FORECLOSURE

instrument. GUARANTEED RATE, INC

VALENIE PUWELL
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMA-

TION OBTAINED WILL BE

USED FOR THAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA

Telephone Number: (877) 813-0992 Case No. DGRI-22-03346-1

Ad Run Dates 09/07/2022

Pursuant to the power of

sale contained in the Security Deed executed by ROD-NEY COMER AND TINA COMER to MORTGAGE ELECTRONIC REGISTRA-

TION SYSTEMS, INC., AS NOMINEE FOR CROSS-

NOMINEE FOR CROSS-COUNTRY MORTGAGE, INC in the original principal amount of \$286,766.00 dat-ed November 20, 2015 and recorded in Deed Book 54042, Page 0556, Gwinnett County records, said Securi-ty Deed being last trans-ferred to FREEDOM MORT-GAGE CORPORATION in Deed Book 59706, Page 583.

Deed Book 59706. Page 583

Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Courthouse door in said County, or at such other place as lawfully designated

within the legal hours of sale, on November 01, 2022, the property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-

ALL IHAI I HACT ON PAR-CEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 19, BLOCK A OF

BEING LOT 19, BLOCK A OF DEL MAR CLUB AT HARBINS SUBDIVISION, PHASE 36 PER PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 240-

243. GWINNETT COUNTY.

GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE PART OF THIS DESCRIP-

Said property being known

as: 1144 BENTLEY ESTATES DR DACULA, GA 30019

To the best of the under-

signeds knowledge, the par-

stylieus knowledge, the party or parties in possession of said property is/are ROD-NEY COMER AND TINA COMER or tenant(s).
The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in

Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-

torneys fees (notice of intent

to collect attorneys fees hav-

RECORDS

lows:

TION.

09/21/2022.

30071

09/14/2022,

950-80148

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

09/28/2022

POWER

as Attorney in Fact for VALERIE POWELL

terms of the mortgage

Cumming Road, and Henry Bailey Road), and **5613 Hen**ry Bailey Road, also known as Tax Parcel ID: R7-320A-R7-320A-005. 320A-007, R7-320A-028, R7-320A-029, R7-320A-020, & R7320A-024 containing 10.46 acres +/- and more particularly described as fol-lows: The properties are presently zoned Medium Density Single Family Resi-dential District (RS-100) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Residential District (R36) for 48 single-family attached homes. A Tract of land to be Rezoned, situated in Land Lot 320, 7th District City of Sugar Hill, Gwinnett County, Georgia; the bear-ings of which are based on State Plane Grid (Georgia West Zone) and being more particularly described as follows: Commencing at the in-tersection of the Northerly Land Lot Line of Land Lot 320 and the Southerly line of the Warrenton Subdivision, Thence S58°15'16"W a dis-Theree 358 15 to W a distance of 441.43 feet to the Point of Beginning of the Tract herein described: Thence S19°44'44"E a distance of 628.94 feet, N88° 14'44"W a distance of 53.74 feet, S19°44'44"E a distance of 169.86 feet to the Northerly Right-of-Way of Georgia Highway 20 [vari-able r.w.]; Thence along said Northerly Right-of-Way N89°28'58"W a distance of 151.81 feet;Thence leaving said Northerly Right-of-Way, N03°34'02"W a distance of 182.89 feet,N75°44'39"W a distance of 200.00 feet, S03°34'02"E a distance of 203.21 feet to the said Northerly Right-of-Way; Thence along said Northerly Right-of-Way the following courses and distances: N76° 41'17"W a distance of 135.14 feet, Northerly 199.24 feet along a curve to the right (having a radius of 2080.00 feet, a chord bearing of N73°56'38"W, and a head distance of 100.16 ing of N/3°56'38' W, and a chord distance of 199.16 feet) to the intersection of said Northerly Right-of-Way and the Northerly Right-of-Way of Henry Bailey Road [variable r.w.]; Thence along said Northerly Right-of-Way, Northerly 87.05 feet along a chord of the cho Northerly 82.05 feet along a curve to the right (having a radius of 2080.00 feet, a chord bearing of N70° 04'11"W, and a chord distance of 82.04 feet) to the intersection of said Northerly Right-of-Way and the Easter-ly Right-of-Way of Benefield Road [variable r.w.]; Thence along said Easterly Right-of-Way, N24°58'54"W a dis-Way, N24°58'54"W ā distance of 238.78 feet to the Southerly line of the Warrenton Subdivision; Thence along said Southerly line, N58°15'16"E a distance of 739.79 feet to the Point of Beginning. Containing 10.46 acres or 455.638 square feat as depicted on a Bezoning as depicted on a Rezoning Sketch prepared by Atlas Land Surveying & Mapping, LLC; dated 01 July 2022 (Project No. 22177)

The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the proper-ty as requested or place y as requested or place such other zoning classification and conditions on the tion and conditions on the property as they deem ap-propriate, constitutional, and in the best interest of the cit-izens of Sugar Hill. The pub-lic is invited to attend public hearings scheduled for Monday, October 17, 2022, at 7:00 p.m. for the Planning Commission and Monday November 14, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia A copy of the proposed rezoning is available for review in the office of the Planning Development and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-81193 9/28,10/19, 2022 FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power to Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns dated 2/11/2020 and executed in Deed Book signs dated 2717/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successors to support the state of the support of the cessor by merger to Sun-trust Bank, conveying the after-described property to secure a Note in the original principal amount of \$259,000.00, 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 (or such other area as designated by Order of the Supe rior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday. which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-

lect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the under-signed. The sale will also be CEL OF LAND LYING AND BEING IN LAND LOT 213 OF BEING IN LAND LOT 213 OF
THE 5TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B,
MARTINS CHAPEL GROVE
SUBDIVISION, UNIT ONE
F.K.A. MARTINS CHAPEL
ESTATES, UNIT ONE, AS
PER PLAT RECORDED IN
PLAT BOOK 86, PAGE 47,
GWINNETT COUNTY, GEOR
GIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A PART
OF THIS DESCRIPTION, BEING PROPERTY KNOWN AS
1265 MARTINS CHAPEL 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 all zoning ordinances; as sessments; liens; encum-1265 MARTINS CHAPEL LANE, ACCORDING TO THE brances: ovenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the under-PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

GIA.

The debt secured by said signed, the owner and party in possession of the proper-ty is VALERIE POWELL, or Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the subject (1) to confirmation that the sale is not prohibitmanner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the cy Code and (2) to final con-firmation and audit of the status of the loan with the purpose of paying the same holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required and all expenses of this sale as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees by law to uo so) is. Gudatar-teed Rate Inc., Loss Mitiga-tion Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to having been given). Said property is commonly

known as 1265 Martins Chapel Ln, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-

FORECLOSURE

signed, the party (or parties) in possession of the subject property is (are): Charleston Leek, Jr. or tenant or ten

ants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold salu property will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proper tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by thority. an accurate survey and inspection of the property, and (e) any assessments, liens, nances.

encumbrances, zoning ordirestrictions covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibit ed 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 the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above Truist Bank, successor by rruist Bank, successor by merger to Suntrust Bank as agent and Attorney in Fact for Charleston Leek, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Att.

lanta, Georgia 30305, (404) 1207-1498A
11207-1498A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1498A 950-79949 9/7 14 21 28

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY

2022

By virtue of a Power of Sale contained in that certain Security Deed from VALERIE POWELL to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, GUARANTEED RATE, , dated February 22, , recorded March 16, 2021, in Deed Book 58500 2021, In Deed Book S850U, Page 00574, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Nine Thousand Fix Hundred and

lowing described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING KNOWN AS LOT 63, BLOCK B OF IVEY POINTE, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 95, PAGES 268 AND 269, AND ALL REVISIONS OF SAID PLAT IE ANY GWINNEY COUNTY OF THE PLAT BOOK 95, PAGES 268 AND 269, AND ALL REVISIONS OF THE PAGE AND 12 THE ANY GWINNEY OF THE PAGE 25 THE PAGE 25

AND ALL REVISIONS OF SAID PLAT, IF ANY, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPELTE DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY KNOWN AS 1624 ROYAL IVES DRIVE,

30045 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

Said legal description being controlling, however the property is more commonly known as 1624 ROYAL IVES

DR, LAWRENCEVILLE, GA

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under

the terms of said Security Deed. The indebtedness re-

maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including

attorneys fees (notice to col

restrictions

tenants(s). The sale will be conducted

ed under the U.S. Bankrupt

by law to do so) is: Guaran-

require a secured creditor to

negotiate, amend, or modify

LAWRENCEVILLE.

30045.

DRIVE

ing been given).
Said property will be sold subject to the following: (1) sand Five Hundred and 00/100 dollars (\$149,500.00), with interest any outstanding ad valorem taxes (including taxes which are a lien, whether or not ver due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disthereon as provided for therein, said Security Deed having been last sold, assigned and transferred to GUARANTEED RATE, INC, there will be sold at public outcry to the highest bidder for cash at the Gwinnets closed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-County Courthouse. within the legal hours of sale on the first Tuesday in October, 2022, all property described in said Security Deed includters of record superior to the Security Deed first set out above ing but not limited to the fol-

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Freedom Mortgage Corpo-

ration 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054

Phone: (855) 690-5900

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. terms of the mortgage.
THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION. as Attorney-in-Fact for RODNEY COMER AND TINA COMER Robertson, Anschutz,

Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-014643 -950-81661 9/28 10/5 12 19 26 2022

NOTICE OF SALE UNDER GWINNETT

POWER GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Oral-lie Alene Johnston and Donald Johnston to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a division of MetLife Bank, N.A., its successors and assigns, dated September 19, 2008, recorded in Deed Book 49090, Page 235, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in tion Agreement recorded in Deed Book 56018, Page 737, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assign-ment recorded in Deed Book 59490, Page 570, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND FOUR HUNDRED EIGHTY AND 0/100 DOLLARS (\$235,480.00), 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, or at such place as may be lawfully designated as an alternative,

The debt secured by said

Security Deed has been and

HEREOF

within the legal hours of sale on the first Tuesday in October, 2022, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

FORECLOSURE FORECLOSURE

is hereby declared due be-cause of, among other pos-sible events of default, fail-(are): Neil T. Jackson 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 intenant or tenants. 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, 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, inas provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 cluding, but not limited to, assessments, liens, encum-

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), the assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptright of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumcy 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 brances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. MidFirst Bank is the holder of the Security Deed to 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 beed 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 of the Security Deed to the

construed to require the se-

cured creditor to negotiate

Association, not in its indi-

as attorney in fact for Neil T. Jackson

on a Federal Holiday, in which case being the first Wednesday of said month),

the following described

REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

This foreclosure is subject

records.
The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

ure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt reaining in default, this 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 attorneys fees (notice of intent to collect attorneys fees having hear given)

Said property is commonly known as 3052 Skyland Drive, Snellville, GA 30078 together with all fixtures and personal property attached

to and constituting a part of

said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Henry A. Farmer, Jr. or tenant or tenants.

ant of tenants.
Select Portfolio Servicing,
Inc. is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms
of the mortgons.

of the mortgage.
Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

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) unpaid water

payable), (b) unpate water or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-

thority, (d) any matters which might be disclosed by

84119 (888) 818-6032

of the loan.

ant or tenants.

having been given).

2022

described herein.

property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to property and accordance with paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to nethority to negotiate, amend, and modify all terms of the gotiate, amend and modify mortgage with the debtor is:
Midland Mortgage, a division
of MidFirst Bank, 999 N.C
Grand Boulevard Suite 100,
Oklahoma City, OK 731186116, 800-654-4566.
Note however that such all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Orallie Alene Johnston and Donald John-ston or a tenant or tenants and said property is more

commonly known as 2520 Marthagem Court, Lawrenceville, Georgia
30043. Should a conflict
arise between the property
address and the legal description the legal description will control

tion will control. tion will control.

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 confirmation and audit of the status of the loan with the holder of the security deed.

MidFirst Bank as Attorney in Fact for

as Attorney in Fact for Orallie Alene Johnston and Donald Johnston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 7th Dis-trict of Gwinnett County, Georgia, being Lot 41, Block B. Whitlock Farm Subdivi sion, as per plat recorded in Plat Book 36, page 141, Gwinnett County, Georgia Records, which plat is incorporated herein and by this reference made a part hereof MR/meh 10/4/22 Our file no. 22-08112GA -

950-79783 9/7 14 21 28 2022

Notice of Sale Under Pow-

Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Neil T. Jackson to Ameriquest Mortgage Company dated October 8, 2002 pany, dated October 8, 2002. pany, dated October 8, 2002, and recorded in Deed Book 29696, Page 104, Gwinnett County, Georgia records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral ed in Deed Book 60134, Page 167, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$82,400.00, with interest at the rangelified. interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on the light Trades in Cottons. first Tuesday in October, 2022, to wit: October 4, 2022, the following de-

scribed property:
All that tract or parcel of All that tract or parcer of land lying and being in Land Lot 215 of the 6th Land Dis-trict, Gwinnett County, Geor-gia, known as Lot 14, Block B, Unit I, Springdale Estates Subdivision, as shown and delineated on plat of survey for Myron J. Jordan and Sara Lue Jordan by Borders and Associates Land Surveyors, dated July 21, 1981, and being more particularly described as follows:

Beginning at an iron pin at a point on the southeastern right-of-way of Lanier Boulevard, said point being 1,097.0 feet, along the southeastern right-of-way of Lanier Boulevard, northeast of the intersection of the southeastern right-of-way of Lanier Boulevard and eastern right-of-way of Geor-gia Highway No. 141 Con-nector (Norcross-Tucker Road): thence running north 60 degrees 51 minutes east a distance of 85.00 feet to an iron pin; thence running south 29 degrees 18 minutes east a distance of 180.00 feet to an iron pin; thence running south 60 de-grees 51 minutes west a dis-tance of 85.00 feet to an iron pin; thence running north 29 degrees 18 minutes west a distance of 180.00 feet to an iron pin, the point of begin-

ning.
Being that parcel of land conveyed to Neil T. Jackson from Bruce D. Manning and Patricia A. Manning by that deed dated 11/09/1995 and recorded 12/20/1995 in Deed Book 12106, at Page 197 of the Gwinnett County, Reportia Public Registry. Georgia Public Registry.
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 and Deed to Secure Debt. The debt remaining in 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 attorneys fees (notice of intent to collect attorneys fees begins been given)

having been given).
Said property is commonly known as 5968 Lanier
Boulevard, Norcross, GA 30071, 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 posses-sion of the subject property

FORECLOSURE

an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordi encombrances, Zolling Ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-ed code; and (2) final confir-mation and audit of the sta-tus 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 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 status of the loan as provided immediately above.
Wilmington Savings Fund
Society, FSB, not in its individual capacity but solely as
Owner Trustee of CSMC
2021-JR1 Trust as agent and

Attorney in Fact for Henry A. Farmer, Jr. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1012-14707A
1012-14707A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14707A 950-79951 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

3217 S. Decker Lake Unive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be Pursuant to the Power of Sale contained in a Security
Deed given by Thomas J.
Porter to Mortgage Electronic Registration Systems Porter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage, LLC dba ditech.com, its successors and assigns dated 2/5/2007 and recorded in Deed Book 5967 Page 89 Hall County, Georgia amend or modify the terms of the Deed to Secure Debt This sale is conducted on behalf of the secured credibenair of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank Trust National Hall County, Georgia records: as last transferred to or acquired by PHH Mort-gage Corporation, conveying the after-described property to secure a Note in the origividual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral Trust nal principal amount of \$190,000.00, 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 Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 of Hall County, Georgia (or such other area as designat-ed by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the 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. October 4, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 1ST LAND DISTRICT (PUCKETTS GMD 1397) OF GWINNETT COUNTY, GEORGIA AND LAND LOT 155 OF THE 8TH LAND DISTRICT 950-80260 9/7 14 21 28

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Henry A. Farmer, Jr. to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for Indymac Bank, FSR its successors and GIA AND LAND LOT 155 OF THE 8TH LAND DISTRICT (FRIENDSHIP GMD 1419)OF HALL COUNTY, GEORGIA, BEING KNOWN AND DESIG-NATED AS LOT 16, BLOCK B OF MORGANS CROSSING II AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY FILED FOR RECORD ON NOVEMBER 6, 1995 AND RECORDED AT F.S.B., its successors and assigns dated 11/23/2005 and recorded in Deed Book and recorded in Deed Book 45469 Page 0210 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Truste of CSMC 2021-JR1 Trust, conveying the after-described property to secure a Note in the original principal amount RECORD ON NOVEMBER 6, 1995 AND RECORDED AT PLAT BOOK 68, PAGE 140, GWINNETT COUNTY, GEORGIA RECORDS AND FILED FOR RECORD ON NOVEMBER 1, 1995 AND RECORDED AT PLAT SLIDE 478, PAGE 117A, HALL COUNTY, PAGE 117A, HALL COUNTY, GEORGIA BECORDS BEE. the original principal amount of \$30,400.00, with interest PAGE 11/A, HALL COUNTY, GEORGIA RECORDS, REF-ERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COM-PLETE LEGAL DESCRIPat 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, Georgia (or such other area as designated by Order of the Superior County of Superior Co TION.
This sale will be made subwithin the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls

ject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 204A, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE 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 the Security Deed and by law including Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 3320 Lake Semi-

nole Place, Buford, GA 30519-3782 together with all fixtures and personal prop-erty attached to and consti-tuting a part of said proper-This foreclosure is subject to the Security Deed from Henry A Farmer, JR to MERS as nominee for Proficio Mortgage Ventures, LLC, dated 5/15/2013, recorded 5/24/2013 in the original principal amount of \$118,100.00, recorded in Deed Book 52247, Page 780, Gwinnett County, Georgia records. ty, if any. To the best knowledge and belief of the underedge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Thomas J. Porter or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

of the mortgage. PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054

(800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

ling ad valorem laxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not payable of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by

an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrught Code: and (2) final confir-

cy Code; and (2) final confir-mation and audit of the statriation and adolt 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 non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
PHH Mortgage Corporation
as agent and Attorney in Fact
for Thomas J. Porter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont

FORECLOSURE

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

1017-5651A 1017-5651A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5651A
950-79945 9/7 14 21 28
2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Pursuant to the Power of Sale contained in a Security Deed given by Emery Stew-art to Aames Funding Corpo-ration DBA Aames Home Loan dated 3/31/2006 and

recorded in Deed Book

recorded in Deed Book 46378 Page 846 and modi-fied at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Associa tion, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank Nariorial Association, as
Trustee for GSAMP Trust
2006-HE4, Mortgage PassThrough Certificates, Series
2006-HE4, conveying the afterdescribed property to secure a Note in the original principal amount of \$181,520.00, 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, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: before the Courthouse door

Property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 233 OF
THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 1111 PAGES 130-131 111, PAGES 130-131, GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-ENCE HERETO. This sale will be made sub-

iect to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 1285 Union Station Drive, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject In possession of the subject property is (are): Emery Stewart or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

Note however that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

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) unpaid water or sewage bills that consti-tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holdtus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures 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 confir-mation and audit of the status of the loan as provided immediately above. U.S. Bank National Associa-

tion, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank Nanierjer to Laballe Bank National Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and Attorney in Fact for Emery Stewart Aldridge Pita LLD 45 Fact Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

994-7637.
1017-5652A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5652A
950-79957 9/7 14 21 28
2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Thomas G. Macfie to Bank of America, N.A. dated 10/17/2007 and N.A. dated 10/1/2007 and recorded in Deed Book 48412 Page 0001 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a scribed property to secure a Note in the original principal amount of \$114,320.00, 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 Court-house door of Gwinnett

FORECLOSURE

PROPERTY

tent to collect attorneys fees tent to collect attorneys fees having been given). Said property is commonly known as 3380 Castille Drive, Snellville, GA 30039 together with all fixtures and

personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in possession of

the subject property is (are): Thomas G. Macfie or tenant

r tenants. Shellpoint Mortgage Servic-

ing is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms

amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms

of the loan.

of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters

thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and

(e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 cts.

mation and audit of the sta tus of the loan with the hold-

er of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding

the rescission of judicial and

non-judicial salés in the State of Georgia, the Deed

Under Power and other fore-

closure documents may not be provided until final confir-

mation and audit of the sta-

tus of the loan as provided

NewRez LLC d/b/a Shell-NewRez LLC d/D/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Thomas G. Macfie Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Paced Nit Courts Feodo At

Road, N.F., Suite 500, At

lanta, Georgia 30305, (404) 994-7637.

Security Deed given by Joshua P. Blauvelt to Mort-

Joshua P. Blauvelt to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Plaza Home Mortgage, Inc., dated November 12, 2021, and recorded in Deed Book 59436, Page 367, Gwinnett Country, Georgia Records, as last transferred to Plaza Home Mortgage, Inc. by as-signment recorded on May

signment recorded on May

signment recorded on May 12, 2022 in Book 59942 Page 865 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-

records, conveying the and ter-described property to se-cure a Note in the original principal amount of One Hundred Eighty-One Thou-sand and 0/100 dollars (\$181,000.00), with interest thereon as set forth therein, there will be seld at public

there will be sold at public

outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the

legal hours of sale on Octo-ber 4, 2022, the following

ber 4, 2022, the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK Z, OF HICKORY, BUILLY SUBDIVIA

BEING LOT 12, BLOCK Z, OF HICKORY HILLS SUBDIVISION, UNIT FOUR, AS SHOWN ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 202, GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF PARCEI

PART HEREOF. PARCEL

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attor-neys fees (notice of intent to

collect attorneys 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: PHH Mortgage Corporation they can be contacted at 1-800-

A PART HER ID R5006 093

immediately above

2022

County, Georgia (or such other area as designated by Order of the Superior Court Said property will be sold subject to any outstanding ad valorem taxes (including of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a Fedtaxes which are a lien, bu not vet due and payable any matters which might be disclosed by an accurate survey and inspection of the eral Holiday, in which case being the first Wednesday of property, any assessments, liens, encumbrances, zoning said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 20 OF ordinances. covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and BEING IN LAND LOT 20 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 38, BLOCK A, MONTEREY ACRES SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 4, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPO-RATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION, BEING IMPROVED PROPERTY belief of the undersigned the party in possession of the property is The Estate of Joshua P. Blauvelt or tenant (s); and said property is

more commonly 2619 Hickory Trl, Snellville, GA 30078. GA 30078.

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 tion and addit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished

FORECLOSURE

restrictions

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failother lieft not extinguished by foreclosure.
Plaza Home Mortgage, Inc. as Attorney in Fact for Joshua P. Blauvelt.
Brock & Scott, PLLC
4360 Chamblee Dunwoody
Road Suite 310 Atlanta, GA 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 the Security Deed and by law, including attorneys fees (notice of in-

30341 404-789-2661 B&S file no.: 22-11788 950-80145 9/7 14 21 28

2022

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

GEURGIA, GWINNETI
COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from LUIS ALBERTIO JIMENEZ VARGAS to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS NOMINEE FOR REAL ESTATE
MORTGAGE NEWORK, INC., dated November 20, 2013 recorded November 27, 2013, in Deed Book 52665, Page 55, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred amount of One Hundred Seventy-Four Thousand Sev-en Hundred Seventy-Five and 00/100 dollars and 00/100 dollars (\$174,775.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint Morteaus. Capidians there Mortgage Servicing, 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 PAR-CEL OF LAND LYING AND

BEING IN LAND LOT 267 OF THE 5TH DISTRICT, GWIN-NETT
COUNTY, GEORGIA, BEING
LOT 9, BLOCK B, WOLF
CREEK SUBDIVISION, UNIT
1, AS PER PLAT RECORDED

IN PLAT
BOOK 81, PAGE 243,
GWINNETT COUNTY, GENERAL GIA RECORDS, WHICH RECORDED PLAT IS INCOR-

PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 920 LILAC ARBOR

ROAD, DACULA, GA 30019. 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 collect same having beer given) and all other pay-

ments provided for unde

the terms of the Security 1263-2550A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1263-2550A
950-80247 9/7 14 21 28 any representation, warranty recourse against the ahove-named or the under signed. The sale will also be subject to the following thems which may affect the ritile: 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 NOTICE OF FORECLOSURE
SALE UNDER POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of the
Power of Sale contained in a an accurate survey or by an inspection of the all zoning ordinances; assessments; liens; encum-brances; restrictions; covenants, and any other

> and Security Deed.
>
> To the best of the knowledge and belief of the undersigned, the owner and party in possession of the proper ty is LUIS ALBERTU JIMENEZ VARGAS, or ten-

matters of record superior to

ants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattle Place Ste. 300, Greenville, SC 29601, Telephone Num-ber: 800-365-7107. 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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

as Attorney in Fact for LUIS ALBERTO JIMENEZ VARGAS THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLEC-TOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION 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. SHP-22 04063-1 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022 950-80144

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT

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

Security Deed given by Mark A Lewis to Mortgage Elec-tronic Registration Systems, can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to One Mortgage Way, Mount Lau-rel, New Jersey 08054, to discuss possible alternatives to avoid foreclosure. Inc., as grantee, as nominee for CitiMortgage, Inc., it successors and assigns, dated October 20, 2006, recorded in Deed Book 47191, Page