9075

Foreclosures

confirmation and audit of the status of the loan as provided in the preceding provided in the precently paragraph. Funds used at sale shall be in certified funds and payable to Bell Carring-ton Price & Camp; Gregg,

LLC.
Carrington Mortgage
Services, LLC as Attorney in Fact for Darrick
E. Newsome, Sr. and
Latanya D. Moore-New-

some.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price Bell Carrington Price &s; Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-42021 05/17/2023, 05/24/2023, 05/31/2023, 06/07/2023, 06/01/2023, 06/07/2023,

05/24/2023, 06/07/2023, 06/21/2023, 06/28/2023

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, 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 amount of \$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 Attomey-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 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 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 purpose of paying the same and all expenses of sale, including attorneys fees (notice of intention to colnotice 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 telephane. dress, and telephone num-ber of the individual or en-tity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed 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. aroresaid grantor subject to the following: all prior restrictive covenants, easements, rights-of-way, security 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 ye Lending, LLC as Attorney-in-Fact for LaMonte George Bynum and Hollie Anne Bynum Nelson Mullins Riley & Scarbor-ough LLP By: Gregory M. Taube 201 17th Street, N.W., Suite 1700 Atlanta, Georgia 30363 (404) 322-6000

5/10,17,24,31,2023

Gentla 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, filed 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 Prime Line Loan Home Equity Access Agreement dated June 20, 2014 from Grantor payable tradited June 20, 2014 from Grantor payable to Grantee, in the original principal amount Twenty Thousand and 00/100 Dolars (\$20,000.00), with interest thereon as set forth therein (nereinafter 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 (La La That described property (the Property): ALL THAT THACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A OF AMHEARST, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 91, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. The indebtedness ecured by said Security Deed has been and is hereby delared 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 ordi9075 Foreclosures restrictions

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

mation is being provided in accordance with O.C.G.A. \$ 44-14-162.2. Associated Credit Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and 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. \$ 44-14-162.2 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 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 a/k/a Jennifer C. Thomas McKie a/k/a Jennifer C. Thomas, or her tenant or tenants. 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

ormation obtained will be used for that purpose. This communication is from a debt collector.#ollector.

5/10,17,24,31,2023

Gpn11 gdp1529 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA Because of default in the payment of the indebted-ness, secured by that cer-tain Deed to Secure Debt and Security Agreement

and Security Agreement from Top Design Group, LLC (Borrower) to ABL RPC Residential Credit 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, being Lot 7, Freeman South Subdivision, as per plat recorded in Plat Book 136, Pages 251-254 (Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. together with all intures and other

personal property conveyed by said deed. The

any unpaid taxes, assess-ments, rights-of-ways,

ments, rights-of-ways, easements, protective covenants or restrictions,

covenants or estrictions, 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 and audit of the status of the loan with the holder of the security deed. Notice has been given of intention to collect attorneys fees in accordance with the terms of the note secured by

of the note secured by said deed. The name, address and telephone number of the individual or entity who has full authority to precities amend and

Gpn11

sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett nances, 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. house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 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

OF
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 attorney's fees (notice pursuant to O.C.G.A.
Si 33-1-11 having been given).
Said property will be sold
subject to any outstanding ad valorem taxes (including taxes which are
a lien, but not yet due
and payable), the right
of redemption of any taxing authority, any matters which might be disclosed by an accurate
survey and inspection of
the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, zoning and any
maters of record including, The debt secured by said

nances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Carrington Mortagge

Garrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA \$ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Freddy Martinez and Juan Francisco Almendrez or a tenant or tenants and said property is more commonly known as 2181 Hollywood Dr, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the Js. Bankruptcy Code and (2) to final confirmation that the sale is not prohibited under the holder of the security deed.

Carrington Mortgage Services, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorinss at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by this reference and made a part hereof for a more complete description. MR/iay 7/5/23
Our file no. 5361910 – FT17
05/31/2023, 06/07/2023,

05/31/2023, 06/07/2023, 06/28/2023. Gpn11

gdp2107 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-NETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by VIRINI JACKSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in the original principal amount of 992,150.00 dated December 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned to National Page 10 to 10 t

ber of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Matthew Borba, 30 Montgomery Street, Suite 215, Jersey City, NJ 07302 (832) 351-2013. Note that pursuant to O.C.G.A. Section 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party (or parties) in possession 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 payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed. ABL RPC Residential Credit Acquisition LLC as agent and attomey in Deed Book obsys, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 145 OF THE 5TH. DISTRICT OF LAND LOI 143 OF THE
STH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, THE
WHOLE OF SUCH PART
OF THESE LANDS
HAVING BEEN SUBJECTED TO THE CONDOMINIUM FORM OF
OWNERSHIP LINDER JECTED TO THE CONDOMINIUM FORM OF OWNERSHIP UNDER PROVISIONS OF THE GEORGIA APARTMENT OWNERSHIP ACT BY DECLARATION OF NORTHDALE CONDOMINIUMS, RECORDED MAY 29, 1973, IN DEED BOOK 670, PAGES 4-43, ET SEQ., GWINNETT COUNTY, GEORGIA RECORDE, LAWRENCEVILLE, GEORGIA. THE PRECISE PROPERTY HEREIN CONVEYED IS IDENTIFIED AND MORE PARTICULARLY DESCRIBED IN SAID DECLARATION OR A RECORDED AMEND THE MASTER PLAN IN THE MASTER PLAN IN THE MASTER PLAN DATED MARCH 5, 1973, (LATEST REVISION MAY 1 1973) AND 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 ACTINIG AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

5.10,17,24,31,2023 gdp1721 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Freddy Martinez to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FITY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND IN THE MASTER PLAN
DATED MARCH 5, 1973,
(LATEST REVISION
MAY 5, 1973) AND
RECORDED AT
APARTMENT OR CONDOMINIUM PLAT
BOOK 1, PAGE 6, GWINNETT COUNTY, GEORGIA RECORDS, AND IS
KNOWN AS 386 NORTHDALE COURT, ACCORDING TO THE RESIDENCE NUMBERING
SYSTEM OF THE CITY
OF LAWRENCEVILLE,
GEORGIA, AS SHOWN
ON THE MASTER
PLAN TOGETHER
WITH ALL THE APPURTENANCES
THERETO, THE DESCRIPTION AS CONTAINED IN THE
ABOVE MENTIONED
DECLARATION OR
AMENDMENT AND
DECLARATION OR AMENDMENT AND MASTER PLAN BEING EXPRESSLY BY REF-MAJIER PLAN BEING EXPRESSLY BY REF-ERENCE INCORPO-RATED HEREIN AND MADE A PART HERE-OF. THE TRANSFER OF THE AFORESAID RESIDENCE HEREIN FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth therein, there will be

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 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 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 womers and party in possession of the property are Loreen D Kemmer 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. FLAGSTAR BANK, N.A. as Attomey-in-Fact for Loreen D Kemmer Contact: Padgett Law Group: 6267 Ofd Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-250 Ad Run Dates: 05/10/23; 05/17/23; 05/17/23; 05/17/24,31,2023 CONVEYED INCLUDES WITHOUT LIMITING, THE GENERALITY OF THE FOREGOING, AN THE FOREGOING, AN UNDIVIDED 1.07 PERCENT INTEREST IN THE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM KNOWN A NORTH-DALE CONDOMINIUMS, IN SUCH PERCENTAGE AS SHOWN ON THE AFORESAID DECLARATION. THIS CONVEYANCE IS SUB-CENTAGE AS SHOWN
ON THE AFORESAID
DECLARATION. THIS
CONVEYANCE IS SUBJECT TO ANY PROVISIONS OF SAID DECLARATION, THE BY-LAWS
OF THE NORTHDALE
CONDOMINIUM ASSOCIATION OF RESIDENCE OWNERS, THE
MASTER PLAN AND
BUILDING PLANS AND
PLATS OF RECORDS
AND THE GRANTEE
ASSUMES
AND THE GRANTEE
ASSUMES
AND THE GRANTEE
AND EVERY PROVISION OF SAID DOCUMENTS AS WELL AS
ANY AMENDMENTS
THERETO. CONDOMINIUM UNITS ARE
RESTRICTED TO THE
RESIDENTIAL USE
ONLY AND MAY NOT
BE LEASED FOR A PERESTRICTED TO THE
RESIDENTIAL USE
ONLY AND MAY NOT
BE LEASED FOR A PERESTRICTED TO THE
RESTRICTED BY THE
TERMS OF SAID DECLARATION, WHICH IS
INCORPORATED
HEREIN BY REFERENCE.

Foreclosures

9075

Foreclosures

Said property being known as: 386 NORTH-DALE DALE CT LAWRENCEVILLE, GA

DALE
LAWRENCEVILLE, GA
30046
To the best of the undersigneds knowledge, the parly or parties in possession of said property is/are VIRINI JACKSON or tenant(s).
The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees having been given).
Said property will be sold subject to the following:
(1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, re-

rate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mort-

gotiate, amend, and modify all terms of the mortgage is as follows:
Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432
Note that pursuant to O.C.G.A. § 44-14-1462.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORTGAGE LLC, GAGE LLC, as Attorney-in-Fact for

VIRINI JACKSON Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-114913 – TIT 05/31/2023, 06/07/2023, 06/14/2023, 06/28/2023. 06/21/2023,

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 NOMINEE FOR MILEND INC, dated December 05, 2017 and recorded on December 26, 2017 in Deed Book 56610, 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 dolars (\$188.542.00) with interest thereon as provided therein, as last transferred to FLAGSTAR BANK S88, recorded in Deed Book 58809, Page 292, 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 all Hours of sale on the first Tuesday in June, 2023, all property. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749, GEORGIA, BEING LOT 10, BLOCK A, HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 49 OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK A, PAGE 49, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREORDED IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREORDE IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREORDE IN PLAT BOOK 74, PAGE 49, GWINNETT COUNTY, GEOR

Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing 5:10,17,24,31, 2023

Gpn17 gdp1617 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that cer-tain Security Deed dated June 16, 2020, filed and recorded on June 17,

9075 Foreclosures 2020 in Deed Book 57581, page 00698, Gwinnett County, Georgia records (as amended, modified or revised from time to time, the Security Deed), from Lawrence W. Jones to Citizens Bank (Citizens), said Security Deed having been given to secure that certain Promissory Note dated June 16, 2020 in the original principal amount of FOUR HUNDRED AND TEN THOUSAND AND 0/100 DOLLARS (as amended, modified or revised from time to time, the (Note), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of GWINNETT COUNTY, Georgia, within the legal hours for sale on the first Tuesday in June, 2023 (the Sale), all property described in said Security Deed, including, but not limited to, declarants rights, if any, and, without limitation, the following described property (or sou scribed property (or so much thereof as has not, as of said first Tuesday, been previously released from the lien of the Security Deed by duly executed and recorded instrument): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK B. FLOWERY BRANCH CROSSING, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGES 22-24, GWINNETT SCOUNTY RECORDS SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE HERETO TAX PARCEL ID #15N06-209 The sums due under said Security Deed (the Indebtedness) have been, and are hereby, declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purposes of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and Note, accrued interest and expenses of sale, and all

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 to U.S.
BANK NA, dated November 4, 2013, recorded
November 21, 2013 other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law. The property will be sold as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence W. Jones, or tenant(s). The property will be sold as is, without express or implied warranties of any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property and valorem taxes, special as and personal property ad valorem taxes, special as asessments and governmental assessments; of way, and assessments of record, if any, appearing of record in assessments of record, if any, appearing of record appearing of record appearing of record appearing of record after the date of the Security Deed and consented to of record by the original lender or holder, as applicable; and (vi) all outstanding bills for public utilities that constitute liens upon said property. The undersigned is not required by law to negotiate, amend, or modify the terms of the Note or the Security Deed. The individual with full authority to negotiate, amend and modify the terms of the

TY. GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN
BY REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. Said legal
description being controlling, however the property
is more commonly known
as 2395 LAKE COVE CT,
BUFORD, GA 30519. The
indebtedness secured by indebtedness secured by said Security Deed and seen 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 abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding advalorem taxes (including taxes which are a liven, whether or not now due and payable); the right of redemption of any faxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumaters 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 SAROJ K. PATEL, KETAN PATEL, or tenants(s). The sale will be conducted subject (1) to confirmation and audit of the status of the loan (although not performed the normal party in possession of the property is SAROJ K. PATEL, KETAN PATEL, or tenants(s). The sale will be conducted subject (1) to 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 performed the conducted subject (1) to sale secured creditor to negotiate, amend, or modify 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 performed the security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not performed the security Deed. The entity having full authority to negotiate, amend or modify all terms of the violual with full authority to negotiate, amend and modify the terms of the Note and the Security Deed is as follows: Ms. Claudia Szczurek, Citizens Bank, 6350 Lake Oconee Parkway, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conducted subject (1) to confirmation that the Sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES Contact: Ron C. Bingham, II, Esq. Adams and Reese LLP 3424 Peachtree Road, NE, Suite 1600 Atlanta, Georgia 30326 (470) 427-3700

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
Sasschon Henderson to
Mortgage Electronic
Registration Systems,
Inc. Acting Solely as
Nominee for Broker SoLutions, Inc. d/b/a New lutions, Inc. d/b/a New American Funding, dated September 30, 2019 and recorded on October 3, 2019 in Deed Book 56928, Page 50, 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 Sixty-Nine Thousand Six Hundred Forty-Five and 00/100 dollars (\$269,645.00) with interest thereon as provided therein, as last transferred to New American Funding LLC flk/a Broker Solutions, Inc. d/b/a New American Funding LLC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a Broker Solutions, Inc. d/b/a New American Funding LC flk/a New Ameri

HEREIN BY REFERENCE THERETO Said property may more commonly be

9075 Foreclosures known as 2537 Bay Crest Lane, Loganville, Ga 30052. 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 notice of intent to collect attorneys fees full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding, Collect attorneys fees full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding Collect attorneys for the sold on an as-is basis without any representation, war-anty or recourse against off all 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 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; essements, 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 posession of the property are Sasschon Henderson and or tenant(s). The sale will be 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. Broker Solutions Inc. dba New American Funding as Attorney-in-Fact for Sass-chon Henderson Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520. AR fun Dates: 04/28/23; 05/03/23; 05/24/2023; 05/31/2023

4/26,5/3,10,17,24,31, 2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default un-der the terms of the Secuder the terms of the Security Deed executed by Patricia D. McCullough and Jeffrey W. McCullough to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage dated January 8, 2020, and recorded in Deed Book 57174, Page 460, as last modified in Deed Book 57174, Page 460, as last modified in Deed Book 58626, Page 679, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed transferred and conveyed transferred and conveyed Note in the original principal amount of \$256 821 00 the holder pal amount of \$265,821.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the secured his secured his secured his secured his secured his entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 6, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, towit: All that tract or parcel of land lying and being in Land Lof 354 of the 5th District of Gwinnett County, Georgia, being Lot 58, Block A, Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, Block A, Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia, being Lot 58, block A, Stone Hall Plantation Subdivision, Unit One, as per plat recorded in Plat Book 91, Page 279, Gwinnett County, Georgia Records, which plat is hereby referred to and pathereof. Said property is known as 3332 Flat Run Dr., Bethlehem, GA 30620, together with all fixtures and personal property attached to and constituting a part of said property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all exprovided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Patricia D Mccullough and Jeffrey W mccullough and Jeffrey

successor in interest or tenant(s). UNITED WHOLESALE MORT-GAGE, LLC. as Attorney-in-Fact for Patricia D. McCullough and Jeffrey W. McCullough File no. 22-079626 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/cl 220-2535/cl https://www.logs.com/ *THE LAW FIRM IS ACT-ING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950 100194

950 100194 **4/26,5/3,10,17,24,31, 2023** NOTICE OF SALE UN-DER POWER GEORGIA,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JANET ONGATI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCAS GRANTEE, AS NOMINEE FOR GEORGIA UNITED CREDIT UNION, dated September 14, 2018, recorded September 18, 2018, in Deed Book 56139, Page 169, 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 Forty-Two Thousand and 00/100 dollars (\$342,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Georgia United Credit Union, there will be

9075 Foreclosures 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 property: ALL THAT TRACT OR PARTICEL OF LAND LYING AND BEING IN LAND LOT 170, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, HELENS MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGE 113, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, HELENS MANOR SUBDIVISION, AS PER PLAT RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known

ling, however the property is more commonly known as 235 HELENS MANOR DRIVE, LAWRENCEVILLE, GA 30045. 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 remaining in default, this sale will be made for the purpose of paying the same, all expenses of the same, all expenses of 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; 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 JANET ON-GATI. CAINAN AOLOJWANG, 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 ne-gotiate, amend or modify all terms of the loan (alāll terms of the loan (al-though not required by law to do so) is: Georgia Unit-ed Credit Union, Loss Mit-gation Dept., 1 Corporate Drive Ste 360, Lake Zurich, IL 60047, Tele-phone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured credito require a secured credi-tor to negotiate, amend, or modify the terms of the individual control of the mortgage instrument. GEORGIA UNITED CREDIT UNION as Attorney in Fact for JANET ON-GATI 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 LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. GUCC-23-01499-1 Ad Run Dates 04/12/2023, 05/10/2023, 05/17/2023, 05

4/12, 5/10,17,24,31, 2023

TY, GEORGIA RECORDS, WHICH RECORDED PLAT IS IN-CORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND BEING KNOWN AS 2760 MOUNTBERRY DRIVE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSTES 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 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 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: Reliance First Capital, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047. 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, encumparence. 950 100143 Notice of Sale Notice or Sale

Under Power

State of Georgia,
County of Gwinnett
Under and by virtue of the
Power of Sale contained in a
Security Deed given by
Nakitha Phillip to Mortgage Electronic Registration Systems, Inc., as
nominee for Cityworth
Mortgage, LLC (the Secured Creditor), dated
March 22, 2019, and
Recorded on March 27,
2019 as Book No. 56489
and Page No. 518, Gwinnett County, Georgia
records, conveying the after-described property to
secure a Note of even
date in the original principal amount of
\$201,286.00, with interest
at the rate specified therein, as last assignment
that is or to be recorded in
the Gwinnett County,
Georgia Records, there
will be sold by the undersigned at public outcry to
the highest bidder for cash
at the Gwinnett County,
Georgia Records, there
will be sold by the undersigned 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, the following dat
being in Land Lot 7 of
the 5th District of Gwinnett
County, Georgia, being
Lot 20, Block B, Hertford
Woods Subdivision, Unit,
41, as per plat recorded in
Plat Book R, Page 51,
Gwinnett County, Georgia
records, said plat being incorporated herein and
made a part hereof by reference. Tax ID: R500r
132 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 Security
Deed and be same and all
expenses of this sale, as
provided in the Security Deed,
Because the debt remains
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
Flagsatr Bank, N,A.
is the entity with the full
authority of the loan.
To the best knowledge
and belief of the undersigned, the party/parties in
possession of the subject
property, Flagsatr Bank, N,A.
is the entity with the full
authority of the loan.
To the best knowledge
and belie

4/26,5/10,17,24,31, 2023

any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances zoning ordibut not limited to, assess-ments, liens, encum-brances, zoning ordi-nances, easements, re-strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibthat 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

Foreclosures

9075

audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. \$9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Lakeview Loan Servicing, LLC as Attorney in Fact for Nakitha Phillip. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-41671 100589 4/26,5/3,10,17,24,31,2023

950 100589 **4/26,5/3,10,17,24,31,2023** NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Carolyn Reid and Marquece Reid to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated February 24, 2020, and recorded in Deed Book 57304, Page 00276, Gwinnett County, Georgia Records, as last transferred to Reliance First Capital, LLC by assignment recorded on March 1, 2023 in Book 60461 Page 00075 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand Three Hundred Eighty and 0/100 dollars (\$138.380.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on June 6, 2023, the following described property: THE LAND REFERRED TO HEREIN BEFORMS AND EINGE SUBDIVISION, UNIT STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PAREL OF LAND LYING AND BEING LOT 38, BLOCK C, QUINN RIDGE SUBDIVISION, UNIT SEVEN, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 295, GWINNETT COUNTY, GEORGIA, WININET COUNTY, GEORGIA, WININET COUNTY, GEORGIA, WININET E2595, GWINNETT COUNTY, GEORGIA, WININET, COUNTY, GEORGIA, WININET,

of the property, any assessments, liens, encumprances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Marquece Demetrius Reid, as Trustee of the Marquece Demetrius Reid, as Trustee of the Marquece Demetrius Reid frust or tenant(s); and said property is more commonly known as 2760 Mountbery Dr., Snellville, GA 30039. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Reliance First Capital, LLC as Attorney in Fact for Carolyn Reid and Marquece Reid and Marquece First Capital, LLC as Attorney in Fact for Carolyn Reid and Marquece Bunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-05919 950 101005 4/26,5/10,17,24,31, 2023

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from LINDA M. SCHEAFFER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION D/B/A NORTHPOINT MORTGAGE, dated July 11, 2017, recorded July 12, 2017, in Deed Book 55250, Page 0597, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 00/100 dollars (\$230,743.00), with interest thereon as provided