in Fact for
MARCELA RAMOS. THIS
LAW FIRM IS ACTING AS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.

00000009459942 BARRETT

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-

NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF

Pursuant to a power of sale

Tele-

son, Texas 75001 phone: (972) 341 5398.

950-80975

Gwinnett

9/7,14,21,28,2022

## FORECLOSURE

record superior to the Secu-rity 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 appropriate of said sales. as provided in said Deed and the balance, if any, will be distributed as provided by law. The sale will be conby 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 loan with the secured creditor. The property is or may be in the possession of Aaron A Neal, successor in interest or ten ant(s). Nationstar Mortgage antis). Nationstar Mortgaga LLC as Attorney-in-Fact for Aaron A. Neal File no. 22-079179 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 20246 (270) 2300 2655(CB) 30346 (770) 220-2535/ https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80575 9/7,14,21,28,2022

Notice of Sale Under Power Georgia, GWINNETT County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SUSAN B. NEALS to by SUSAN B. NEALS to Mortgage Electronic Regis-tration Systems, Inc. as nominee for NFM, INC. DBA NFM LENDING, dated March 31, 2016, and recorded in Deed Book 54197, Page 38, 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 \$325 000 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, Georof GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property: ALL described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 28 AND 29 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 54, BLOCK B, ANNISTOWN MEADOWS SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 169-172, GWINNETT COUNTY, GEOR-RECORDS, GIA RECORDS, WHICH
PLAT IS BY REFERENCE INCORPORATED HEREIN AND
MADE A PART HEREOF, BEING KNOWN AS 3270
MOON BEAM COURT ACCORDING TO THE PRESENT
SYSTEM OF NUMBERING ING
WINNETT COUNTY GEOR GWINNETT COUNTY, GEOR-GIA. The debt secured by said Deed to Secure Debt has been and is hereby declared due because among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. The debt re-maining in default, this sale 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 (no-tice of intent to collect attorney's fees having been given). Said property is commonly known as **327** 3270 monly known as 3270 MOON BEAM CT SNEL-LVILLE, GA 30039, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): SUSAN B. NEALS 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 any matters an accurate survey and in spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, including, but not limited to, assessments liens encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale not prohibited under the U.S Bankruptcy Code; (2) 0.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, cedures 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 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 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 forego-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 ecure Debt described here tor under the power of sale tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Carrington Mortgage Services, LLC as attorney in fact for SUSAN B. NEALS Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville 64 30043

9/7,14,21,28,2022 NOTICE OF FORECLOSURE SALE UNDER P GWINNETT COUNTY,

Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 SEPTEMBER 7, 14, 21, 28, 2022 22-0143 THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A

OBTAINED WILL BE USED FOR THAT PURPOSE.

ANY INFORMATION

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 Viren R. Patel to Smart Venture Capital, LLC, dated March 20, 2019, recorded in Deed Book 56476, Page 0009, and later assigned to **Geeta** Rashmiya through assignment of Security Deed recorded in Deed Book 58996, Page 00664, GwinFORECLOSURE

nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of SEVEB SIXTY FIVE THOUSAND 00/100 (\$765,000.00), with interest thereon as set forth therein. There will be sold at public outcry to the highest bidde outcry to the highest bloder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2022. Property description is:: ALL THAT TRACT OR PARCEL OF LAND LYING OR PARCEL OF LAND LYING
AND BEING IN THE LAND
LOT 299 OF THE 6th DISTRICT, GWINNETT COUNTY,
GEORGIA, BEING LOT 1,
BLOCK B. RIVER MANSION,
UNIT ONE, AS PER PLAT
RECORDED IN PLAT BOOK
31, PAGE 156, GWINNETT
COUNTY COLINTY GEORGIA RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. THIS

BY REFERENCE. THIS PROPERTY IS ALSO KNOWN AS **3650 RIVER** MANSION DR WITH PARCEL ID R6299 204 The debt se-cured by said Security Deed has been and is hereby de clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner 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 pro-vided in Security Deed and by law. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, security deeds and matters of record superior to the Security Deed first set out above. Geeta Rashmiya is the holder of the Note and Security Deed to the property in accordance with OCGA 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Geeta Rashmiva. 1508 Ridgemont Dr, Lilburn GA 30047, gngrash GA 30047. gngrash-miya123@gmail.com. The sale will be conducted subject to (1) confirmation that the sale is not prohibited un-der the U.S. Bankruptcy der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the holder of the security deed. 950-80657 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by FABIAN PENA to NURY & MOISES SURI, dated May 22, recorded in Deed 59992. Page 263. Book 59992, Page 263, GWINNETT County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO principal amount of TWO HUNDRED TWENTY FIVE THOUSAND AND 0/100 THOUSAND AND 0/100 DOLLARS (\$225,000.00), with interest thereon as set with interest inereon as set forth therein, there will be sold 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 October, 2022, the following described property: scribed property:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110, OF DISTRICT GWINNETT COUNTY, GEOR GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 49, BLOCK G OF STONE MILL SUBDIVISION, UNIT EIGHT, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 17, IN PLAT BOUK 20, PAGE 17, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID: R5110 172 is hereby declared due be cause of, among other pos-sible events of default, failas 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 been given).

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 an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restriction covenants, and matters rity Deed first set out above.

The entity that has the full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NURY & MOISES SURI, 2250 Satellite Blvd Suite 225, Duluth, GA 30097 770-263-9993 Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the security instrument.

To the best knowledge and belief of the undersigned, the party in possession of property the property is FABIAN PENA, or a tenant or tenants and said property are more commonly known as 905 Stone Mill Run, Lawrenceville, Georgia 30046.

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

NURY & MOISES SURI as in Fact for FABIAN PENA Hollingsworth & Associates, LLC
2250 Satellite Blvd, Ste 225 Duluth, Georgia 30097 (770) 263-9993 Our file no. 22-1304L 950-81008 9/7,14,21,28,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-OBTAINED

FORECLOSURE

WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky L. Ponder to Citifinancial Services, Inc dated April 25. 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Morgage Acquisi-tion Corp. by Assignment of Security Deed recorded on August 28, 2018 in Deed Book 56099, Page 701, Gwinnett County, Georgia Records, conveying the af-fer-described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Sixty-Five Thousand Three Hundred One And 39/100 Dollars (\$265,301.39), 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 house door of Gwinnett County, Georgia, within the legal hours of sale on Octolegal nours of sale on Octo-ber 4, 2022 the following de-scribed property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 9 OF THE 5TH LAND LOT 9 OF THE 5TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, AND
BEING LOT 3, BLOCK A,
BROOKWOOD MEADOWS
SUBDIVISION, UNIT 1, AS
PER PLAT RECORDED IN
PLAT BOOK 68, PAGE 20,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE.
Tax ID #: R5009 263 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 failsible events of default, fall-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 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 ney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as servicer for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 885-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. tives 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 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 parties in possession of the property are Yvonne J. Ponder or tenant(s); and roller of tellant(s), and said property is more commonly known as 1727 Manor Brook, Snellville, GA 30078. The sale will be conducted subject (1) to confirmation that the sale is not applished 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. J.P. Morgan Mortgage deed. J.P. Morgan Mortgage Acquisition Corp. as Attor-ney in Fact for Yvonne J. Ponder and Ricky L. Ponder McMichael Taylor Gray, LLC 3550 Engineering Drive, 3550 Engineering Drive, Suite 260 Peachtree Cor-ners, GA 30092 404-474-

00374 950-80669 9/7,14,21,28,2022

ners, GA 30092 404-47-7 7149 MTG File No.: GA2022-

**Notice of Sale** State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by MARCELA RAMOS to COASTAL LENDING CORPO-RATION, dated 06/04/2002, and Recorded on 08/09/2002, as Book No. 28325 and Page No. 0080, GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGED TO CHASE HOME EL FR TO CHASE HOME FI-NANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$152,250.00, 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 lega Cournouse within the legal hours of sale on the first Tuesday in October, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK A, BROOK HOLLOW TRACE, ACCORDING TO THE PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK 75 PAGE 130, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPhours of sale on the first

PART OF THIS DESCRIP-FION.
BEING IMPROVED PROP-ERTY KNOWN AS 5700 HOLLOW RIDGE LANE, AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING
HOUSES IN GWINNETT
COUNTY, GEORGIA. The
debt secured by said Deed
to Secure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. and Deed to Secure Debt Because the debt remains in default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure vided in the Deed to Secure
Debt and by law, including
attorney's fees (notice of intent to collect attorney's fees
having been given). JPMORGAN CHASE BANK, N.A.
SUCCESSOR BY MERGER
TO CHASE HOME FINANCE,
LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN
MORTGAGE CORPORATION
holds the duly endorsed
Note and is the current assignee of the Security Deed
to the property. JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION, acting on be-ASSOCIATION, acting on behalf of and, as necessary itial of alld, as fiecessary, in consultation with JPMOR-GAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERG-

ER TO CHASE MANHATTAN

MORTGAGE CORPORATION

(the current investor on the

FORECLOSURE

loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JP-MORGAN CHASE BANK, NATIONAL ASSOCIATION MAY be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE. COLLIMBUS. OH recorded in Deed Book 54695, beginning at page 728, 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 t a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within ASSUCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. 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 terms of the loan. To the place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in October 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 320 of the 4th District, Gwinnett County, Georgia, being Lot 6, Block A of Woodgate Landing Subdivision, as per plat recorded in Plat Book 126, pages 35-37, Gwinnett County, Georgia, records, which plat is incorporated best knowledge and belief of the undersigned, the party/parties in possession of the subject property of the subject property known as 5700 HOLLOW RIDGE LN, NORCROSS, GEORGIA 30071 is/are: MARCELA RAMOS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by a payable by the payable by the payable with the pa closed by an accurate survey County, Georgia records, which plat is incorporated which plat is incorporated herein and made a part hereof by reference. Said legal description being controlling, however, the Property is more commonly known erty, and (c) all matters of record superior to the Deed to Secure Debt first set out to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. 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 regarding as: 4441 Rosegate Drive, Snellville, GA 30039 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under

lien but not yet due and payable); any matters which might be disclosed by an ac-curate survey and inspection of the property; any assessments, liens, encumbrances ments, liens, encumbrances, zoning ordinances, restric-tions, 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 loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage? Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Travis Richardson and Yuntrill Charlett Bubb of tenatics).

Richardson and Yuntrill Charlett Pugh, or tenantisk, Midfirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Ariental, GA 30342 (770) 392-0041 21-6651F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLcontained in a certain securi-ty deed executed by Angelo Renteria, hereinafter re-ferred to as Grantor, to JP-Morgan Chase Bank, N.A. recorded in Deed Book 49203, beginning at page 667, as clarified by Affidavit at Deed Book 56681, Page 512 of the dood records of ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. 518 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 said security deed, and the 950-80781 related note, the under-signed attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said secu-9/7,14,21,28.2022 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain present indeer or 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 October 2022, all Sale contained in that certain Security Deed from MONIQUE A SIMPSON and STEFEN JONES to MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE. AS NOMINEE FOR 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 83 of the 5th District Evinnett CROSSCOUNTY MORTGAGE LLC, dated June 30, 2021, recorded July 7, 2021, in Deed Book 58925, Page 00882, Gwinnett County, Georgia Records, said Secu-Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Four Hundred Eight Thousand Four Hundred Sixty-Five and 00/100 dollars (\$408.465.00), with interest thereon as provided for therein, said Security Deed having been last sold the 5th District, Gwinnett County, Georgia, being Lot 47, Block B, Grayland Hills Subdivision, Unit One, as per plat recorded in Plat Book 38, Page 72, Gwinnett County, Georgia records, which recorded plat is incor-

Deed having been last sold

assigned and transferred to

Crosscountry Mortgage, LLC fka Crosscountry Mortgage,

Inc., there will be sold at public outcry to the highest bidder for cash at the Gwin-

nett County Courthouse, within the legal hours of sale on the first Tuesday in Octo-ber, 2022, all property de-

scribed in said Security Deed including but not limit-ed to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89

GIA, ACCORDING PLAT OF SUBI

COLINTY

LAWRENCEVILLE, GA 30043. The indebtedness se-cured 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, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the targe of the Security

der the terms of the Security

Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against

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; encum-

brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned,

the owner and party in pos-session of the property is MONIQUE A SIMPSON, STE-FEN JONES, or tenants(s). The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-

restrictions

ence and made a part of this description. Said property being known as 185 John-son Road according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being control-ling, however, the Property is more commonly known as: **185 Johnson Road**, as: 185 Johnsof Road, Lawrenceville, GA 30046 Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any out-standing ad valorem taxes standing ad valorem taxes (including taxes 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, restric-tions, and all other matters Zoning of the said Security Deed. The sale 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 rity Deed. MidFirst Bank through its division Midland

porated herein by this refer-

Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-rity Deed MidFirst Bank Mortgage?s address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Angelo Renteria, or tenant(s). Mid-First Bank, as Transfered Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorthe atoresaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 19-5550F1 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR LINGER FEDERAL TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE.

9/7,14,21,28,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SE-CURITY DEED STATE OF GEORGIA, COUNTY OF Pursuant to a power of sale

950-80813

contained in a certain securideed executed by Travis Richardson, hereinafter re-ferred to as Grantor, to Mortgage Electronic Registration tration Systems, Inc. as nominee for The American Eagle Mortgage Co, LLC

FORECLOSURE

cy Code and (2) to final con-firmation 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: CrossCounlaw to do so) is: CrossCoun-try Mortgage, LLC, Loss Mit-igation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Num-ber: 1-866-397-5370. Noth-ing 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 modify the terms of the mortgage instrument. CROSSCOUNTRY MORT-GAGE, LLC FKA CROSS-COUNTRY MORTGAGE, INC. as Attorney in Fact for MONIQUE A SIMPSON, STEFEN JONES 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 Contacts. Rubin Lublin, LLC, 3145 PURPUSE: Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
DCCM-22-04052-1 Ad Run
Dates 09/07/2022, Dates 09/14/2022. 09/21/2022 09/28/2022 950-80583 9/7,14,21,28,2022

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 Robert L. Sullivan III a/k/a Robert L. Sullivan and Barbara D. Sullivan to Mortane Contains and Sales and S gage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage Inc., dated July 7, 2008, and recorded in Deed Book 48973, Page 373, Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on November 15, 2012 in Book 51798 Page 37 in the Office of the Clerk of Superior Court of Gwinnett County, Ceptrals Records conveying Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Three Hundred Eighty-Four Thousand and 0/100 dollars (\$384,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 4, 2022, the following described property. All that tract or parcel of land lying and being in Land Lot 88 of the 5th District, Gwinnett County, Georgia, being Lot Georgia Records, conveying the 5th District, Gwinnett County, Georgia, being Lot 74, Block D, Northforke Plantation, Unit Five, as per plat recorded in Plat Book 66, Page 11, Gwinnett County County Planta (1997). ty, Georgia, Records, which ty, deorgia, Records, Wnich plat is hereby incorporated herein by reference. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to auch he indebt deces. 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 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 not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss at (800) 443-1002 10.
Mitigation Dept, or by writ-

enue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclo-sure. 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 an accurate survey and inspection of the property, any assess-ments, liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in posses-sion of the property is Robert L. Sullivan or tenant (s); and said property is more commonly known 1588 Greensboro W 1588 Greensboro Way, Grayson, GA 30017. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the not prohibited under the

AND BEING IN LAND LUT OF
OF THE 7TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING SHOWN AND
DESIGNATED AS LOT 8,
BLOCK A, BUCKINGHAM
SUBDIVISION, UNIT ONE,
GWINNETT COUNTY, GEOR
GIA ACCORDING TO A 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. Truist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Robert L. Sullivan III a/k/a Robert L. Sullivan and Barbara D. Sullivan Brock & Scott, PLLC GIA, ACCUMINIS IO A
PLAT OF SUBDIVISION
RECORDED IN PLAT BOOK
45, PAGE 189, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. (PRIOR IN-SRTUMENT REFERENCE: WARRANTY DEED RECORDED IN DEED BOOK livan, Brock & Scott, PLLC 1041. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10737 950-80577 5560, PAGE 157, GWINNETT RECORD) Said legal description being controlling, however the property is more commonly known as 2025 PARLIAMENT DR, 9/7,14,21,28,2022 NOTICE OF SALE

UNDER POWER

GEORGIA

**Gwinnett COUNTY** THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION ORTAINED WILL FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in that certain Security Deed given by Christopher Tze-gaebe to Mortgage Elec-tronic Registration Systems, Inc. as nominee for United Inc. as nominee for United Funding, Inc., dated 02/16/2007 and filed 02/28/2007, recorded in Deed Book 47615, Page 0200, Gwinnett County, Georgia Records (later assigned to ARCPE 1 LLC), conveying the after-described property to secure a Note in the original principal Note in the original principal amount of Fifty Four Thousand Nine Hundred Thirteen Dollars and No Dollars and NO Cents (\$54,913.00), later modified, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on Tuesday October 4, 2022, following described

property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 6, BLOCK "B", MONTREAUX IN- FORECLOSURE

TOWNE SUBDIVISION, UNIT ONE, F.K.A. THE ESTATES AT PARKWOOD, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGES 142-143, GWINNETT COUNTY, RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having hear given) having been given). 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 unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may at the forecast any interest. not be of record, any right of redemption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the security Deed first set out above including but not lim-ited to that certain Security Deed given by Christopher Tzegaebe to Mortgage Elec-tronic Registration Systems, Inc. as nominee for United

Inc. as nominee for United Funding, Inc., dated 02/16/2007 and filed 02/28/2007, recorded in Deed Book 47615, Page 176, Gwinnett County, Georgia Records conveying the above-described property to secure a Note in the original principal amount of \$291,652.00 later assigned.

To the best knowledge and belief of the undersigned, the party in possession of the property is Christopher Tzegaebe or a tenant or tenants and said property is more commonly known as 2360 Park Estates Drive, Snellville GA 30078.

In compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt.

Planet Home Lending LLC Attn: S. Joseph Arriaga NMLS ID #17022 321 Research Parkway, 321 Re Suite 303 Meriden, CT 06450

(203) 303-5511 The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. to any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Section 9-13-172.1, which allows for certain procedures consider the representation of the control of the cont regarding the rescission of judicial and non- judicial sales in the state of Georgia.

Please note that the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission

ARCPE 1 LLC, as Attorney in Fact for Christopher Tze gaebe

Andrew D. Gleason Attorney for ARCPE 1 LLC

Lefkoff, Rubin, Gleason, Russo, Williams, P.C. 5555 Glenridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404)869-6909 (fax)

950-81030 9/7,14,21,28,2022

Notice of Sale Under Pow-

er
Georgia, Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by Veronica Berry to Mortgage Electronic Registration
Systems, Inc. ("MERS") as
nominee for Encore Credit
Corp., dated September 26,
2006, and recorded in Deed
Book 47110, Page 275,
Gwinnett County, Georgia
records, as last transferred Gwinnett County, Georgia records, as last transferred to U.S. Bank, N.A., succes-sor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-deconveying the anter-ue-scribed property to secure a Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following described property:

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Haven-stone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and re-vised plat recorded in Plat Book 115, Page 239, Gwin-nett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of reference and made a part of this description. Said prop-erty being known as 960 Cranbrook Glen Lane ac-cording to the present sys-tem of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of among othdue because of, among other possible events of default failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, the course of default, this sale will be made for the purpose of paying the same and all exFORECLOSURE

penses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 960 Cranbrook

Glen Lane, Snellville, GA

30078, together with all fix-tures 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): Veronica Berry or tenant or tenants.

Said property will be sold which the (a) any outstand subject to (a) any outstandsubject to (a) any outstalling ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-

brances, zoning ordinances, easements, restrictions, 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. Bankrupt cy 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. notice of the security deed.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other procelosure, documents, may foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-

graph.
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 Select Portfolio Servicing,

Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive

Salt Lake City, Utah 84119
1-888-818-6032
The foregoing notwithstanding, nothing in OC.G.A.
Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured crediberial of the secured credit for under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank, N.A., successor trustee to LaSalle Bank Na-tical Association as health

tional Association, on behalf of the holders of Bear Stearns Asset Backed Secu-rities I Trust 2006-HE10, As-set-Backed Certificates Se-ries 2006-HE10

as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200

Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-80257 9/7 14 21 28 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 Alicia J Westbrooks to Mortgage Electronic Registration Systems. Inc as Nomin Fairway Independent Mort-gage Corporation dated April 4, 2013, and recorded in Deed Book 52156, Page 0672, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Wells Fargo Bank NA**, securing a Note in the original principal amount of \$187,049.00, the holder thereof pursuant to said Deed and Note thereby se-cured has declared the entire amount of said indebtedness amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, October 4, 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 being in Land Lot 25 of the 7th District, of Gwinneth County, Georgia, being Lot County, Georgia, being Lot 313, Block C, Unit Three, of The Hadaway Subdivision, as per plat recorded in Plat Book 74, Page 267, records of Gwinnett County, Georgia, which plat is by reference in-corporated herein and made a part hereof. Said property is known as **1404** Hada

Lane, Lawrenceville,

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 outstandsoil 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 on any material value. thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mattions, 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 loan with the secured creditary. tor. The property is or may be in the possession of Ali-cia J Westbrooks and The Representative of the Estate of Alicia J Westbrooks, successor in interest or tenant (s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Alicia J Westbrooks File no. 22-079157 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. 950-79095 cessor in interest or tenant NEWSPAPER

8/17,24,31,9/7,14,21,28, 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from CHRISTO-PHER WYNES to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR WR STARKEY MORTGAGE, LLP, dated December 15, 2016, recorded December 22, 2016, in Deed Book 54819, Page 178, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original of even date in the original Hundred Seventy Thousand Nineteen and 00/100 dollars (\$270,019.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest hidder for each at the Gwin. bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in Octo-ber, 2022, all property deber, 2022, an pro scribed in said Deed including but not limited to the following described 
property: ALL THAT TRACT 
OR PARCEL OF LAND LYING 
AND BEING IN LAND LOT 
228 OF THE 6TH DISTRICT, 
GWINNETT COUNTY, GEORLIA BEING LOTE 8 LOCK B. GWINNETT COUNTY, GEOR-GIA, BEING LOT 6, BLOCK B, BERKELY HILLS SUBDIVI-SION, UNIT NO. 1, SECTION NO. 2, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK M, PAGE 341, GWIN-NETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. SAID PROPERTY BE-TION. SAID PROPERTY BE-TION. SAID PROPERTY BEING KNOWN AS 2223 POND ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR GIA; AND BEING THE SAME PROPERTY CONVEYED IN PROPERTY CONVEYED IN DEED RECORDED IN DEED BOOK 49731, PAGE 270,AFORESAID RECORDS.

FORECLOSURE

270,AFORESAID RECURDS Said legal description being controlling, however the property is more commonly known as 2223 Pond Road, Duluth, GA 30096. The in-debtedness secured by said Security Deed has been and is hereby deplared due heis hereby declared due be-cause 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 color lect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis 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 pavable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to 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 CHRISTOPHER WYNES, BETTY JEAN MOYER, 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

authority to negotiate, amend or modify all terms of the loan (although not re of the loan (although not re-quired 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-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. PENNYMAC INSTRUMENT. PENNYMAC LOAN SERVICES, LLC as AC torney in Fact for CHRISTO-PHER WYNES THE BELOW 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 contact: PURPOSE. Attorney Contact Rubin Lublin. LLC, 314 Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. (877) 813-0992 PNY-22-02297-3 09/07/2022 09/14/2022 09/21/2022

950-78045 9/7,14,21,28,2022

