

FORECLOSURE

of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.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, the party/parties in possession 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 disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; 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 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 final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE 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. 0000009459942 BANFET DAFIN FRAPPIER TURNER & ENGL LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-80975 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Angelo Renteria**, hereinafter referred to as **Grantor**, to **JPMorgan Chase Bank, N.A.** recorded in Deed Book 49203, beginning at page 667, as clarified by Affidavit at Deed Book 56681, Page 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 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 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 83 of 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 incorporated herein by this reference and made a part of this description. Said property being known as 185 Johnson Road according to the present system of numbering property in Gwinnett County, Georgia. Said legal description being controlling, however, the Property is more commonly known as: **185 Johnson 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 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, 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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division 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 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 Atlanta, GA 30342 (770) 392-0041 19-5550F1 THIS 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. 950-80813 9/7,14,21,28,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain security deed executed by **Travis Richardson**, hereinafter referred to as **Grantor**, to **Mortgage Electronic Registration Systems, Inc.** as nominee for **The American Eagle Mortgage Co, LLC** recorded in Deed Book 54695, beginning at page 728, of the deed records of

FORECLOSURE

the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the 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 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 128, pages 35-37, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. Said legal description being controlling, however, the Property is more commonly known 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 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 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. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division 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 Yuntrell Charlett Pugh, or tenant(s). 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 Atlanta, GA 30342 (770) 392-0041 21-8651F1 THIS 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. 950-80781 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 Security Deed from **MONIQUE A SIMPSON and STEFEN JONES to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE LLC**, dated June 30, 2021, recorded July 7, 2021, in Deed Book 58925, Page 00882, Gwinnett County, 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, 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 Gwinnett County Courthouse, within the legal hours of sale 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 89 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 8, BLOCK A, BUCKINGHAM SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 45, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE HEREIN AND MADE A PART HEREOF. (PRIOR INSTRUMENT REFERENCE: WARRANTY DEED RECORDED IN DEED BOOK 5560, PAGE 157, GWINNETT COUNTY, GEORGIA RECORD) Said legal description being controlling, however, the property is more commonly known as **2025 PARLIAMENT DR, LAWRENCEVILLE, GA 30043**. 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, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the 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; 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 **MONIQUE A SIMPSON, STEFEN JONES**, or tenant(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

FORECLOSURE

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: **CrossCountry Mortgage, LLC**, Loss Mitigation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. 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. **CROSSCOUNTRY MORTGAGE, LLC FKA CROSSCOUNTRY 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 Contact: **Rubin Lublin, LLC**, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DCGM-22-04052-1 Ad Run Dates 09/14/2022, 09/07/2022, 09/28/2022, 09/21/2022, 950-80583 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 OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Christopher Tzegaebe to Mortgage Electronic Registration Systems, 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 ARCP E 1 LLC), conveying the after-described property to secure a Note in the original principal amount of Fifty Four Thousand Nine Hundred Thirteen 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK B, MONTREAUX INTOWNE 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, GEORGIA RECORDS, WHICH PLAT IS 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 pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, 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 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 or not due and payable and which may not be of record, any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above including but not limited to that certain Security Deed given by Christopher Tzegaebe to Mortgage Electronic Registration Systems, 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 Arriga NMLS ID #17022 321 Research Parkway, Suite 303 Meriden, CT 06450 (203) 303-5511

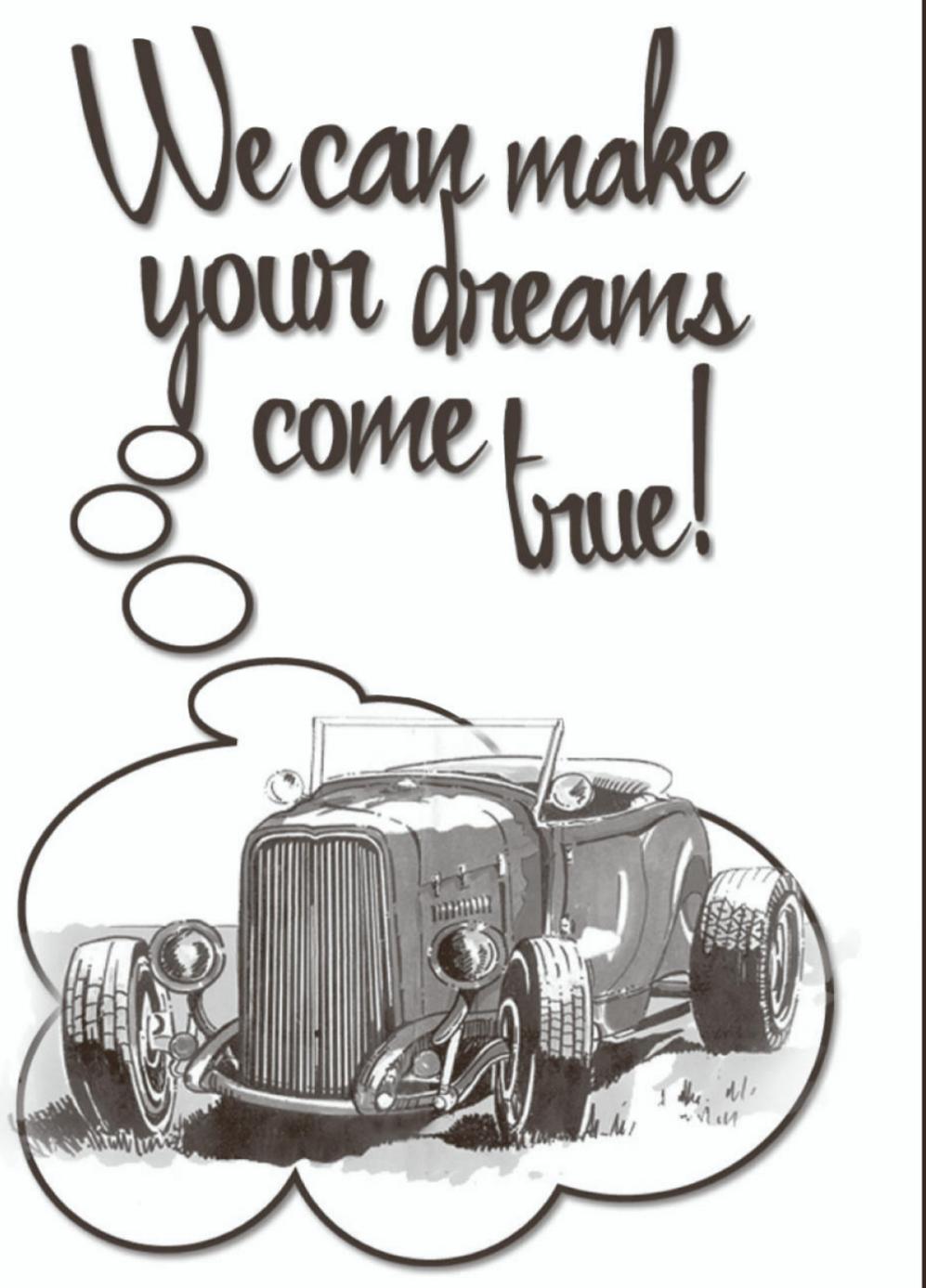
Please note that the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant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

FORECLOSURE

ARCP E 1 LLC, as Attorney in Fact for Christopher Tzegaebe
By: Andrew D. Gleason Attorney for ARCP E 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



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