FORECLOSURE

Notice of Sale Under Power.

status of ? the Ioan with the holder of the Security Deed, including but not limited to, State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given a determination that the borrower has not reinstated the loan prior to the foreclosure sale. The name, address and telephone number of the in-MORGAN CHASE BANK, NAdividual or entity with full TIONAL ASSOCIATION . datauthority to negotiate, amend and modify all terms ed 04/30/2007, and Recorded on 04/30/2007 as Book No. 47838 and Page No. 0714, GWINNETT County, of the Note and Security Deed is Arvest Central Mort-gage Company, Attn: Home-owner's Assistance Depart-Georgia records, as last as ment, 801 John Barrow Road, Suite 1, Little Rock, AR 72205. The telephone number is 1-800-366-2132, Option 1, ext. 5609. Said real signed to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the orig-inal principal amount of \$164,900.00, with interest at property will be sold subject 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 actuate areas and a sold and a the rate specified therein, 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 is May 2022 the curate survey and inspection of the real property, any as-sessments, liens, encum-brances, zoning ordinances, Tuesday in May, 2022, the Tuesday in May, 2022, The following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 6TH DISTRICT, GWINNETT COUNTY GEORrestrictions, covenants, and matters of record superior to the Security Deed first set out above. To the extent that said real property is com-prised of more than one par-cel, said real property will be GIA, BEING LOT 12, BLOCK
A, OAKBROOK STATION
SUBDIVISION, UNIT ONE,
AS PER PLAT RECORDED IN
PLAT BOOK 24 PAGE 10
GWINNETT COUNTY GEORsold in one or more parcels and in such order as the holder of the Security Deed may determine. Upon information and belief, said real property is presently in the procession or control of GIA RECORDS; WHICH PLAT IS INCORPORATED possession or control of THONY BEAUBRUN and the HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, inbeen and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness as and when due and cluding attorney's fees, all as provided in said Security Deed and the excess pro-ceeds, if any, will be dis-tributed as provided by law. ARVEST CENTRAL MORTin the manner provided in the Note and Deed to Secure GAGE COMPANY as Attor-Debt. Because the debt remains in default, this sale will be made for the purpose GAGE CUMPANY AS ARTORney-in-Fact for THONY
BEAUBRUN Ellis, Painter,
Ratterree & Adams LLP 7 E
Congress St., 2nd Floor Savannah, Georgia 31401
(912) 233-9700 THIS LAW
FIRM MAY BE ATTEMPTING of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ney's fees having been giv-en). JPMORGAN CHASE en) JPMUKGAN OFFICE BANK, NATIONAL ASSOCIA-TION holds the duly endorsed Note and is the current assignee of the Security 950-66439 4/6,13,20,27,2022 Deed to the property. JP-MORGAN CHASE BANK, NA-TIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (the current investor on the

UNDER POWER

loan), is the entity with the

full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, JP-MORGAN CHASE BANK, NA-

TIONAL ASSOCIATION may

TIONAL ASSOCIATION May be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705.

Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the

best knowledge and belief of

best knowledge and belief the the undersigned, the party/parties in possession of the subject property known as 5072 STATION CIR, NORCROSS, GEORGIA 30071 is/are: PAULA BARCE-

NAS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including tax-

es which are a lien, but not

yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the

property, and (c) all matters of record superior to the

Deed to Secure Debt first set

out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, re-

The sale will be conducted

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-

cy Code; and (2) final con-firmation and audit of the status of the loan with the

strictions, covenants, etc

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Ded from DALE A
BERTRAM, ST AUBYN
BERTRAM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
DIME STATE MODIFACE PINE STATE MORTGAGE
CORPORATION, A GEORGAI
CORPORATION, dated May
24, 2002, recorded June 5,
2002, in Deed Book 27582,
Deed Book 27582 2002, in Deed Book 27582, Page 0063, Gwinnett Coun-ty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Seven Thousand Five Hundred Effty and sand Five Hundred Fifty and 00/100 dollars 00/100 dollars (\$147,550.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to WII MINGTON SAVINGS

FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, 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 Tracky in May 2023 first Tuesday in May, 2022. first Tuesday in May, 2022, 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 95 OF THE 5TH LAND DISTRICT. 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 11, BLOCK B, OF FIRETHORN BLOCK B, OF FIRETHORN SUBDIVISION, UNIT 2, AS PER PLAT OF SAID SUBDI-

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

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 redemption of the right of redemption of re

any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property;

all zoning ordinances; as-sessments; liens; encum-

covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and

belief of the undersigned.

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

quired by law to do so) is: Carrington Mortgage Ser-vices, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Num-ber: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 s.B. Beconstrud to

162.2 shall be construed to

162.2 shall be construed to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN

TRUST I as Attorney in Fact for DALE A BERTRAM, ST AUBYN BERTRAM THE BE-LOW LAW FIRM MAY BE

brances:

restrictions

PER PLAT OF SAID SUBDI-VISION RECORDED IN PLAT BOOK 54, PAGE 138, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, Said legal description being control-ling, however the property is more commonly known as holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and onjudicial 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 945 BURNING BUSH DRIVE loan as provided in the pre-ceding paragraph. JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION as Attor-ney in Fact for PAULA BARCENAS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 000000094333400 BARRETT DAFFIN FRAPPIER TURNER loan as provided in the pre-LOGANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security the terms of said Security Deed. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including penses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without care representation.

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-66625 4/6,13,20,27,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness payment of the indeptedness secured by that certain Security Deed, dated May 29, 2008, executed by Thony Beaubrun to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for Taylor, Bean & Whitaker Mortgage Corp., recorded in Deed Book 48962, Page 111, Gwinnett Georgia Deed Records, and securing a Note in the original principal amount of \$228,000.00, said Security Deed last having been assigned to ARVEST belief of the undersigned, the owner and party in possession of the property is DALE A BERTRAM, ST AUBYN BERTRAM, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the LLS. CENTRAL MORTGAGE COM-PANY, the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in May, 2022 to-wit: May 3, 2022, during the legal buss of during the legal hours of sale, before the Gwinnett County Courthouse door, sell at public outcry to the highest bidder for cash, the full will be despited, real 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: following described real property: ALL THAT TRACT property: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 125 of the 5th District of GWIN-NETT County, Georgia, being Lot 47, of LANGLEY FARMS, Phase One as per plat recorded in Plat Book 119, Page 188-189, GWINNEIT County, Georgia records, which plat is incorporated herein and made a part here-of by reference. The aforedescribed real property Farms Dr, Loganville, GA 30052, according to the present system of number-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, Attorney Contact Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite ina houses Gwinnett County, Georgia. This 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

FORECLOSURE

FORECLOSURE 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-00974-1 Ad Run 03/16/2022 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022, 950-64814 3/16,4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT UNDER POWER

Because of a default under the terms of the Security Deed executed by Robert O. Bowns and Eva M. Bowns to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated July 16, 2019, and recorded in Deed Book 56769, Page 480, Gwinnett County, Page 480, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Quicken** Loans Inc. securing a Note in the original principal amount of \$204,110.00, the holder thereof pursuant to said Deed and 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, will on the first Tuesday, May 3, 2022, 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, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT 7TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 76, BLOCK A, FOUNTAIN GLEN SUBDIVISION, UNIT ONE AS PER PLAT RECORDED. IN PLAT BOOK 64, PAGE 11, GWINNETT GOUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERSIVE HERSIN SAIG ROPERTY. 950-66306 4/6,13,20,27,2022

ENCE HEREIN, Said property is known as 1071 Fountain Glen Dr, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lian whether or not now due 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 assess-ments, liens, encumbrances, ments, liers, 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 expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 audit of the status of the loan with the secured creditor. The property is or may be in the possession of Eva M Bowns, Robert O Bowns and The Representative of the Estate of Robert O the Estate of Robert D
Bowns, successor in interest or tenant(s). Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney-inFact for Robert O. Bowns and Eva M. Bowns File no.
22-078467 LOGS LEGAL
GROUP LLP* Attorneys and Counselors at Law 211
Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA
30346 (770) 220-2535/scd N.E., Surie 300 Atlanta, 63 30346 (770) 220-2535/scd https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION BITAINED WILL BE USED FOR THAT

PURPOSE 3/23,30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER
GEORGIA,
GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from RINAGAYE CUITTY DEED THOM HINAGAYE
A BRUNETTI, RACHEL
SCHARLOO to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR MUICKEN LOANS INC, dated May 10, 2016, recorded May 24, 2016, in Deed Book 54307, Page 0118, 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 Six Thousand Hundred Six Thousand Three Hundred Eighty-Five Three Hundred Eighty-Five and 00/100 dollars (\$106,385.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for to the highest bidder for cash at the Gwinnett County cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, 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 91 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 120, HAYNES CROSSING SUBDIVISION, UNIT 1, FORMERLY KNOWN AS GRAYSON TRACT A, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 210, PER PLAT RECORDED IN PLAT BOOK 83, PAGE 210, GWINNET COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal description being controling, however the property is more commonly known as 1355 TULLIFENNEY CT, GRAYSON, GA 30017. 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 The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expens-es of the sale, including at-torneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation. 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 warranty or recourse against

any taxing authority; matters

which would be disclosed by

an accurate survey or by an

all accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to

said Security Deed. To the

FORECLOSURE

best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RINAGAYE A BRUNETTI. RACHEL SCHARLOO, ESTATE AND/OR HEIRS AT LAW OF RACHEL SCHARLOO, CHRISTINE GOMEZ, 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 amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC fl//a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS, LIC F/K/A QUICKEN
LOANS INC. as Attorney in
Fact for RINAGAYE A
BRUNETTI
SCHARLOO THE BELOW
LAW FIRM MAY BE HELD
TO BE ACTION AC A DEPT TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
BURDOSE Afterson Contact WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
QKN-22-01254-1 Ad Run
Pates 04/06/2022 Dates 04/13/2022,

NOTICE OF SALE UNDER POWER

UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from MICHELLE
A BRYAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE FOR
SUNTRUST MORTGAGE,
INC., dated June 22, 2007,
recorded June 27, 2007,
recorded June 27, 2007,
Deed Book 48024, Page 22, Deed Book 48024, Page 22, 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 Thousand Eight Hundred Fifty and 00/100 dollars (\$330,850.00), with interest

(\$330,850.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, nett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed includ-ing but not limited to the following described property: ALL THAT TRACT OR PAR-ALL HAT IRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 41, BLOCK A, APAI ACHEE STATION BEING LOT 41, BLOCK A, APALACHEE STATION, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 40-41, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as 2379 APALACHEE CRUCIS LN. DAGULA, GA 30019.

as 23/9 APALACHEE CHO-CIS LN, 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 pull of the pu of paying the same, all ex-penses of the sale, including penses of the sale, including attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without convention 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 authorities, matters. any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions: brances; 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 MICHELLE A BRYAN, 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 amend or modify all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to neootiate. construct to require a se-cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT ONLY ASSOCIATION ASSOCIATION OF THE PRO INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST as Attorney in Fact for MICHELLE A BRYAN 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: Ru-BE USED FUR HAH PURP POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-22-00056-2 Ad Run Dates 04/06/2022. Dates 04/06/2022, 04/13/2022, 04/20/2022,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Charles Camp and Suzanna T. Camp**

to Mortgage Electronic Reg-istration Systems, Inc. as

nominee for American Faui-

ity to negotiate, amend or modify all terms of the loan

modify all terms of the loan (although not required by law to do so) is: Cenlar FSB, Loss Mitigation Dept., 425 Phillips Blvd., Ewing, NJ 08618, Telephone Number: 877-909-9416. Nothing in 0.C.G.A. Section 44-14-

O.C.G.A. Section 44-14-162.2 shall be construed to

04/27/2022 950-67002 4/6,13,20,27,2022

FORECLOSURE FORECLOSURE

negotiate, amend, or modify

the terms of the mortgage instrument. CMG MORT-

instrument. CMG MÖRŤ-GAGE, INC. as Attorney in Fact for SAMIR CHAHWAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Birl Lubilli, LLC, 3145 Avalori Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CENL-22-01033-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022,

950-66304

4/6,13,20,27,2022

STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Mortgage, Inc. dated July 23, 2004, and recorded in Deed Book 39293, Page 210,

as last modified in Deed Book 47512, Page 529, Gwinnett County Records, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to CitiMortgage, Inc. securing a Note in the original principal amount of \$211,850.00, the holder thereof pursuant to said Deed and 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, will on the first Tuesday, May 3, 2022, during the le-May 3, 2022, 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, to-wit: All that tract or parcel of land lying and being in Land Lot 204 of the 5th District, Gwinnett County, Georgia, being Lot 106, Block A, The Summit at North Cliff Subdivision, Unil II. as per plat recorded in II, as per plat recorded in Plat Book 92, Page 63, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part become in a reference of the reference of portate nerein and inlade a part hereof by reference. Said property is known as **785 Sunset Ridge Lane**, **Lawrenceville**, **GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property if any. Said said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or 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, any unwarders, zonic ordierty, any assessments, tiens, 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 expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided be distributed as provided by law. 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 of the status of the loan with the secured creditor. The property is or may be in the possession of Suzanna T Sligh, a/k/a Suzanna T Camp and Charles Camp, succes-sor in interest or tenant(s).

citiMortgage, Inc. as Attor-ney-in-Fact for Charles Camp and Suzanna T. Camp File no. 16-057341 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS*** https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-65536 4/6.13.20.27.2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from SAMIR
CHAHWAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
GREAT PLAINS NATIONAL
BANK, A NATIONAL
BANK, A NATIONAL BANK, alated Ordober 24 2013

dated October 24, 2013, recorded October 29, 2013, in Deed Book 52611, Page 0807, 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 Hundred Five and 00/100 dollars (\$128,205.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CMG Mortgage, Inc., there CMG Mortgage, Inc., there will be sold at public outry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, 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 220 OF THE STH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 70, BLOCK B OF LAKEVIEW PLANTATION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 13, GWINNETT COUNTY. GEORGIA, BEING LOT 70, BLOCK B OF LAKEVIEW PLANTATION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 13, GWINNETT COUNTY. GEORGIA COUNTY, GEORGIA
RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERE-

TO. Said legal description being controlling, however the property is more com-monly known as 975 CRYS-TAL WATER 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 cale 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 warranty or recourse against field the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; 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 undersigned, the owner and party in possession of the property is SAMIR CHAHWAN, LILIANE CHAHWAN, CHAWAN, CHA SAMIR CHAHWAN, LILIANE K CHAHWAN, 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

of the status of the loan with

the holder of the Security

FORECLOSURE

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's address is 999 N.W. Grand Blvd., Oklahoma N.W. Grand Blvd., Oklahoma City, OK 73118. 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 Tyrone Fenderson, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured ee, Assignee, and Secured Creditor As attorney-in-fact Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6702 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE TION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-65825 3/30,4/6,13,20,27,2022

Because of a default under the terms of the Security Deed executed by Susan Hevans to First Union Nation-al Bank dated May 3, 2001, and recorded in Deed Book and recorded in Deed Book 23268, Page 1, as last modified in Deed Book 24487, Page 201, Gwinnett County Records, securing a Note in the original principal amount of \$25,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-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 Brenda Gamez to Mortgage amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, 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 Brenda Gamez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc., D/B/A Supreme Lending, A Texas Corporation, dated September 30, 2014, and recorded in Deed Book 53167, Page 0213, Gwinnett County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded October property described in said Deed, to-wit: ALL THAT PARCEL OF LAND IN CITY OF SNELLVILLE, GWINNETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED DOOR Agreement recorded October COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 20210, PAGE 96, ID# 85008-378, BEING KNOWN AND DESIGNATED AS LOT 18, BLOCK A, STERLING CREEK -- LAND LOT 8 OF THE 5TH DISTRICT, FILED IN PLAT BOOK 79, PAGE 78. BY FEE SIMPLE DEED FROM BURNHAM BUILDERS, L.P. AS SET FORTH IN DEED BOOK 20210, PAGE 96 DATED 03/15/2000 AND RECORDED 03/20/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. Said property is known as 2715 Sterling Creek Pointe, Snellville, GA 30078, together with all fixtures and personal property transport as and apersonal property transport as a propert 2018 in Book 56197. Page 8, 2018 in Book 56197, Page 571 in the amount of One Hundred Six Thousand Nine-ty-Seven and 75/100 (\$106,097.75) Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assignment recorded on March 10, 2016 in Book 54147 Page 820 in the Office of the Clerk of Superior Court of Gwin-820 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 Three Thousand Minety-Eight and 0/100 dolars (\$103,098.00), with interest thereon as set fortherein, there will be sold at tures and personal property attached to and constituting therein, there will be sold at attached to and constituting a part of said property, if any. 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 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 May 3, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 183 of the 6th District of Gwinnett County, Georgia, being Lot the 6th District of Gwinnett County, Georgia, being Lot 21, Block C, Hickory Plantation Subdivision, Unit One, as per plat recorded in Plat Book 23, page 4, Gwinnett County records, said plat being incorporated herein by reference thereto. 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 Securicurate survey and inspection of the property, any assess-ments, liens, encumbrances, ments, 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 expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 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 proaudit of the status of the penses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-lect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank successor by loan with the secured credi-tor. The property is or may be in the possession of Su-san H. Evans, successor in interest or fenant(s). Wells Fargo Bank, N.A. successor by merger to First Union Na-tional Bank as Attorney-in-Fact for Susan H. Evans File no. 20-076435 LOGS LEGAL GROUP LIP 4ttorpes and is: Truist Bank, successor by GROUP Attornevs an merger to SunTrust Bank Counselors at Law 211 Perimeter Center Parkway,
N.E., Suite 300 Atlanta, GA
30346 (770) 220-25357
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFO

WILL BE USED FOR THAT PURPOSE. 950-65539 4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF **Gwinnett**Pursuant to a power of sale contained in a certain security deed executed by Tyrone

OBTAINED

FORMATION

ters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-Fenderson, hereinafter re-ferred to as Grantor, to ferred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC recorded in Deed Book 54385, beginning at page 553, of the deed records of the Clerk of the Superior Court of the aforesald state and county and signed, the party in possession of the property is Brenda Gamez or tenant(s); and said property is more commonly known as 1491 Shenta Oak Drive, Norcross, GA 30093. The sale will be con-30093. 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 said 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 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. Truist Bank, successor by merger to SunTrust Bank as Attenant in East for Reseda (which attorney-in-fact is the present holder of said secupresent noter of said secu-rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the merger to SunTrust Bank as Attorney in Fact for Brenda Gamez. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 18-03455 950-65549 the legal hours of sale, to the highest bidder on the first Tuesday in May 2022, 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 148 of the 7th District of Gwinnett County, Georgia, and being Lot 4, Block "B" of Springfield Estates Subdivision, 4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Sefield Estates Subdivision, Unit One, according to the plat recorded in Plat Book 43, Page 8, and revised at Plat Book 52, Page 69, Gwinnett County records, which plat is incorporated into and made a part by reference. Commonly Known As: 835 Springtime Drive, Lawrenceville, GA 30043 and legal description being con-Estates Subdivision curity Deed from WILLIAM A GOODMAN to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated January 10, 2014, recorded January 23, 2014, in Deed Book 52752, Page 0115, Gwinnett County, Georgia Records, said Security Deed racer ID. R/148 U45 Sald legal description being controlling, however, the Property is more commonly known as: 835 Springtime Drive, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation. hectords, said security been having been given to secure a Note of even date in the original principal amount of One Hundred Fifty Thousand Two Hundred Fifty and 00/100 dollars (\$150,250.00), with interest thereon as provided for without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following through the subject to t (\$150,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC fk/a items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County closed by an accurate survey and inspection of the prop-erty; any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCE other matters of record superior to the said Security Deed. The sale will be condescribed property: ALL THAT TRACT OR PARCEL IHAI IRACI OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 130 OF THE
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 31, BLOCK A, ASHTON
MANOR SUBDIVISION,
UNIT ONE, AS PER PLAT ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

FORECLOSURE

RECORDED IN PLAT BOOK 58, PAGE 200, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 605 ASH-TON MANOR DR, LO-GANVILLE, GA 30052. 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 payeasts provided for under ments 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 val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is WILLIAM A GOODMAN, ES-WILLIAM A GODDMAN, ESTATE AND/ OR HEIRS OF LAW OF WILLIAM GOODMAN, 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 entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Tele-phone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. as Attorney in Fact for WILLIAM A GOODMAN THE WILLIAM A GUODMAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-01423-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022 Dates 04/13/2022, 950-67001 4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from Greater

Works Childcare and Comworks Childcare and Community Development, Inc. ("Grantor"), to and in favor of Velocity Commercial Capital, LLC. ("Original Lender"), dated April 30, 2018 and recorded June 14, 2018 and 2018 Page 620, Gwinnett County, Georgia records, as assigned to U.S. Bank, Nathey can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia signed to U.S. Balik, National Association as Trustee for Velocity Commercial Capital Loan Trust 2018-2 ("Lender") by virtue of that Assignment of Deed to Security Debt Security enue, Richmond, Virginia 23222, to discuss possible alternatives to avoid forecloalternatives to avoid foreclo-sure. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restricto Secure Debt. Security Agreement and Assignment of Leases and Rents, effective January 15, 2019 recorded January 18, 2019 at Deed Book 56371, Page at Deed Book 56371, Fage 642, aforesaid Georgia records (the "Security Deed"), securing that certain Semi-Annual Adjustable Term Note, dated April 30, zoning ordinances, restric-tions, covenants, and mat-2018 in the original principal amount of \$700,000.00 (the "Note"); pursuant to which the indebtedness thereunder was reduced to Judgment in the full amount of the full amount of the full amount of the state of the principal amount of the full amount of the ful was leaded to duglier in the full amount of \$921,253.91 by Judgment Order granted September 21, 2020, Gwinnett County State Court, which Judgment lien was recorded at Lien Book 5663, Page 154, Gwintett County Georgia nett County, Georgia records, upon which interest records, upon wind interest continues to accrue until paid in full (the "Judgment"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Gwinnett County or some such other area as may have been designated by law for such sales to be cried, Georgia, on the first Tuesday in May, 2022, the following described property (the "Property") to wit: All that tract or parcel of land lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows: Commencing At a County or some such other deoriga and being indee pair icularly described as follows: Commencing At a Point On The Southerly Right-Of-Way Of Killian Hill Road (100 Feet Right-Of-Way) With The Intersection Of The Land Lot Line Common To Land Lots 90 And

mon To Land Lots 90 And 91, Also Being The Westerly Land Lot Line 0f Land Lot 90: Thence Easterly Along Said Right-0f-Way 319.00 Feet To An Iron Pin Found; Thence South 03 Degrees

Said Right-Of-Way 319.00
Feet To An Iron Pin Found;
Thence South 03 Degrees
577007 East, a Distance Of
10.12 Feet To a Point, Said
Point Being The True Point
Of Beginning Of The Tract Of
Land Herein Described;
Thence Continuing Along
The Curvature Of Said RightOf-Way An Arc Distance Of
127.57 Feet, Said Arc Being
Subtended By a Chord Having a Bearing Of South 88
Degrees 47' 36" East And
Distance Of 127.37 Feet To
An Iron Pin Found; Thence
South 00 Degrees 14' 57"
West, 421.54 Feet To An
Iron Pin Found; Thence
North 73 Decrees 257007
West, 102.50 Feet To An
Iron Pin Found; Thence
North 03 Degrees 57'00"
West, 395.90 Feet To a Point
On The Southerly Right-OfWay Of Killian Hill Road,
Said Point Being The True
Point Of Beginning Of The
Tract Of Land Described An
Containing 1.09 Acres. Less
and Except Property Described In Right Of Way
Deed In Favor Of Gwinnett
County, Dated February 11,

FORECLOSURE

Book 4851, Page 285, Gwinnett County Records. The above-described tract of land being the land being the same that was conveyed to Grater Works Childcare and Community Development, Inc. by Limited Warranty Deed dat-ed March 31, 2017 and and recorded in Deed 55045, Page 432, Gwinnett County, Georgia records. Property Address : **917 Kil**lian Hill Road, SW, Lilburn, GA 30047 (Gwinnett County) Parcel ID: R6090 112 FUR-THER LESS AND EXCEPT that property, if any, re-leased of record; The indebtedness evidenced by the Note and Judgment is due and payable and remains un-paid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Property will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed and Georgia law. The Property will be sold on an "as is, where is" basis with-out recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with repect thereto. The with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums se-cured by the Security Deed, and the remainder, if any, will be paid to the person or will be paid to the persons legally entitled thereto, all as provided in the Note and Security Deed. The Property shall be sold as the property of Grantor, subject to all restrictions, and other parts. easements and other mat ters of record that are prio to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad val orem taxes or assessments relating to the Property. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ve-locity Commercial Capital LLC, as agent for Lender, Ivan Lopez, 30699 Russel Ranch Road, Ste. 295, West-lake Village, CA 91362; (818) 532-3724. Please understand that the secured creditions are secured creditions as the secured creditions are secured creditions. tor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Property is Grantor, Greater Works Childcare and Community Development, Inc. or a tenter to the party of the party in party of the party in party in party of the party in party in party of the party in ant or tenants and said prop erty is more known as 917 Killian Hill Road, SW, Lilburn, GA 30047. U.S. Bank, N.A. as Trustee for Velocity Commercial Capital Loan Trust 2018-2 as Attorney-in-Fact for Greater Works Childcare and Community Develop-ment, Inc. Lisa A. Frank Mc-Calla Raymer Leibert, Pierce, LLC 1544 Old Alabama Road LLC 1544 Ulu Maba.... Roswell, Georgia 30076 281-6503 (678) 281-6 <u>Lisa.Frank@mccalla.com</u> 950-66507 4/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT

NOTICE OF SALE Because of a default under the terms of the Security Deed executed by Billy J. Haynie and Dorothy M. Haynie and Dorothy M.
Haynie to Regions Mortgage, Inc. dated February Deed Book 13846, Page 173, Gwinnett County Records, Gwinnett County Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, purdue and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, 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, to-wit: ALL TRACT OR PARCEL IMACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, HARBIN'S STATION SUBDI VISION. AS PER PLAT HARBIN'S STATION SUBUI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 274, REVISED AND RE-RECORDED IN PLAT BOOK 72, PAGE 254, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLATS ARE INCORPORAT-ED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF. Said property is known as 2525 Track Way, Dacula, GA 30019, together with all fixtures and personal property attached to and with all fixtures and personal property attached to and constituting a part of said property, if any. 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, encumassessments, liens, encum assessments, liens, encum-brances, 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 indebt-edness and all expenses of said sale as provided in said Deed, and the balance, if

any, will be distributed as

provided by law. 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 secured credi-

tor. The property is or may be in the possession of Dorothy M Haynie, The Rep-

resentative of the Estate of Dorothy M Haynie, Billy J

Haynie and The Representa-tive of the Estate of Billy J Haynie, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Billy J.

Haynie and Dorothy M.
Haynie File no. 22-078415
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at
Law 211 Perimeter Center

Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-

Ianta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ *THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE

USED FOR THAT PURPOSE.

950-63401 4/6,13,20,27,2022