

FORECLOSURE

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 April 4, 2023 (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 THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK H, STONE MILL, UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 287, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to 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 intent to collect attorneys fees having been given).

Said property is commonly known as 1233 Blazing Rdg W, Lawrenceville, GA 30045 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): Rocio Bell or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated to act as agent and Attorney in Fact for Rocio Bell, as agent and Attorney in Fact for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 as agent and Attorney in Fact for Rocio Bell.

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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided immediately above.

PNC Bank, National Association as agent and Attorney in Fact for Lativia Ray-Alston and Wilbert W. Alston is hereby designated to act as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5331A

950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Rocio Bell, as agent and Attorney in Fact for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 as agent and Attorney in Fact for Rocio Bell.

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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided immediately above.

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14847A

950-96459 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14847A

950-96459 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

Lane, Duluth, GA 30097 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): Lativia Ray-Alston and Wilbert W. Alston or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend or modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided immediately above.

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

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950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5331A

950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

Nations Direct Mortgage, LLC as agent and Attorney in Fact for Veronica L. James

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-484A

950-96084 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Stephanie Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns dated 6/29/2022 and recorded in Deed Book 60068 Page 449 Gwinnett County, Georgia records; as last transferred to or acquired by Cardinal Financial Company, Limited Partnership, conveying the after-described property to secure a Note in the original principal amount of \$243,183.00, 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 Superior Court of said county), within the legal hours of sale on April 4, 2023 (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 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA RECORDS, BEING PART OF LOT 8, BLOCK B OF FALLING LEAF ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 8, GWINNETT COUNTY, GEORGIA RECORDS, BEGINNING AT A POINT ON THE NORTHEASTLY SIDE OF FALLING LEAF DRIVE (60 FOOT RIGHT OF WAY) WHICH POINT IS 693.01 FEET SOUTHEASTERLY AS MEASURED ALONG SAID FALLING LEAF DRIVE FROM THE SOUTHEASTERLY SIDE OF SHADY DRIVE IF SAID DRIVE IS NOT EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; BEING THE SOUTH CORNER OF LOT 7, SAID BLOCK AND SUBDIVISION; THENCE NORTHEASTERLY WITH SAID LOT 7, 195.60 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 100 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF LOT 9, SAID BLOCK AND SUBDIVISION; THENCE SOUTHWESTERLY WITH SAID LOT 9, 196.28 FEET TO AN IRON PIN ON THE NORTHEAST LINE OF FALLING LEAF DRIVE; THENCE NORTHWESTERLY WITH FALLING LEAF DRIVE 100 FEET TO THE POINT OF BEGINNING.

Parcel ID: R6158.034 Commonly Known As: 669 Falling Leaf Dr NW, Lilburn, Georgia 30047

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 intent to collect attorneys fees having been given).

Said property is commonly known as 669 Falling Leaf Dr NW, Lilburn, Georgia 30047 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): Kenneth Watkins and Felicia A. Watkins or tenant or tenants.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided immediately above.

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5331A

950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

Nations Direct Mortgage, LLC as agent and Attorney in Fact for Veronica L. James

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-484A

950-96084 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Stephanie Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns dated 6/29/2022 and recorded in Deed Book 60068 Page 449 Gwinnett County, Georgia records; as last transferred to or acquired by Cardinal Financial Company, Limited Partnership, conveying the after-described property to secure a Note in the original principal amount of \$243,183.00, 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 Superior Court of said county), within the legal hours of sale on April 4, 2023 (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 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA RECORDS, BEING PART OF LOT 8, BLOCK B OF FALLING LEAF ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 8, GWINNETT COUNTY, GEORGIA RECORDS, BEGINNING AT A POINT ON THE NORTHEASTLY SIDE OF FALLING LEAF DRIVE (60 FOOT RIGHT OF WAY) WHICH POINT IS 693.01 FEET SOUTHEASTERLY AS MEASURED ALONG SAID FALLING LEAF DRIVE FROM THE SOUTHEASTERLY SIDE OF SHADY DRIVE IF SAID DRIVE IS NOT EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; BEING THE SOUTH CORNER OF LOT 7, SAID BLOCK AND SUBDIVISION; THENCE NORTHEASTERLY WITH SAID LOT 7, 195.60 FEET TO AN IRON PIN; THENCE SOUTHEASTERLY 100 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF LOT 9, SAID BLOCK AND SUBDIVISION; THENCE SOUTHWESTERLY WITH SAID LOT 9, 196.28 FEET TO AN IRON PIN ON THE NORTHEAST LINE OF FALLING LEAF DRIVE; THENCE NORTHWESTERLY WITH FALLING LEAF DRIVE 100 FEET TO THE POINT OF BEGINNING.

Parcel ID: R6158.034 Commonly Known As: 669 Falling Leaf Dr NW, Lilburn, Georgia 30047

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 intent to collect attorneys fees having been given).

Said property is commonly known as 669 Falling Leaf Dr NW, Lilburn, Georgia 30047 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): Kenneth Watkins and Felicia A. Watkins or tenant or tenants.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan as provided immediately above.

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins.

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5331A

950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

Nations Direct Mortgage, LLC as agent and Attorney in Fact for Veronica L. James

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-485A

950-95951 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Stephanie Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns dated 6/29/2022 and recorded in Deed Book 60068 Page 449 Gwinnett County, Georgia records; as last transferred to or acquired by Cardinal Financial Company, Limited Partnership, conveying the after-described property to secure a Note in the original principal amount of \$243,183.00, 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 Superior Court of said county), within the legal hours of sale on April 4, 2023 (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 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE, FSTATES, UNIT ONE, PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265 Martins Chapel Ln, Lawrenceville, GA 30045 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): Estate of Rocio Bell or Heirs of Charleston Leek, Jr. or tenant or tenants.

Trust 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, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1560A

950-95959 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

LLC, its successors and assigns dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or acquired by Trust Bank, successor by merger to SunTrust 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 Superior Court of said county), within the legal hours of sale on April 4, 2023 (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 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE, FSTATES, UNIT ONE, PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265 Martins Chapel Ln, Lawrenceville, GA 30045 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): Estate of Rocio Bell or Heirs of Charleston Leek, Jr. or tenant or tenants.

Trust 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, Atlanta, Georgia 30305, (404) 994-7637.

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950-95959 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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 intent to collect attorneys fees having been given).

Said property is commonly known as 3360 Long Field, 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): Leon Appling or tenant or tenants.

Rushmore Loan Management Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Rushmore Loan Management Services, LLC PO Box 52708 Irvine, CA 92619 888.504.7300

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 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, (c) the right of 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, zoning 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. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and 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.

J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Leon Appling

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3772A

950-95662 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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 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.

J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Ezekiel Stewart

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1208-3784A

950-96434 03/08/2023, 03/15/2023, 03/22/