

9075 Foreclosures

DOLLARS (\$16,480.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. 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 of intent to collect attorney's fees having been given).

Sold 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, 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust, acting as 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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 Teresa Barfield and Daniel Barfield, Jr. or a tenant or tenants, and said property is more commonly known as 2928 Dover Dr, Duluth, Georgia 30096. Should a conflict arise between the property address and the legal description of the legal description will control.

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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust, acting as 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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 Kimmy-Ann P. Billings, Parcell/APPN/Tax ID: R5024 353

Our file no. 23-11912GA - FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 9dp2871 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne J. Ponder and Ricky L. Brockman to CHIFinancial Services, Inc. dated April 25, 2006 and recorded on April 26, 2006 in Deed Book 46426, Page 0421, Gwinnett County, Georgia Records, and later assigned to J.P. Morgan Mortgage Acquisition Corp. by Assignment of Mortgage recorded on August 28, 2018 in Deed Book 56099, Page 0701, Gwinnett County, Georgia Records, conveying the property to said Security Deed first set out above. 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, 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.

9075 Foreclosures

neys fees having been given). Your mortgage servicer, Rushmore Loan Management Services, LLC, as agent for J.P. Morgan Mortgage Acquisition Corp., can be contacted at 888-504-7200 or by writing to 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 parties in possession of the property are Yvonne J. Ponder and Ricky L. Brockman. Said property is more commonly known as 1727 Manor Brook, Snellville, GA 30078.

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.

J.P. Morgan Mortgage Acquisition Corp. as assignee in Fact for Yvonne J. Ponder and Ricky L. Ponder. Michael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092, 404-474-7149

MTG File No.: GA2023-02008 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2889 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Kimmy-Ann P. Billings to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, dated July 27, 2021, recorded in Deed Book 59041, Page 250, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC, by assignment recorded in Deed Book 60394, Page 600, Gwinnett County, Georgia Records, conveying the property to said Security Deed first set out above. 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, restrictions, covenants, and 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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 Kimmy-Ann P. Billings, Parcell/APPN/Tax ID: R5024 353

Our file no. 23-11443GA - FT7 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 9dp2904 NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Sheron Nicole Dowdy to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for First Magnus Financial Corporation, its successors and assigns, dated 4/30/2007 and recorded in Deed Book 47854 Page 456 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2022-A, Mortgage Backed Securities, Series 2022-A, dated September 23, 2016, and recorded in Deed Book 54628, Page 465, Gwinnett County, Georgia Records, as last transferred to Village Capital & Investment LLC by assignment recorded on August 15, 2023 in Book 56422 Page 510 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, conveying the after-described property to secure a Note in the original principal amount of Nine Hundred Thousand Dollars (\$900,050.00), 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 August 1, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRASSELTON, 1749TH GMD, NORTHWEST CORNER OF GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6E, AS PER PLAT INCORPORATED IN THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, BEING LOT 217, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487

Commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. 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 of intent to collect attorney's 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: Village Capital & Investment LLC they can be contacted at (800) 426-4170 for Loss Mitigation Dept. or by writing to 2550 Poseo Verde Parkway, Suite 100, Henderson, Nevada 89014, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 Willie J. Moore and Chaska L. Moore or tenant(s), and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

The sale will be conducted subject (1) to 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.

Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore or tenant(s), Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 22-19670 7/5 12 19 26 2023

Gpn11 9dp2914 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by John M. Cole and Connie Sue Cole to Versailles, More, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description of the land, the legal description will control. 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 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 of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend, and modify all terms of the loan (although not required by law to do so) is: Registry Management, LLC can be contacted at (800) 748-9498 for Loss Mitigation Dept. or by writing to 6200 Superior Avenue, Memphis, Tennessee 38119, 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), 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 including, but not limited to, those superior to the Security Deed first set out above.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2928 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Nancy C Chambley to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for GreenPoint Mortgage Funding, Inc. dated March 3, 2006 and recorded on March 20, 2006 in Deed Book 46275, Page 0773, Georgia Records, and later assigned to Real Time Resolutions, Inc. as Attorney in Fact for the present system of numbering purposes only property address is: 5475 Overbend Trl, Suwanee, GA 30024 Parcel R7318 081

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 of intent to collect attorney's 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: Village Capital & Investment LLC they can be contacted at (800) 426-4170 for Loss Mitigation Dept. or by writing to 2550 Poseo Verde Parkway, Suite 100, Henderson, Nevada 89014, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 Willie J. Moore and Chaska L. Moore or tenant(s), and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

The sale will be conducted subject (1) to 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.

Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore or tenant(s), Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 22-19670 7/5 12 19 26 2023

Gpn11 9dp2914 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by John M. Cole and Connie Sue Cole to Versailles, More, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description of the land, the legal description will control. 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 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 of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend, and modify all terms of the loan (although not required by law to do so) is: Registry Management, LLC can be contacted at (800) 748-9498 for Loss Mitigation Dept. or by writing to 6200 Superior Avenue, Memphis, Tennessee 38119, 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), 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 including, but not limited to, those superior to the Security Deed first set out above.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2928 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

John M Cole, Connie Sue Cole and Britt's Investment Properties, LLC or a tenant or tenants and the legal hours of sale on August 1, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRASSELTON, 1749TH GMD, NORTHWEST CORNER OF GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6E, AS PER PLAT INCORPORATED IN THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, BEING LOT 217, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487

Commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. 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 of intent to collect attorney's 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: Village Capital & Investment LLC they can be contacted at (800) 426-4170 for Loss Mitigation Dept. or by writing to 2550 Poseo Verde Parkway, Suite 100, Henderson, Nevada 89014, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 Willie J. Moore and Chaska L. Moore or tenant(s), and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

The sale will be conducted subject (1) to 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.

Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore or tenant(s), Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 22-19670 7/5 12 19 26 2023

Gpn11 9dp2914 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by John M. Cole and Connie Sue Cole to Versailles, More, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description of the land, the legal description will control. 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 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 of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend, and modify all terms of the loan (although not required by law to do so) is: Registry Management, LLC can be contacted at (800) 748-9498 for Loss Mitigation Dept. or by writing to 6200 Superior Avenue, Memphis, Tennessee 38119, 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), 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 including, but not limited to, those superior to the Security Deed first set out above.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2928 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

John M Cole, Connie Sue Cole and Britt's Investment Properties, LLC or a tenant or tenants and the legal hours of sale on August 1, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRASSELTON, 1749TH GMD, NORTHWEST CORNER OF GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6E, AS PER PLAT INCORPORATED IN THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, BEING LOT 217, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487

Commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. 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 of intent to collect attorney's 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: Village Capital & Investment LLC they can be contacted at (800) 426-4170 for Loss Mitigation Dept. or by writing to 2550 Poseo Verde Parkway, Suite 100, Henderson, Nevada 89014, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 Willie J. Moore and Chaska L. Moore or tenant(s), and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

The sale will be conducted subject (1) to 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.

Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore or tenant(s), Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 22-19670 7/5 12 19 26 2023

Gpn11 9dp2914 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by John M. Cole and Connie Sue Cole to Versailles, More, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description of the land, the legal description will control. 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 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 of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend, and modify all terms of the loan (although not required by law to do so) is: Registry Management, LLC can be contacted at (800) 748-9498 for Loss Mitigation Dept. or by writing to 6200 Superior Avenue, Memphis, Tennessee 38119, 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), 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 including, but not limited to, those superior to the Security Deed first set out above.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2928 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

John M Cole, Connie Sue Cole and Britt's Investment Properties, LLC or a tenant or tenants and the legal hours of sale on August 1, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRASSELTON, 1749TH GMD, NORTHWEST CORNER OF GEORGIA, BEING LOT 20, THE WOODLANDS AT CHATEAU ELAN, PHASE 6E, AS PER PLAT INCORPORATED IN THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, BEING LOT 217, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Parcel ID: R3005487

Commonly known as 2613 Northern Oak Dr, Braselton, GA 30517. 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 of intent to collect attorney's 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: Village Capital & Investment LLC they can be contacted at (800) 426-4170 for Loss Mitigation Dept. or by writing to 2550 Poseo Verde Parkway, Suite 100, Henderson, Nevada 89014, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, 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 Willie J. Moore and Chaska L. Moore or tenant(s), and said property is more commonly known as 2613 Northern Oak Dr, Braselton, GA 30517.

The sale will be conducted subject (1) to 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.

Village Capital & Investment LLC as Attorney in Fact for Willie J. Moore and Chaska L. Moore or tenant(s), Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 22-19670 7/5 12 19 26 2023

Gpn11 9dp2914 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by John M. Cole and Connie Sue Cole to Versailles, More, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description of the land, the legal description will control. 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 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 of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend, and modify all terms of the loan (although not required by law to do so) is: Registry Management, LLC can be contacted at (800) 748-9498 for Loss Mitigation Dept. or by writing to 6200 Superior Avenue, Memphis, Tennessee 38119, 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), 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 including, but not limited to, those superior to the Security Deed first set out above.

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for DeShawn Dennard. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 30314 404-789-2661

B&S file no.: 23-10761 07/05/2023 07/12/2023 07/19/2023 07/26/2023

Gpn11 9dp2928 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

John M Cole, Connie Sue Cole and Britt's Investment Properties, LLC or a tenant or tenants and the legal hours of sale on August 1, 2023, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: PARCEL OF TRACT OR PARCEL OF LAND LYING AND BE