Foreclosures

9075

Foreclosures

Gpn11 gdp1304 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Alina Sale contained in a Security Deed given by Alina Tampa to Citibank, N.A. dated 27/2008 and recorded in Deed Book 48627 Page 234 Gwinnett County, Georgia records, as last transferred to or acquired by Citibank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$205,000.00, with interest at the rate specified \$205.000.00, 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 said on June 6, 2023 (being the first Tuesday of said month unless said

and month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

243, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.
BY FEE SIMPLE DEED FROM TOUCHSTONE (GEORGIA), INC. AS SET FORTH IN DEED BOOK 46942, PAGE 0103 AND RECORDED ON 8/28/2006, GWINNETT COUNTY RECORDS. THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERICED SOURCE.
The debt secured by soid security produced to soon the coordinate of the coordinat

THE ABOVE REFER-ENCED SOURCE.
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 2170 Indian Ivey Ln, Dacula, GA 30019-3303 together with all fixtures and personal property attached to and constituting a part of

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): Alina Tampa or tenant or tenants. Cenlar, FSB is the entity or individual designated

or individual designated who shall have full authority to pagatign

or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Centar, FSB Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6527 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) unpoid water or sewage bills that constitute a lien but not wet the control of the cont whether due and payable

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 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 iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final sure documents may not be provided until final confirmation and audit of

provided immediately above.
Citibank, N.A. as agent and Attorney in Fact for Alina Tampa
Aldridge Pite, LLP, Six Piedmont Center, 3525
Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

the status of the loan as provided immediately

gia 30305. (404) 994-7400.
1010-1969A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1010-1969A
95/10/7023. 95/17/7023. 05/17/2023, 05/10/2023, 05/17 05/24/2023, 05/31/2023.

Gpn11 Gpn11 gdp1305 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a nower of

SECURITY DEED STATE
OF GEORGIA, COUNTY
OF Gwinnett
Pursuant to a power of
sale contained in a certain
security deed executed by
Jeff LaMont and Erica LaMont, hereinafter referred
to as Grantor, to JPMorgan Chase Bank, N.A.
recorded in Deed Book
51500, beginning at page
147, of the deed records
of the Clerk of the Superior Court of the aforesaid
state and county, and by
virtue of a default under
the terms of said security
deed, and the related
note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present
holder of said security
deed and note secured
thereby) will sell at the
usual place of conducting
Sherifft':s sales in said
county within the legal
hours of sale, to the highest bidder on the first
Tuesday in June 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
364, 7TH District, Gwinnett County, Georgia, being Lot 113, Laurel Park
Subdivision, Phase Two-

9075 Foreclosures B, as per plat recorded in Plat Book 88, page 64, Gwinnett County, Georgia records, which plat is hereby referred to and made a part of this description. Said legal description being controlling, however, the Property is more commonly known

more commonly known as: 6469 Mobilis Court, as: 0409 woollis Court
Sugar Hill, GA 30518
Said property will be sold
on an as-is basis without
any representation, warranty or recourse against
the above-named or the
undersigned. The sale will
be subject to the following
items which may affect the
title: any outstanding ad
valorem taxes (including
taxes which are a lien but
not yet due and payable);
any matters which might
be disclosed by an accurate survey and inspection
of the property: any assessments, liens, encumbrances, restrictions, and
all other matters of record
superior to the said Security Deed. The sale will be
conducted subject (1) to
confirmation that the sale
is not prohibited under the
U.S. Bankruptcy Code and
(2) to final confirmation
and audit of the status of
the Security Deed. MidFirst Bank, through its division Midland Mortgage is
the entity with authority to
negotiate, amend and
modify the terms of the
Note and Security Deed. MidFirst Bank, through its division Midland Mortgage is
the entity with authority to
negotiate, amend and
MidFirst Bank, through its
division Midland Mortgage
may be contacted by telephone at 1-800-552-3000.
To the best of the undersigned's knowledge
and belief, the party in
possession of the property
is believed to be Jeff LaMont ak Jeffrey Thomas
LaMont aka Jeff T. LaMont aka Jeff T. LaMont aka Jeff T. Homas
LaMont aka Jeff T. LaMont aka Jeff T. Homas
LaMont aka Jeff T. LaMont aka Jeff T. Thomas
LaMont aka Jeff T. LaMont aka Jeff T. Thomas
LaMont aka Jeff T. LaMont aka Jeff T. Thomas
LaMont aka Jeff T. Lamont aka Jeff T. Thomas
LaMont aka Jeff T. LaMont aka Jeff T. Thomas
LaMont aka Jeff T. Lamont extensive and secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal,
LLC Attorneys at Law
Glenridge Highlands II
5565 Glenridge Connecresid Grantor CB Legal,
LLC Attorneys at Law
Glenridge Highlands II
5565 Glenridge Connec-

GPN11
GPN364
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that
certain Security Deed
from Kenneth Bryan
Jackson to Mortgage
Electronic Registration
Systems, Inc. as nominee
for Broker Solutions, Inc.
dba New American
Funding, its successors
and assigns, dated October 11, 2019 and recorded
on October 15, 2019 in
Deed Book 56955, Page
130, 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-Three
Thousand and 00/100 dolars (\$233,000.00) with interest thereon as provided therein, as last

terest thereon as provided therein, as last transferred to Broker Soded therein, as last transferred to Broker Solutions, Inc. dl/b/a New American Funding, recorded in Deed Book 59624, Page 338, 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 lawful-ly designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 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 194 of the 5th District, of Gwinnett County, Georgia, and being Lot 5, Block D of The Landing at Bay Creek, Unit I, as per plat recorded in Plat Book 102, Page 42-44 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Said property being known as 832 Creek Bottom Road according to the present system of numbering property in Gwinnett County Georgian of the present system of numbering property in Gwinnett County Georgian.

of numbering property in Gwinnett County Geor-

gia.
Said property may more
commonly be known as
832 Creek Bottom Rd,
Loganville, GA 30052.
The debt secured by said
Security Deed has been 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 remaining in default, this sale will 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).

THIS LAW FIRM MAY BE

THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

5/10,17,24,31,2023

Gpn11
gdp1331
NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of
Sale contained in that certain Security Deed from
Jon Michael Stops to
MORIGAGE ELECTRON-IC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST
MORTGAGE INC, dated
September 19, 2007 and
recorded on September
25, 2007 in Deed Book
48299, Page 67, in the Office of the Clerk of Superior
or Court of Gwinnett
County, Georgia, said Security Deed having been
given to secure a Note of
even date, in the original
principal amount of Ninety
Thousand Three Hundred
and 00/100 dollars
(\$90,300.00) with interest
thereon as provided therein, as last transferred to
Specialized Loan Servicing LLC, recorded in Deed
Book 60553, Page 497,
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 lawfully
designated as an alterna-

tive location, within the legal hours of sale on the first Tuesday in June, 2023, all property de-

2023, all property de-scribed in said Security Deed including but not lim-ited to the following de-

scribed property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 160 OF THE 6TH
DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING LOT 32, BLOCK D.
BRANDLWOOD, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT
BOOK 19, PAGE 175,
GWINNETT COUNTY,
GEORGIA RECORDED
LAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY
HEREOF Said property may more commonly
be known as 664 Old
Manor Road, Lilburn, GA
30047. 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 remaining in default,
this sale will 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 negotiate,
amend and modify all
terms of the loan is Speshaving been given). The
individual or entity that has
full authority to negotiate,
amend and modify all
terms of the loan is Speshaving been given). The
individual or entity that has
full authority to negotiate,
amend and modify all
terms of the loan is Spestreet, Gereenwood Village, CO. 80111, 800-3154757. 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: a) zoning ordinances; b) matters
which would be disclosed

by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or nor tow 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 possession of the property are Jon Michael Stops 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 status of the loan with the holder of the Security Deed. Specialized Loan Servicing LLC as Attorney-in-Fact for Jon Michael Stops Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahasses, EL 32312; (850) 422520 Ad Run Dates: 05/10/23; 05/24/23; 05/31/23

5/10,17,24,31,2023

intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, a mend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding (or Home Retention Department 11001 Lakeline Blvd. Sta. 325 Austin, TX 78717 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: a) zoning ordinances; by matters which would be disclosed by an accurate survey or by an inspection of the property; c) 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 pubtaxing 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 Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Kenneth Bryan Jackson 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 status of the loan with the holder of the Security Deed.

Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Kenneth Bryan Jackson Contact:
Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520. Ad Run Dates: 05/10/23; 05/31/23 05/31/23

05/17/23; 05/24/23; 05/31/23

gdp1427 NOTICE OF SALE UN-DER POWER GWINNETT COUNTY,

GWINNETT COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt and Security Agreement given by Amir Farhoosh (Borrower) to and in favor of John Jamont (Lender) dated March 20. 2020, and recorded in (Lender) dated March 20, 2020, and recorded in Deed Book 57349, Page 718, et sea, of the Gwinnett County, Georgia land records. Said Deed to Secure Debt and Security Agreement being given to secure a Note made by Borrower in favor of Lender, dated March 20, 2020, in the original principal amount of SEVENTEEN THOU-SAND FIVE HUNDRED NINETY EIGHT DOL-

SAND FIVE HUNDRED LARS
AND 93/100 (\$17,598,93), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County Georgia, within the legal hours of sale on the first Tuesday in June, 2023, the following described property (the Property): All that tract or parcel of land Iving and being in Land Lot 147 of the 6th District, Gwinnett County, Georgia, being Unit 32, Barrington Ridge feesimple Townhomes, as per plat recorded in Plat Book 132-134, Gwinnett County, Records, which plat is incorporated herein by reference and made a part of this description.

scription. Said property being known as 446 Berckman

Drive NW according to the present system of numbering property in Gwinnett County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the programment. with the repayment terms of the Note and Se-curity Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys fees (notice of

intent to collect attor-neys fees having been given) and all other given) and all other payments provided for under the terms of the Note. Said property will be sold

Foreclosures

said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be held subject to the following items which may affect the title:

tle:
any outstanding ad valorem taxes (including taxes which are a lien, 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 other matters of records superior to said Deed to Secure Debt and Security Agreement.
To the best knowledge and belief of Lender, the described Property is in the possession of Borrowers or tenant(s), and said Property is more com-

ers or tenant(s), and said Property is more commonly known as 446 Berckman Drive NW. Unit 32 Lilburn, Ga 30047 John Jamont is the holder of the Security Deed to the property in accordance with OCGA § 441-4162.2. 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 as to the status of the amounts

tion and audit as to the status of the amounts owed with the holder of the Deed to Secure Debt and Security Agreement. John Jamont, is the India vidual who has full au-thority to negotiate, amend, and modify all terms of the Note and Se-curity Deed curity Deed. John Jamont

As Attorney in Fact for Amir Farhoosh P.O. Box 9261 Marietta, Ga 30065 Cell: 678-760-0642#-760-

05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023

Gpn11
gdp1502
LAMONTE GEORGE
BYNUM AND HOLLIE
ANNE BYNUM
NOTICE OF SALE UNDER POWER STATE OF
GEORGIA COUNTY OF
GWINNETT
Under and by virtue of the
power of sale contained in
that certain Security Deed,
dated May 26, 2021, by
LaMonte George Bynum
and Hollie Anne Bynum to
ReadyCap Lending, LLC,
recorded on June 4, 2021,
in Deed Book 58809,
Page 700, Gwinnett County, Georgia records (the
Security Deed), and securing a loan given by
Bynum Acquisitions LLC
to ReadyCap Lending,
LLC in the original principal amount of
\$590.00.00, there will be pal amount of \$590,000.00, there will be \$590,000.00. there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Gwinnett County, Georgia, during the legal hours of sale on the first Tuesday of June, 2023, by ReadyCap Lending, LLC, as Attorney-in-Fact for La-Monte George Bynum and Hollie Ann Bynum, the following property to-wit: All that tract or parcel of land lying and being in Land Lot inthat tract or parcel of land lying and being in Land Lot 310 of the 7th District, Gwinnett County, Georgia, being Lot 1, Block A, Royal Oaks Estates Subdivision, Unit 1, as per plat recorded in Plat Book 50, Page 159, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Tax ID#: R7310-054 Subject to any Easements or Restrictions of Record. The indebtedness secured by said Security Deed having been declared due and payable because of, among other possible events of default, failure to pay the indebtedness secured thereby as and when due, this sale will be made for the pur-

ness secured thereby as and when due, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intention to collect attorneys fees having been given). Notice has also been given, in writing and by statutory overnight delivery, return receipt requested, of the name, address, and telephone number of the individual or entity who shall have full auber of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the loan thereby setured in accordance with and the loan thereby secured in accordance with O.C.G.A. § 44-14-162.2 (a). The property will be sold as the property of the aforesaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security deeds or encumbrances of record, all valid coning ordinances: matsecurity deeds or encumbrances of record, all valid zoning ordinances; matters which would be disclosed by an accurate survey of the property or by an inspection of the property; all outstanding taxes, assessments, unpaid bills, charges and expenses that are a lien against the property whether due and payable or not yet due and payable. To the best of the undersigneds knowledge and belief, LaMonte George Bynum and Hollie Anne Bynum are in possession of the subject property, subject to the rights of any tenants in possession. ReadyCap Lending, LLC as Attorney-in-Fact for LaMonte George Bynum and Hollie Anne Bynum Welson Mullins Riley & Scarborough LLP By: Gregory M. Taube 201 17th Streegory M. Taube 201 17th Streegory M. Taube 201 17th Streegory M. W.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000 5/10,17,24,31,2023

Gpn11 gdp1503 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in that certain Security Deed from Rodney K. Primus (the Grantor) to Associated Credit Union (Grantee) dated June 20, 2014, filled and recorded July 1, 2014, in Deed Book 52995, Page 822, Gwinnett County, Georgia Records, (the Security Deed), conveying the after-described property to secure that certain Secunty Deedy, conveying the after-described property to secure that certain prime Line Loan Home Equity Access Agreement dated June 20, 2014 from Grantor payable to Grantee, in the original principal amount Twenty Thousand and 00/100 Dollars (\$20,000.00), with interest thereon as set forth therein (hereinafter the Note), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in June, 2023, the following described property (the Property): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12,

and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the wowners and party in possession of the property are Emma Reynolds-Middleton 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 status of the loan with the holder of the Security Deed. The Bank of New York Mellon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2003-R3 as Attorney-in-Fact for Emma Reynolds-Middleton Contact: Padgett Law Group: 6267 Of Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 4223. 5/10/23; 05/17/23; 05/17/23; 05/17/24, 31,2023 BLOCK A OF AM-HEARST, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 91, GWINNETT COUNTY,

Foreclosures

9075

Foreclosures

Foreclosures

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91, GWINNET I COUNTY,
GEORGIA RECORDYS,
WHICH PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF
BY THIS REFERENCE.
The indebtedness secured
by said Security Deed has
been and is hereby declared due and payable
because of default and
failure to pay the indebtedness as and when due
and in the manner provided in the Note. 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 attorney's
fees (notice of intent to
collect attorney's fees having been given as provided by law). The Property
will be sold for cash or certified funds and subject to
any and all other matters
of record superior to said
Security Deed, outstanding ad valorem taxes, any
matters which might be
disclosed by an accurate
survey and inspection of
the property, zoning ordinances, restrictions,
covenants, easements
against the property,
if any, and subject to any
unpaid water and waste
bills that constitute liens
against the property,
whether due and payable
or not yet due and
payable. The sale will be
conducted as set forth
herein subject to (1) confirmation prior to the sale
that the sale is not prohibited under the U.S.
Bankruptcy Code and (2)
final confirmation and audit
prior to the sale of the status of the loan with the
holder of the Security
Deed. Grantee reserves
the right to sell the property in one parcel or as an
entirety, or in such parcels
as Grantee may elect, as
permitted in the Security
Deed. The following information is being provided in
accordance with O.C.G.A.
4 44-14-16-2.2. Associated
Credit Union is the
security Deed and
associated Note on behalf
of the accurred preditor. NOTICE OF SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA

Because of default in the
payment of the indebtedness, secured by that certain Deed to Secure Debt
and Security Agreement
from Top Design Group,
LLC (Borrower) to ABL
RPC Residential Credita
Acquisition LLC (Secured
Creditor), located at Deed
Book 59775, Page 519,
Gwinnett County, GA
records, Secured Creditor
pursuant to said deed and
the note thereby secured,
has declared the entire
amount of said indebtedness due and payable and
pursuant to the power of
sale contained in said
deed, and pursuant to
O.C.G.A Section 9-13-161
(a) will on the first Tuesday in June 2023, during
the legal hours of sale, at
the Courthouse door in
Gwinnett County, Georgia,
sell at public outcry to the
highest bidder for cash,
the property described in
said deed to wit: All that
tract or parcel of land lying
and being in Land Lot 75
and 76 of the 6th District,
Gwinnett County, Georgia,
sell at public outcry to the
highest bidder for cash,
the property described in
said deed to wit: All that
tract or parcel of land lying
and being in Land Lot 75
and 76 of the 6th District,
Gwinnett County, Georgia
Records, which plat is incorporated herein by reference and made a part of
this description. together
with all fixtures and other
personal property conveyed by said deed. The
sale will be held subject to
any unpaid taxes, assessments, protective
covenants or restrictions,
liens, and other superior
matters of record which
may affect said property.
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 at
been given of intention to
collect attorneys fees in
accordance with the terms

associated Note on behalf of the secured creditor. Associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Road, Peachtree Corners, GA 30092-3107, (770) 368-2114. O.C.G.A. § 4414-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument." To the best of the undersigned's knowlstrument." To the best of the undersigned's knowledge and belief, the property is known as: 1180 Amhearst Oaks Drive, Lawrenceville, GA 30043, and the parties in possession of the property are Jennifer C. Thomas McKie alk/a Jennifer C. Thomas, or her tenant or tenants. Associated Credit Union, as Attorney-in-Fact for of the note secured by said deed. The name, address and telephone number of the individual or entity who has full authority to people a mend and

Associated Credit Union, as Attorney-in-Fact for Rodney K. Primus Thompson, O'Brien, Kappler & Nasuti, P.C. 2 Sun Court, Suite 400 Peachtree Corners, Georgia 30092 (770) 925-0111 This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.#ollector. in description of the subject property is: Top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the purchaser as provided in said deed, and the undersigned in the top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the purchaser as provided in said deed, and the undersigned in the top Designs Group LLC and/or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the said indebtedness, the said indebtedness, and as provided in said deed, and the undersigned will be applied to the purchaser as provided in the aforementioned Security Deed, ABL RPC Residential Credit Acquisition LLC as agent and attorney in fact for Top Designs Group LLC Katz Durell, LLC 6065 Roswell Road, Suite 880 Atlanta, Georgia 30328 404-487-0040 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

lector. 5/10,17,24,31,2023

gdp1504
NOTICE OF SALE UNDER POWER STATE OF
GEORGIA, COUNTY OF
GWINNETT
By virtue of a Power of
Sale contained in that certain Security Dead from

Sale contained in that certain Security Deed from Emma Reynolds-Middleton to Wells Fargo Home Mortgage, Inc., dated February 23, 2001 and recorded on March 14, 2001 in Deed Book 22502, Page 9, 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 One Hundred Eleven Thousand Three Hundred Forty and 00/100 dollars (\$111,340.00) with interest thereon as provided therein, as last transferred to The Bank of New York Mellon, fka The Bank of New York, as Trustee for Reperforming Loan REMIC Trust, Series 2003-R3, recorded in Deed Book 52897, Page 349, aforesaid records, will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described property: All this tract or parcel of land hying and being in Land Lot 129 described in Said Security Deed in Itand Lot 129 described property and the Itand Lot 129 described in Said Security Deed in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Security Deed in Itand Lot 129 described in Said Itand Lot 129 described in Said Itand Itand Lot 129 described in Said Security Described Itand Itand Lot 129 described Itand Itand Itand Lot 129 described Itand Itan

5.10,17,24,31,2023

gpn11 gdp1000

By virtue of a Power of Sale contained in that certain Security Deed from JINNIE STRICKLAND to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR SHELTER MORTGAGE COMPANY LLC, dated September 28, 2018, recorded October 4, 2018, in Deed Book 56185, Page 00099, 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 Ninety-One Thousand Four Hundred Sixty-Eight and 00/100 dollars (\$191,468.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NewRez LLC d/b/a Shellpoint 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 June, 2023, all property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LYING COUNTY, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LYING COUNTY, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LYING COUNTY, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LYING COUNTY, GEORGIA, BEING IN LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK X, PAGE 108 GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT BOOK X, PAGE 108 GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT BOOK X, PAGE 108 GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT BOOK X, PAGE 108 GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT BOOK X, PAGE 108 GWINNETT COUNTY BEORGIA BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, UNIT 3, AS PER PLAT BOOK X, PAGE 108 GWINNETT COUNTY GEORGIA, BEING LOT 9, BLOCK C, SPRINGWOOD ACRES, U

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

or the undestigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; sessificities, inclinis, enclains, sovenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JINNIE STRICKLAND, 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: 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 Number: 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 JINNIE STRICKLAND THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT COLLECTOR. OBTAINED WILL BLUSCH DO BEATING AS A DEBT

rlselaw.com/property-listing 5:10,17,24,31, 2023

Gpn11
gdp1005
NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
JOSE VILLENA to
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC. AS
GRANTEE, AS NOMINEE
FOR LOANDEPOT.COM
LLC, dated January 10,
2020, recorded January
14, 2020, in Deed Book
57178, Page 312, Gwinnett County, Georgia
Records, said Security
Deed having been given to
secure a Note of even
date in the original principal amount of Three Hundred Thirty-Eight Thousand Seven Hundred Thirty-Five and 00/100 dollars
(\$338,735.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to loanDepot.com,
LLC, there will be sold at
bublic outcry to the highest
bidder for cash at the
Gwinnett County Courthouse, within the legal
hours of sale on the first
Tuesday in June, 2023, all
property described in said
Security Deed including
but to the light of the lofbut not limited to the ioliowing described property:
ALL THAT TRACT OF
PARCEL OF LAND LYING
AND BEING IN LAND
LOT 22 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BE

ING LOT 115, BLOCK E, IVEY CHASE SUBDIVEY COUNTY RECORDS AND PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO Said legal description being controlling, however the property is more commonly known as 2009 AMBROSIA COURT, 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 been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumentares of record superior to said Security Deed. To the best of the knowledge and belief of the underand belief or the undersigned, the owner and party in possession of the property is JOSE VILLENA. LAURA ELAINE VILLENA, LAURA ELAINE VILLENA, CONGINER OF THE STATE OF THE STA

9075 Foreclosures 9075

Foreclosures

without any representa-tion, warranty or recourse against the above-named or the undersigned. The sale will also be subject to No. LDP-22-05821-8 Ad Run Dates 05/10/2023, 05/17/2023, 05/31/2023 rlselaw.com/property-listing 5:10,17,24,31,2023 Gpn11

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Security Deed from Loreen D Kemmer to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINSE FOR MILEND INC, dated December 05, 2017 and recorded on December 26, 2017 in Deed Book 55610, Page 162, 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 One Hundred Eighty-Eight Thousand Five Hundred Forty-Two and 00/100 dollars (\$188,542.00) with interest thereon as provided therein, as last transferred for FLAGSTAR BANK FSB, recorded in Deed Book 58809, Page 223, 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 lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2023, all property adescribed in said Security Deed including but not limited to the following described property: ALTHAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749 OF GWINNETT COUNTY, GEORGIA, BEING LOTT, GEORGIA, BEING LOTT, GEORGIA, BEING LOTT, GEORGIA, BEING LOTT, GEORGIA BEING LOTTY, GEORGIA BEING LOTTY,

easements, rights-of-way and any other matters of record superior to said Se-curity Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Session of the property as session of the property as the conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptoy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. FLAGSTAR BANK, N.A. as Attorney-in-Fact for Loreen D Kemmer Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-520 Ad Run Dates: 05/10/23; 05/24/23; 05/31/23 5:10,17,24,31,2023 Loreen D Kemmer and or

Gpn11
gdp1001
NOTICE OF SALE
UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certain Security Deed from
SAROJ K. PATEL and
KETAN PATEL to U.S.
BANK NA, dated November 21, 2013, in
Deed Book \$2654, Page
753, Gwinnett County,
Georgia Records, said Security Deed having been
given to secure a Note of
even date in the original
principal amount of Three
Hundred Thirty-Six Thousand Seven Hundred and
00/100 dollars
(\$336,700.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to Federal Home
Loan Mortgage Corporation, as Trustee for the
benefit of the Freddie Mac
Seasoned Loans Structured Transaction Trust,
Series 2020-1, 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 June,
2023, all property described in said Security
Deed including but not limited to the following described in said Security
Deed including but not limited to the following described property: ALL
THACT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 2 OF THE 1ST DISTRICT, GMD 1749-3,
GWINNETT COUNTY,
GEORGIA, BEING LOT
160, BLOCK A. UNIT ONE
LAKE VIEW AT HAMILTON MILL SUBDIVISION,
AS PER PLAT THEREOF
RECORDED IN PLAT
BOOK 119, PAGES 225232, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 225232, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 225232, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 225232, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 20531, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 20531, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 20531, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 20531, GWINNETT COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 20532, GWINNETT COUNTY,
GEORBIA, BEING IN LAND
LOT 2 OF THE 1ST DISGEORGIA, BEING LOT
BURNET COUNTY,
GEORBED IN PLAT
BOOK 119, PAGES 205210, The MINTONE
BOOK 119, PAGES 205210, The MINTONE
BOOK 119, PAGES 205210, The

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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding at 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 inspection of the property; all zoning ordinances; asessments; liens; encumbrances; restrictions; covenants, and any other sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the under-signed, the owner and par-ty in nosession of the signification of the property is SAROJ K. PA-TEL, KETAN PATEL, 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 sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of 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 status of the loan with the word or modify all terms of the loan (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032. 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. FEDERAL HOME LOAN MORT-GAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SCRIES 2020-1 as Attorney in Fact for SAROJ K. PATEL, KETAN PATEL 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.

FOR THAT PURPOSE.
Attorney Contact: Rubin, LLC, 3145 Avalon
Ridge Place, Suite 100,
Peachtree Corners, GA
30071 Telephone Number: (877) 813-0992 Case
No. SPS-23-01406-1 Ad
Run Dates 05/10/2023,
05/31/2023, 05/24/2023,
05/31/2023
riselaw, com/property-listrlselaw.com/property-list-

ing 5:10,17,24,31, 2023 Gpn11 gdp1006 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GEORGIA,
GWINNETT COUNTY
By virtue of a Power of
Sale contained in that certerian Security Deed from
VERONICA BLAKEY to
JPMORGAN CHASE
BANK N.A., dated March
24, 2008, recorded April 1,
2008, in Deed Book
48745, Page 0784, 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 Seventy-Seven
Thousand and 00/100 dollars (\$177,000.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to 1900 Capital
Trust II, By U.S. Bank
Trust National Association, Not In Its Individual
Capacity But Solely As
Certificate Trustee, ther
will be sold at public outcry
to the highest bidder for
cash at the Gwinnett 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 June, 2023, all property described in said Security Deed including but not lim.

ited to the following described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 111 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA BEING LOT 5, BLOCK B,
HUNT CLIFF SUBDIVISION, UNIT ONE, AS
PER PLAT RECORDED
IN PLAT BOOK 43, PAGE
102 AND REVISED PLAT
RECORDED IN PLAT
BOOK 44, PAGE 290,
GWINNETT COUNTY,
GEORGIA RECORDED
PLAT IS INCORPORAT.
EN COUNTY
GEORGIA RECORDED
PLAT IS INCORPORAT.
EN THIS DESCRIPTION.
THE STATE OF THIS DESCRIPTION.
OR RESTRICTIONS OF
RECORD. Said legal description being controlling,
however the property is
more commonly known as
2021 HUNTCLIFF DR,
LAWRENCEVILLE,
GA 30043. The indebtedness
secured by said Security
Deed has been and is
hereby declared due because of default under the
terms of said Security
Deed 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
terms of the Security
Deed. Said property will
be sold on an as-is basis
without any representation, warranty or recourse
against the above-named
or the undersigned. The
sale will also be subject to
the following items which
may affect the title: any
outstanding ad valorem
taxes (including taxes
which are a lien, whether
or not now due and
payable); the right of redemption of any taxing authority; matters which
would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encum-

all zoning ordinances; assessments; liens; encumprances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is VERONICA BLAKEY, ANA D. HER-CULES, ANA R. HER-NANDEZ, MICHAEL TOM KING, 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: 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 Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed