FORECLOSURE

(\$383,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Own er Trustee For VRMTG Asset Trust, there will be sold a public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale within the legal hours of sale on the first Tuesday in February, 2023, 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 294 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, ALCOVY CLUB (FKA MAXWELL FARMS), UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 114, PAGES 255-256, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED BY REFERENCE THERETO. Said REFERENCE THERETO. Said lenal description being conregal description being con-trolling, however the proper-ty is more commonly known as 3208 ALCOVY CLUB CT, DACULA, GA 30019. The in-debtedness secured by said decidentess secured by safe Security Deed has been and is 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 expens-es of the sale, including at-torneys 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 valtitle: 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-prances; restrictions; brances; restrictions; covenants, and any other matters of record superior to 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 DERONDA F PERSON, WES-LEY G PERSON, ASHLEY OLLY SHAFFER NEAL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority. 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 Penn Financial, LLV, D/B/A Shellpoint Mortgage Servic-ing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Tele-phone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14- 162.2 shall be construed to require a sebe construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG AS-SET TRUST as Attorney in Fact for DERONDA F PER-SON. WESLEY G PERSON SON, WESLEY G PERSON
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: Huum Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

02/01/2023 950 90879 1/11,18,25,2/1 NOTICE OF SALE UNDER

(877) 813-0992 Case No. SHP-21-00498-6 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023,

POWER GEORGIA, GWIN-NETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from TIMOTHY PETER PETTERSON and SU-COMPANY, dated February 12, 2004, recorded March 3, 2004, in Deed Book 37245 Page 188, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighteen Thousand and (\$118,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2004-2, Asset-Backed Certificates, Series 2004-2, 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 February, 2023, all property described in said Security 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
111 OF THE 6TH DISTRICT,
GWINNETT COUNTY, GEORLA BEING LOT 18 GWINNETI COUNTY, GEUR-GIA BEING LOT 18, BLOCK D, KILLIAN HILL MANOR SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK S, PAGE 171, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH GWINNETT COUNTY, GEOR-GIA 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 4373 HALE PL SW, LILBURN, GA 30047. The indebtedness secured by said Security Deed has 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 been given) and all other payments provided for under the torput of the court of the same Padgett Law Group: 6267 Old Water Oak Road, Suite the terms of the Security Deed. Said property will be sold on an as-is basis with-

out any representation, war-

ranty or recourse against the above-named or the under-

signed. 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 navable)

the right of redemption of

FORECLOSURE 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 brances; covenants, and any other matters of record superior to 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 TIMOTHY PETER PETTER-SON, SUSAN KIRSTEN PET-TERSON, SUSAN KIRSTEN PET-TERSON, or tenanty PET-TERSON, 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 cutif to the street. mation 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 (alall terms of the loan (af-though not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitiga-tion Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. DEUTSCHE instrument. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES. SERIES 2004-2, AS CERTIFICATES, CERTIFICATES, SERIES 2004-2 as Attorney in Fact for TIMOTHY PETER PETTERSON, SUSAN KIRSTEN PETTERSON, 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: 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. SPS-18-02557-6 Ad Run Dates 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 02/01/2023 950 90883 1/11,18,25,2/1

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from Henry Robenson Pierre to Mortgage Electronic Registration Systems Inc. Systems, Inc. as nominee for Broker Solutions, Ind. dba New American Funding,

its successors and assigns dated June 29, 2020 and recorded on June 30, 2020 in Deed Book 57614, Page 850, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Thirty-Two Thousand Saven Hundred Saven sand Seven Hundred Seven 00/100 dollars (\$232,707.00) with interest thereon as provided therein, as last transferred to Broker Solutions, Ind. dba New American Funding, its successors and assigns, recorded in Deed Book 59922, Page 00145, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL bed property: ALL TRACT OR PARCEL OF LAND LYING IN LAND
LOT 234 OF THE 5TH DISTRICT OF GWINNETT
COUNTY, GEORGIA BEING
LOT 153, BLOCK A, COLD
WATER CREEK SUBDIVISION LIMIT TWO AS MORE SION. UNIT TWO. AS MORI PARTICULAR DESCRIBED
ON PLAT OF SURVEY
RECORDED AT PLAT BOOK
91, PAGE 173, GWINNETT

AND LEGAL DESCRIPTION THERON ARE INCORPORATED HEREIN BY REFERENCE THERETO. Said property may more commonly be knówn ías **1401 Jernioa**n Bluff, Lawrenceville, GA 30045. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt Case #: 22-004388-4 remaining in default, this sale will be made for the sale WIII be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to

COUNTY, GEORGIA RECORDS, WHICH PLAT

tity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding (70 Home Retention Department 11001 Lakeline Blvd. Ste. 325 Austin, TX 78717 . Said property will be sold on an as-is basis without any representation. warranty or reresentation, warranty or re resentation, warranty or re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; only outstanding ad valorem any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Henry Robenson Pierre and or tenant(s). 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 tatus of the loan with the status of the loan with the Broker Solutions Inc. dba
New American Funding as
Attorney-in-Fact for Henry
Robenson Pierre Contact:

203, Tallahassee, FL 32312; (850) 422-2520 Case #: 22-004388-4 Ad Run Dates: 01/25/23; 02/01/23 01/04/23; 01/11/23; 01/18/23

2023

Pursuant to a power of sale in a Deed to Secure Debt from SHEZ POHLEL (Grantor), fka Shez Rabsul.

950 90702 1/11,18,25, 2/1,

FORECLOSURE

to Synovus Bank (Lender) dated 1/29/2019, and recorded in Deed Book 55737, Page 357 Gwinnett County GA records, as County GA records, as amended, restated, supple-mented, or otherwise modi-fied from time to time (the fied from time to time (the Security Deed), securing a loan to Georgia Auto Repair Specialists, Inc., (the Loan), as transferred to Robert Barnett, as Trustee of the RH 401(k) Plan (Holder) by Assignment of Note, Security Instruments, and Other Loan Documents effective 12/8/2022, and recorded 12/16/2022 in Deed Book 60356 Page 555, aforesaid records, the Holder will sell at public outcry, during the legal hours of sale, at the Court House location where foreclosure and sheriff sales are held in Gwinnett County, Coornia on the first Tuesday. Georgia, on the first Tuesday in February 2022, to the highest bidder for cash, the following described land, its appurtenances, buildings, structures, fixtures, and other per improvements (collective er improvements (collective-ly Land), to wit: All that parcel of land lying and being in Land Lot 130, 5th Land Dis-trict, Gwinnett County, Geor-gia, containing 1.2571 acres, gia, containing to a plat prepared for Shumate & Company, Inc. by Batchelor & Associates, Gerald T. Batchelor, Georgia Registered Land Surveyor No. 2238, dated June 6, 1994, and more particularly described as folticularly described as fol-lows: TO LOCATE THE TRUE lows: 10 LOCATE THE TRUE PLACE OR POINT OF BEGIN-NING, BEGIN at a point in the center of Harrison Road (having a 60-footright of way) located 662.8 feet way) located 662.8 feet northwesterly as measured along the centerline of said road, from its point or intersection with the centerline of Old Learnille, Peodic rule Old Loganville Road; run' thence South 57 degrees 08 thence South 57 degrees 08 minutes 31 seconds West 30.00 feet-to a point on the southwesterly right of way line of Harrison Road. WHICH IS THE TRUE POINT OF BEGINNING; from said beginning point as thus established, run South 57 degrees 08 minutes 31 seconds West 350.33 feet to point marked by an iron pin point marked by an iron pin found; run thence North 34 degrees 16 minutes 29 sec-onds West 234.84 feet to a point marked by an iron pin found: run thence North 61

degrees 25 minutes 54.seconds East 220.68 feet to a point marked by an iron pin on the southwesterly right of way line of Harrison Road: run thence southeasterly along said right of way line, and following the curvature thereof a total distance of 222.75 feet to a point, which is the place or point of beginning. WITH AN AD-DRESS OF 3885 HARRISON LOGANVILLE. RD., LOGANVILLE, GA 30052. The Loan being mature, unpaid, and remaining in default, the sale will be made for the purpose of repaying the Loan, accrued interest and expenses of the sale, and other sums secured by the Security Deed, and the remainder, if any, will be applied as provided by law. The Land will be sold on an as is, where is basis without recourse against Holder and without representation or warranty of any kind or nature whatsoever with respect thereto, paying the Loan, accrued insoever with respect thereto and subject to all outstandand subject to all outstand-ing ad valorem taxes and as-sessments, superior matters of record, and confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the U.S. Bankrupt-cy Code. Pursuant to O.C.G.A. §44-14-162.2 this Notice is published in antici-pation of a foreclosure sale on 2/7/2023. The address and name of the person who has full authority to negotiate, amend, or modify the Loans terms on Holder's behalf is Andre Jizrawi, 8375 SW Beaverton-Hillsdale Beaverton-Hillsdale Hwy, Suite 200, Portland, OR 97225 OR 97225, ajizrawri@Red-HillsHoldings.com (503)

Holder's

Inc., as

660-8012.

knowledge, possession of the Land is held by Georgia

Auto Specialists, Inc., as tenant. Holder, as attorney in

tenant. Holder, as attorney in fact for the Grantor. Joseph G. Wilburn, Esq. 1325 Satellite Blvd., Bldg. 100, Suite 101, Suwanee, GA 30024 (770) 864-1403#(770) 864-1403# 950 91831 1/11,18,25,2/1, 2023 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Alvaro Rebolledo to Eagle Service Corporation d/b/a Tucker Federal Mortgage, dated August 27, 1997, and recorded in Deed Book 14761, Page 146, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on June 29, 2022 in Book 60050 Page 00216 in the Of-fice of the Clerk of Superior Court of Gwinnett County, Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighteen Thousand Five Hundred Thirty-Three and 0/100 dollars (\$118.52.00) with interest and 0/100 dollars (\$118,533.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courtfor cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on February 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LVING AND BEING IN LAND LOT 122 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-EASTERLY RIGHT-OF-WAY OF LOCKRING DRIVE, 1,381.00 FEET SOUTHEAST OF THE NORTH LAND LOT LINE OF LAND LOT 122: THENCE RUNNING NORTH 58 DEGREES 55 WINDTES THENCE RUNNING NORTH
58 DEGREES 55 MINUTES
00 SECONDS EAST 196.49
FEET TO AN OPEN TOP
FOUND; THENCE RUNNING
SOUTH 32 DEGREES 22
MINUTES 52 SECONDS
EAST 149.70 FEET TO AN
IRON PIN FOUND; THENCE
RUNNING SOUTH 59 DEGREES 00 MINUTES 05
FEET TO AN OPEN TOP
FOUND, BEING A POINT ON
THE NORTHEASTERLY
RIGHT-OF-WAY OF LOCKRING DRIVE; THENCE RUNNING NORTH 31 DEGREES
14 MINUTES 00 SECONDS
WEST 149.95 FEET ALONG
THE NORTHEASTERLY THE NORTHEASTERLY
RIGHT-OF-WAY OF LOCKRING DRIVE TO AN IRON
PIN FOUND, AND THE
POINT OF BEGINNING, BE-FOINT OF BEGINNING, SET ING IMPROVED PROPERTY KNOWN AS 146 LOCKRING DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-

GIA. AND ACCORDING TO

FORECLOSURE

NOTICE OF SALE

UNDER POWER CONTAINED IN

SECURITY DEED

THE PLAT OF SURVEY PRE-PARED BY MCCLUNG SUR-VEYING, INC. FOR ALVARA-DO REBOLLEDO, DATED AUGUST 26, 1997. The debt AUGUST 26, 1997. 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having lect 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: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, assessments, inclinity, encountries, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersciped, the activities undersigned, the party in possession of the property is Alvaro Rebolledo or tenant (s); and said property is more commonly known as 146 Locking Drive. more commonly known as 146 Lockring Drive, Lilburn, GA 30047. 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 confirmation and audit of the confirmation with the sale with committation and audit of the status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extin-guished by foreclosure. U.S. Bank Trust National Association, not in its individual ca-

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tion, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Alvaro Rebolledo. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 8&5 file no.: 22-13902 950 91887 1/1,18,25,2/1, 2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MACHERIE C RHYANT to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
SIERRA PACIFIC MORTGAGE COMPANY, INC, dated June 24, 2019, recorded July 2, 2019, in Deed Book 56705, Page 805, Gwinnett County, Georgia Records, said Secu-

rity Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Seventy-One Thousand Nine Hundred Eighty-Two and 00/100 dollars (\$271,982.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON. VEMENTS THEREON, IF BEING IN THE COUNTY OF GWINNETT, STATE OF GEORGIA TO WIT; ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 155 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 31, BLOCK A, OF LIVINGSTON PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 113, PAGE 228-231,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART
OF THIS DESCRIPTION. Said
legal description being con-

2023

legal description being controlling, however the proper-ty is more commonly known as 2477 BAY CREST LN, LO-GANVILLE, GA 30052. The indebtedness secured by said Security Deed has been said security beed 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 parties the same all waveners. paying the same, all expenspaying 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 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 signed. The sale will also be subject to the following 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 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 matters of record superior to specific said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MACHERIE C RHYANT, ESTATE AND/ OR HEIRS OF MACHERIE TATE AND/ OR HEIRS OF LAW OF MACHERIE

cry during the legal hours of sale before the door of the sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF TRAND LYING AND BEING IN LAW OF MACHERIE RHYANT , or tenants(s). The sale will be conducted sub-ject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (alall terms of the loan (although not required by law
to do so) is: PennyMac Loan
Services, LLC, Loss Mitigation Dept., 3043 Townsgate
Road Suite 200, Westlake
Village, CA 91361, Telephone Number: 1- 866-5493583. 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.
PENNYMAC LOAN SERVICES, LLC as Attorney in
Fact for MACHERIE C
RHYANT THE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COL-

FORECLOSURE

LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. POINT AT THE SOUTHERN-MOST CORNER OF UNIT 128, SAID POINT BEING THE TRUE POINT OF BEGIN-THE TRUE POINT OF BEGINNING; THENCE FROM SAID
TRUE POINT OF BEGINNING
AS THUS ESTABLISHED
NORTH 37 DEGREES 51
MINUTES 02 SECONDS
WEST FOR A DISTANCE OF
37.91 FEET TO A POINT;
THENCE NORTH 52 DEGREES 08 MINUTES 52
SECONDS EAST FOR A DISTANCE OF 24.13 FEET TO A
POINT; THENCE SOUTH 37
DEGREES 51 MINUTES 02 USED FOR IHAT PURPOSE.
Attorney Contact: Rubin
Lublin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
PNY-22-06018-1 Ad Run
Dates 01/11/2023 Dates 01/11/2023, 01/25/2023, 02/01/2023 950 90897 1/11,18,25,2/1 POINI; IHENCE SOUTH 3/
DEGREES 51 MINUTES 02
SECONDS EAST FOR A DISTANCE OF 2.03 FEET TO A
POINT, THENCE SOUTH 37
DEGREES 42 MINUTES 08
SECONDS EAST 31.94 FET
TO A POINT: THENCE STATE OF GEORGIA, COUNTY OF Gwinnett DEGREES 42 MINUTES 08 SECONDS EAST 31.94 FEET TO A POINT; THENCE SOUTH 37 DEGREES 51 MINUTES 02 SECONDS EAST 31.94 FEET TO A POINT; THENCE SOUTH 55 SECONDS WEST FOR A DISTANCE OF 24.05 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGING SHOWN AS UNIT 128 ON THE FINAL PLAT OF FAIRVIEW PARK TOWNHOMES UNIT 3, PREPARED BY PRECISION PLANNING INC, DATED 7/26/04, LAST REVISED 10/28/05. TOGETHER WITH AND SIDECT TO ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CENTAIN COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN PESTAIR OF AND THE PART OF THE PA Pursuant to a power of sale contained in a certain securideed executed by Travis Richardson, hereinafter re-ferred 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 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 hand not a secu-AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRNIEW PARK RECORDED IN DEED BOOK 28492, PAGE 93, GWINNETT COUNTY, GEORGIA RECORDS: AS AMENDED FROM TIME TO TIME. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's place of conducting systems sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in February 2023, all property described in said all property described in sacro-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 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 berein and made a part bare. hereby, declared due and payable because of, among other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt 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 re-resentation, warranty or re-course 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 tays

remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the un-dersigned's knowledge, the dersigned's knowledge, the person(s) in possession of the property is/are Alberto Miguel Duque Rincon and Alejandra Duque Morales. The property, being commonly known as 389 Eagle Tiff Dr, Sugar Hill, GA, 30518 in Gwinnett County, will be sold as the property of Alberto Miguel Duque Rincon and Alejandra Duque Morales, subject to any out-

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 Mincol and Alejandra Dudge Morales, subject to any out-standing ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affect-ing title to the property which would be disclosed by accurate survey and inspec-tion thereof, and all assess 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 ments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant O.C.G.A.Section 44-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-O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above de-

rity Deed. MidFirst Bank, through its division Midland scribed mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road Suite 200, Fort Mill, South Carolina 29707 1-844-478- 2622. The Mortgages address is 999
N.W. Grand Blvd., Oklahoma
City, OK 73118. MidFirst
Bank, through its division
Midland Mortgage may be foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowl-edge and belief, the party in possession of the property terms of the mortgage in-strument. The sale will be is believed to be Travis Richardson and Yuntrill conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit Charlett Pugh, or tenant(s). MidFirst Bank, as Transfer-ee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB of the status of the loan with Legal, LLC Attorneys at Law the holder of the Security Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6651 THIS LAW FIRM MAY BE HELD

the holder of the Security Deed. Albertelli Law Attorney for Data Mortgage, Inc. as Attorney in Fact for Alberto Miguel Duque Rincon and Alejandra Duque Morales 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DERT COLLECTOR AT-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. 950 91482 1/11,18,25,2/1, IHIS HRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-011927 A4766839 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

COUNTY OF GWINNETT
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated June 26, 2020, from
Alberto Miguel Duque Rincon and Alejandra Duque
Morales to Mortgage Electronic Registration Systems,
Inc. as nominee for 950 89474 1/11,18,25,2/1, 2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT
Under and by virtue of the power of sale contained with that certain Security Deed Inc., as nominee for Paramount Residential Mortgage Group, Inc., recorded on July 22, 2020 in Deed Book 57678 at Page 00264 Gwinnett County dated January 30, 2020, from Gabriel J. Rodriguez Rodriguez and Rafael Sanchez to Mortgage Elec-tronic Registration Systems, 00264 Gwinnett County, Georgia records, having heen last sold assigned Inc., as nominee for Everett Financial, Inc. d/b/a transferred and conveyed to-Data Mortgage, Inc.by As-signment and said Security Deed having been given to secure a note dated June 26, Financial, Inc. d/b/a Supreme Lending, recorded on February 5, 2020 in Deed Book 57229 at Page 361 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Data Mort-gage, Inc.by Assignment and said Security Deed hav-ing been given to secure a 2020, in the amount of \$206,196.00, and said Note being in default, the under-signed will sell at public outing been given to secure a note dated January 30, 2020, in the amount of \$266,975.00, and said Note being in default, the under-signed will sell at public outcry during the legal hours of sale before the door of the sale before the door of the courthouse of Gwinnett County, Georgia, on February 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF

TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 96, BLOCK A, FLAT CREEK LANDING, UNIT THREE, FKA ROCKHOUSE ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 144, PAGES 72-5, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by the Security debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt

Lawrenceville, GA, 30045 in

'Property': ALL IHAI
TRACT OR PARCEL OF
LAND LYING AND BEING IN
LAND LOT 347 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
UNIT 128 OF FAIRVIEW
PARK TOWNHOMES, UNIT
3, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: TO FIND THE
POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE COMMON
LAND LOT LINE OF LAND
LOTS 347 AND 348 AND
THE WESTERLY RIGHT- OFWAY OF SUWANEE DAM
ROAD (80' RIGHT-OF-WAY);
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF
SUWANEE DAM
ROAD IN A
SOUTHERLY DIRECTION
FOR A DISTANCE OF 754.41
FEET TO A POINT, THENCE FOR A DISTANCE OF 754.41
FEET TO A POINT, THENCE
LEAVING SAID RIGHTOFWAY SOUTH 71 DEGREES 50 MINUTES 08
SECONDS WEST FOR A DISTANCE OF 489.88 FEET TO A
POINT; THENCE NORTH 28
BEGREES 15 MINUTES 00 POINT: THENCE NORTH 28
DEGREES 15 MINUTES 09
SECONDS EAST FOR A DISTANCE OF 7.23 FEET TO A
1/2' OPEN TO PIPE, THENCE
SOUTH 80 DEGREES 58
MINUTES 11 SECONDS
WEST FOR A DISTANCE OF
475.67 FEET TO A POINT;
THENCE SOUTH 09 DEGREES 28 MINUTES 13
SECONDS EAST FOR A DISTANCE OF 195.29 FEET TO A
POINT, THENCE SOUTH 00
DEGREES 00 MINUTES 00 remaining is in default and this sale will be made for the purposes of paying the Se-curity Deed, accrued inter-est, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the POINT, HENCE SOUTH 00
DEGREES 00 MINUTES 00
SECONDS EAST FOR A DISTANCE OF 68.51 FEET TO A
POINT, THENCE NORTH 71
DEGREES 10 MINUTES 41
SECONDS WEST FOR A DISTANCE OF 98.32 FEET TO A person(s) in possession of the property is/are Gabriel J. Rodriguez Rodriguez and Rafael Sanchez. The property, being commonly known as 2159 Charcoal Ives Rd,

FORECLOSURE

GAMMINETT County, will be sold as the property of Gabriel J. Rodriguez Rodriguez and Rafael Sanchez, subject to any counter. origuez and Harael Sanchez, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend the property which would be who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: ServiceMac, LLC, 9726 Old Bailes Road Suite 200, Fort Mill, South Carolina 29707 1-844-478- 2622. The foregoing notwithstanding, nothing in O.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify negotiate, amend or modify hegotiate, amend of monthing the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the lean with final confirmation and audit of the status of the loan with the holder of the Security Deed, Albertelli Law Attorney for Data Mortgage, Inc. as Attorney in Fact for Gabriel J. Rodriguez Rodriguez and Rafael Sanchez 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT AS A DEBT. COLLECT OF A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 22-011931 A4765987 01/11/2023, 01/18/20223, 01/18/20223, 01/18/20223, 01/18/20223, 01/18/20223, 01/18/202223, 01/18/202223, 01/18/2022 01/25/2023, 02/01/2023

89475 1/11,18,25,2/1,2023

Notice of Sale Under Power

Under Power
Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by Meatta Rogers to Mortgage Electronic Registration
Systems, Inc. ("MERS") as
nominee for WMC Mortgage
Corn dated Sentember 1 nominee for WMC Mortgage Corp., dated September 1, 2006, and recorded in Deed Book 47011, Page 295, Gwinnett County, Georgia records, as last transferred to U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Pass-Through Certificates, Series 2006-WMC4 by As-signment recorded in Deed Book 50062, Page 657, Gwinnett County, Georgia records, conveying the after-described preparty to course described property to secure a Note of even date in the original principal amount of \$222,580.00, 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, of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, to wit: February 7, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 213, 5th District of Gwinnett County, Georgia, being Lot 213, 5th District of Gwinnett County, Georgia, being Lot 31, Block A, Ballantrae Subdivision F.K.A. Ashton Park Subdivision, as per plathereor recorded in Plat Book 114, Pages 49-51, Gwinnett County records, which plat is incorporated therein by reference. The debt secured by said Deed to Secure Debt has been and is hereby declared due beis hereby declared due because of, among other pos-sible events of default failure to pay the indebtedness manner provided in the Note and Deed to Secure Debt. and beed to secure been.
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 at (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1172 Ashton Park Drive, Lawrenceville, GA 30045, together with all fixtures and personal property attached to and constituting a part of said property. To the best said property. To the best knowledge and belief of the knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Meatta Rogers 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 closed by an accurate survey closed 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, eagements, renens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 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, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregone notwithstanding nothing notwith

ing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modifies the terror of the Dead to

fy the terms of the Deed to Secure Debt described here-

Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank N.A., as trustee, on behalf of the holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4 as attorney in fact for Meatta

tificates, Series 2006-WMC14
As attorney in fact for Meatta
Rogers Richard B. Maner,
P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA
30339 404.252.6385 THIS
LAW FIRM IS ACTING AS
DEBT COLLECTOR ATTEMPTING TO COLLECT A

FORECLOSURE

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-950 91498 1/11,18,25,2/1,2023 NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated Hebruary 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the

a Note of even date in the original principal amount of One Hundred Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC fl/a Quicken Loans, LLC fl/a Quicken Loans, LLC fl/a Quicken Loans inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALT TABLET OR PARCE. described property: ALL THAT TRACT OR PARCEL IHALI IHACI OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVISION, UNIT THREE, AS PER PLAT THREE, AS PER PLAT
RECORDED IN PLAT BOOK
81, PAGE 175, GWINNETT
COUNTY, GEORGIA,
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 com-monly known as 923 MARY FRANCES CT, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby denas been and is nereby de-clared due because of de-fault under the terms of said Security Deed. The indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no-tice 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; as-sessments; liens; encumrestrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

Dest of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is ANGELA DENISE ROSS, ES-TATE AND/OR HEIRS AT LAW OF ANGELA DENISE ROSS, OLUWATOYIN DREKNYA ISSAC ORFKOYA OREKOYA, ISSAC OREKOYA, KAYLEE REYES, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508- 0944. 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. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, LCC PK/A QUICKEN LOANS, LCC PK/A QUICKEN LOANS LCC SE Attorner in LOANS, LLC F/K/A QUICKEN,
LOANS INC. as Attorney in
Fact for ANGELA DENISE
ROSS 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, Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-00856-2 Ad Run Dates 01/11/2023,

950 90898 1/11,18,25,2/1

Notice of Sale **Under Power** State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ALLEN ROSSUM AND ANby ALLEN ROSSUM AND AN-GELA ROSSUM to BANK OF AMERICA, N.A. dated 08/28/2008, and Recorded on 09/03/2008 as Book No. 49055 and Page No. 0343, GWINNETT County, Georgia records, as last assigned to AJAX E MASTER TRUST I, DELAWARE TRUST WII M-DELAWARE TRUST, WILM-INGTON SAVINGS FUND SO-CIETY, FSB, TRUSTEE (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$1,000,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT for cash at the GWINNETI County Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DINCANS GMD 1749 DUNCANS GMD 1749, GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, BLOCK GIA, BEING LOT 20, BLOCK
C, THE LEGENDS AT
CHATEAU ELAN, AS PER
PLAT RECORDED IN PLAT
BOOK 102, PAGE 50, GWINNETT COUNTY RECORDS,
WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE
A PART OF THIS DESCRIP. TION. 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 provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the

FORECLOSURE

purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been
given), AJAX E MASTER
TRUST I, A DELAWARE
TRUST, WILMINGTON SAV INGS FUND SOCIETY, FSB TRUSTEE holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as neces on behalf of and, as neces-sary, in consultation with AJAX E MASTER TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE (the current investor on the 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, GREGORY FUNDING LLC may be contacted at: GORY FUNDING LLC, BOX 230579, TIGARD, 97281, 866-712-5 866-712-5698 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. GELA ROSSUM 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop erty, 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, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confir mation 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 pro vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. AJAX E MASTER TRUST I, A DELAWARE TRUST, WILM-DELAWARE IRUSI, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE as Attorney in Fact for ALLEN ROSSUM AND ANGELA ROSSUM. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY JINFORDMATION ORTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009678251 BARREIT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398. 950 91222 1/11,18,25,2/1, 2023 FORMATION OBTAINED NOTICE OF SALE UNDER POWER GEORGIA GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-

CURITY Deed from ABDUL R
ROUX to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR HOME STAR MORTGAGE SERVICES, LLC, dated November 8, 2004, recorded November 19, 2004, in Deed Book 40650, Page 94, 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 Fifty-Eight Thousand Three Hundred Sixty and 00/100 dollars (\$158,360.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to signed and transferred to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ASSOCIATION AS TRUSTEE FOR OPTEUM MORTGAGE ACCEPTANCE CORPORA-TION, ASSETBACKED PASS-THROUGH CERTIFICATES, SERIES 2005-1, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday of sale off the first fuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT scribed property: ALL THAT TRAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDIVISION, AS CREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 185-186, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REF-ERENCE HERETO. Said legal description being control Dates 01/11/2023, 01/18/2023, 01/25/2023,

> more commonly known as 2753 NEWTONS CREST CIR-CLE, SNELLVILLE, GA 30078. 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 indebted-ness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (no tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, war-ranty or recourse against the above-named or the under-signed. 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; assessments; liens; encumbrances: restrictions covenants, and any othe 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 ABDUL R ROUX, ROBIN ALEXANDER ROUX, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not arbibited under the LLC prohibited under the U.S Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full

authority to negotiate amend or modify all terms