FORECLOSURE

OSCAR PADRON, 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 Sourier.

the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms

CA 92806, Telephone Num-ber: 800-561-4567. 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. U.S. BANK

instrument. U.S. BĂNK TRUST NATIONAL ASSOCI-

ATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2021-PM1

as Attorney in Fact for OS-CAR PADRON THE BELOW

100, Peacifice Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01384-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022,

FORECLOSURE

rent assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as neces sary, in consultation with U.S. BANK NATIONAL AS RATION MORTGAGE PASS THROUGH CERTIFICATES 2005 S2 (the current investor on the 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, WELLS FARGO
BANK, N.A. may be contacted at: WELLS FARGO BANK,
N.A., 3476 STATEVIEW
BLVD. FORT MILL, SC.
02745 900 988 2014, Disco 29715, 800 288 3212, 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.

the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3210 SKYLAND DRIVE, SNELLVILLE, GEORGIA 30078 is/are: THOMAS W MORRIS SR. or tenant/tenants. Said property will be sold subject to (a) will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters 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, reordinances easements re-

strictions, covenants, etc.
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 holder of the security deed. Pursuant to 0.C.G.A. Section 113 1721 which allows for 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 pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET ECURITIES CORPORATION THROUGH CERTIFICATES
2005 S2 as Attorney in Fact
for THOMAS W MORRIS
SR... THIS LAW FIRM IS SK. IHIS LAW HIMM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.

000000009443649 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 phone: (972) 341 5398. 950-66622 4/6,13,2 Tele-4/6,13,20,27,

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE tO MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC AS NOMINEE FOR QUICKEN LOANS INC, dated August 5, 2016, recorded August 12, 2016, in Deed Book 54504, Page 0274, 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 Twenty-Two Thousand Seven Hundred Thirty-Five and 00/100 dollars (\$123.75.00) with integer Five and 00/100 dollars (\$122,735.00), with interest thereon as provided for therein, said Security Deed 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
cash at the Gwinnett County
Courthouse, within the legal 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 OF LAND LYING AND BEING IN LAND LOT 125 OF THE 7TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 44 OF GLEN-CREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288
OF GWINNETT COUNTY
GEORGIA RECORDS,
WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Said legal description being controlling, however the property is more com-monly known as 2651 HEATHROW

LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (no-tice to collect same having been given) and all other payments provided for un-der 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 all zoning ordinances; assessments; liens; encumbrances: 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 posthe owner and party in pos-session of the property is ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibitthat the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: 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

FORECLOSURE

cured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC clared due because of de-fault under the terms of said Security Deed. The indebtedness remaining in default F/K/A QUICKEN LOANS, LLC this sale will be made for the purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (no-F/K/A QUICKEN LOANS INC AS Attorney in Fact for ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE THE BE-LOW LAW FIRM MAY BE tice to collect same having been given) and all other HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, Attorney Contact: payments provided for un-der 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 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 val-Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. 0KN-19-02348-3 Ad Rub 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 winich would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to the

UNN-19-02340-3 AU RUII Dates 04/06/2022, 04/20/2022, 04/27/2022 950-65548 4/6,13,20,27, 2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEOR-GIA Under and by virtue of the Power of Sale contained in a Security Deed given by Christopher Padgett to Mortgage Electronic Regis-tration Systems, Inc. as bensaid Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is OSCAR PADRON, or tenants tration Systems, Inc. as ben-efficiary, as nominee for Sun-Trust Mortgage, Inc., dated February 26, 2010, and recorded in Deed Book 49977, Page 0415, Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assign-ment recorded on November 9, 2012 in Book 51785 Page 492 in the Office of the Clerk of Superior Court of Gwinof Superior Court of Gwinof Superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of One Hundred Eighty-Nine Thou-sand Five Hundred Four and of the loan (although not required by law to do so) is:
Carrington Mortgage Services, LLC, Loss Mitigation
Dept., 1600 South Douglass
Road, Suite 200A, Anaheim, sand Five Hundred Four and 0/100 dollars (\$189,504,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash behighest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022, the follow-ing described property: All that tract or parcel of land ly-ing and being in Land Lot 89 of the 7th District, of GWIN-NETT County, Georgia, being Lot 119, Block A of Chandler Pond, Unit One, as per Plat CAR PADRON 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
30071 Telephone Number: Pond, Unit One, as per Plat thereof recorded thereof recorded in Plat Book 60, page 278, Gwinnett County, Georgia, records, which Plat is incorporated herein and made a part here-of by reference for a more detailed description; being known as 1887 Lake Ridge Terrace, according to the present system of number-ing property in Gwinnett ing property in Gwinnett County, Georgia The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Securi-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 attorney?s fees (notice of intent to col-lect attorney?s fees having been given). The entity hav-ing full authority to negotia

ate, amend or modify all terms of the loan (although

terms of the loan (although not required by law to do so) is: Truist Bank, succes-sor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss

at (800) 443-1032 for Loss Mitigation Dept, or by writ-ing to 1001 Semmes Av-enue, Richmond, Virginia 23222, to discuss possible alternatives 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-

of the property, any assess-ments, liens, encumbrances, zoning ordinances, restric-

tions, covenants, and mat-

ters of record superior to the Security Deed first set out above. To the best knowledge and belief of the under-

signed, the party in posses-sion of the property is Christopher Padgett or ten-

ant(s); and said property is more commonly known as 1887 Lake Ridge Terrace, Lawrenceville, GA 30043-

Lawrenceville, GA 30043-6040. The sale will be con-

ducted 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 redemp-tion or other lien not extin-guished by foreclosure. Tru-ist Bank, successor by merger to SunTrust Bank as

Attorney in Fact for Christo-Attorney in Fact for Crinisto-pher Padgett. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 13-09990

3/30,4/6,13,20,27,2022

UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

AL MORTGAGE CORPORA-TION, dated July 11, 2003, recorded July 22, 2003, in Deed Book 33727, Page

recorded July 22, 2003, In Deed Book 33727, Page 0084, Gwinnett County, Georgia Records, said Secu-rity Deed having been given to secure a Note of even

date in the original principal amount of One Hundred Six-ty-Eight Thousand Five Hun-dred Ninety-One and 00/100 dollars (\$168,591.00), with

interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust National

Association, as Trustee for Towd Point Master Funding Trust 2021-PM1, there will be sold at public outcry to the highest bidder for cash

Courthouse, within the legal

Tuesday in May, 2022, all property described in said on the first Tuesday in May, 2022, all property described in said security Deed including but not limited to the following described property: ALL

described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING

OF LAND LYING AND BEING IN LAND LOT 163 OF THE GTH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, WAGO FOREST SUBDIVISION, SECTION TWO, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED IN PLAT BOOK P, PAGE 10, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPOR BY THE STATE OF THE STATE OF

INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-

TION. Said legal description

the property is more commonly known as 723 ALVIS
LANE, NORCROSS, GA
30093. The indebtedness se-

cured by said Security Deed

has been and is hereby de-

the Gwinnett

County

NOTICE OF SALE

Dates 04/13/2022, 04/27/2022 4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

GEORGIA. GEURGIA,
GWINNETT COUNTY
By virtue of the Power of
Sale contained in that certain Security Deed given from Robert G Phillips and Lor-Robert G Phillips and Lorraine N Phillips to Branch Banking and Trust Company, a North Carolina state banking corporation, own.
Nown as Truist Bank, dated 03/14/2016, recorded 04/28/2016 in Deed Book 54247, Page 218, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of EIGHTY THOU-SAND AND 00/100 DOLLARS (\$80,000.00), with interest thereon as provided terest 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 of sale on the first Tuesday in May 2022 by Truist Bank, former-ly known as Branch Banking and Trust Company, as At-torney in Fact for Robert G Phillips and Lorraine N
Phillips, all property described in said Security
Deed including but not limited to the following described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 202 OF
THE 7TH LAND DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 36
BLOCK A OF PEACHTREE
WALK SUBDIVISION, UNIT
TWO, AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 31 PAGE 50 OF THE
PUBLIC RECORDS OF
GWINNETT COUNTY, GORGIA, WHICH SAID PLAT IS GIA. WHICH SAID PLAT IS INCORPORATED HEREIN BY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. SUBJECT TO EASEMENTS, RESTRIC-TIONS AND COVENANTS OF RECORD, IF ANY. TAX ID#: R7202 224

Said property being known as 2851 PINE CONE LN, DU-LUTH, GA 30096 according to the present numbering system in Gwinnett County. The indebtedness secured The indebtedness secured by said Security Deed has been declared due because of default under the terms of The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attempts of the sale, including attempts. torneys' fees and all other payments provided for un-der the terms of the Security Deed and Note. Said proper-ty will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an in-spection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Search To the matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lorraine N Phillips, Robert G Phillips 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 nal confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, DRL/LMU/Mortgage Default Group, 770 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409, 866-909-4852. THE LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINSED WILL BE USED FOR THAT the status of the loan. The INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. The Geheren
Firm, P.C., 4828 Ashford
Dunwoody Road, 2nd Floor,
Atlanta, GA 30338 TEL (678)
587-9500.

4/6,13,20,27,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from DAISY REYES to MORTGAGE ELEC-

TRONIC REGISTRATION SYSTEMS INC. AS SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
SOUTHSTAR FUNDING,
LLC, dated January 31,
2005, recorded February 7, 2005, recorded February 7, 2005, in Deed Book 41569, Page 0155, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Forty-Four Thousand Nine Hundred Fifty and 00/100 dollars (\$44,950.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wells Fargo Bank National Association, as Trustee for SACO I Trust 2005-2, Mortgage Pass-Through Certifigage Pass-Through Certifi-cates, Series 2005-2, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 51 OF THE
5TH DISTRICT OF GWINNETT COUNTY, GEORGIA,
BEING LOT 20, BLOCK I,
THE SUMMIT AT SARATOGA, UNIT III, AS SHOWN ON
PLAT OF SUBJECT PROPERTY RECORDED AT PLAT
BOOK 68, PAGE 267, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. Said legal description
being controlling, however

being controlling, however the property is more com-monly known as 290 MER-RITT DRIVE, LAWRENCEVILLE, GA LAWRENCEVILLE, GA 30044. 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 this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the 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 DAISY REYES, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by matters of record superior to (although not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, Telephone Number: 888-818-6032.
Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortisage instrument or modify the terms of the mortgage instrument. WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SACO I TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2 as Attorney in Fact for DAISY REYES THE BELOW LAW FIRM MAY BE HEID TO BE

FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SPS-22-01016-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 04/27/2022 950-65545 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 a Deed to Secure Debt given by ANTHONY W RICHARD-SON AND JENNIFER D RICHARDSON to WELLS FARGO BANK, N.A., dated 10/31/2008, and Recorded on 11/04/2008 as Book No. 49151 and Page No. 0186, AS AFFECTED BY BOOK 54715, PAGE 209, GWIN-NETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in

after described property to secure a Note of even date in the original principal amount of \$244,600.00, with interest at 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 in May, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 123, BLOCK "A' AVINGTON GLEN THE ARBORS SUBDIVISION (F.K.A. GLENBROOKE COVE), (F.K.A. NEW HOPE ROAD TRACT), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGES 274 276, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, fair ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. manner provided in the Note and Deed to Secure Debt. 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 pro-vided in the Deed to Secure

FORECLOSURE

FORECLOSURE

N.A., acting on behalf of and,

modify the terms of the loan

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1149 LEYBOURNE COVE, LAWRENCEVILLE, CONSTRUCTION OF THE PROPERTY AND A CONSTRUCTION OF THE PROPERTY OF T

COVE, LAWRENCEVILLE, GEORGIA 30045 is/are: AN-THONY W RICHARDSON AND JENNIFER D RICHARDSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate

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, restrictions, covenants, etc.
The sale will be conducted

son, Texas 75001 Tele-phone: (972) 341 5398. 950-66626 4/6,13,20,27,

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
Penelope Robinson to Cittinancial Services, Inc. date
July 11, 2006 and recorded
on July 12, 2006 in Deed
Book 46739, Page 566,
Gwinnett County, Georgia
Records, and later assigned
to Wilmington Savings Fund
Society, FSB, d/b/a Christiana Trust as Trustee for
PNPMS Trust III by Assignment
of Security Deed

ment of Security Deed recorded on April 12, 2021 in Deed Book 58605, Page 360, Gwinnett County, Geor-gia Records, conveying the

secure a Note in the original principal amount of Fifteen

Thousand Two Hundred Eighty-Two And 32/100 Dollars (\$15,282.32), 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

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 be-ing in Land Lot 231, 6th Dis-trict, Gwinnett County, Geor-gia, being known as Lot 39, Block A, Grovemont Subdivi-sion as recorded on Plat of

sion, as recorded on Plat of

Survey in Plat Book 99, Pages 260-262, Gwinnett County, Georgia Deed Records, which said plat of survey is incorporated herein for a more complete decirition. Being that parel

scription. Being that parcel

scription. Being that parcel of land conveyed to Penelope Robinson from Bowen Family Homes, Inc. by that deed dated 11/24/2003 and recorded 12/15/2003 in Deed Book 36348, at Page

214 of the Gwinnett County, GA Public Registry. Tax ID #: R6231 419 The debt se-cured by said Security Deed has been and is hereby de-

clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-

vided in the Note and Securi

ty Deed. The debt remaining

which are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey

and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best knowledge and

belief of the undersigned, the parties in possession of the property are Penelope Robinson or tenant(s); and

said property is more com monly known as 3883 Grovemont Place, Duluth, GA 30096. 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

final confirmation and addit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III as At-

NOTICE OF

GEORGIA

Debt and by law, including attorney's fees (notice of intent to collect attorney's fees torney in Fact for Penelope Robinson McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree having been given). WELLS FARGO BANK, N.A. holds the Corners, GA 30092 404-474-7149 MTG File No.: duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. WELLS FARGO BANK, GA2022-00071 950-67010 4/6,13,20,27,2022 N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. (the current investor on the 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, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. fargo be contacted at: WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. 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.

NOTICE OF SALE UNDER POWER GEORGIA, STATE OF GEORIC COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Niove M Rodriguez to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Homestar Financial Corp., its successors and assigns, dated April 10, 2019 and recorded on April 15, 2019 in Deed Book 56525, Page 00835, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed awing been given to secure
a Note of even date, in the
original principal amount of
Two Hundred Sixty Thousand Two Hundred and
00/100 dollars 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to NewREZ, LLC dba Shellpoint Mortgage Servicing, recorded in Deed Book 57457, Page 194, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett courthouse door of Gwinnett courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an afternative location, 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: described property: ALL THAT TRACT OR PAR-

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 confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows forestain procedures regarding certain procedures regarding. CEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, HAMPTON PARK, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREOF BY REFERENCE. CEL OF LAND LYING AND 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 pro-vided until final confirmation documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for ANTHONY WRICHARDSON. AND JENNIFER D RICHARDSON. THIS LAW FIRM IS ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. DO0000006704613 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas. 75001 Tele-HEREOF BY REFERENCE.

Said property may more commonly be known as 1999 Shin Court, Buford, GA **30519.** The debt secured by said The debt secured by sau 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. debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been

2022

STATE OF GEORGIA COUNTY OF GWINNETT

Mortgage Corporation dated July 28, 2004, and recorded in Deed Book 39487, Page 134, Gwinnett County

nal principal amount of \$203,150.00, the holder

beed and Note thereby secured has declared the entire amount of said indebtedness

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

property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN

LAND LOT 26, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK B, THE FIELDING

AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 62

to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad val-orem 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale

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

of the status of the loan with

the secured creditor. The property is or may be in the possession of Ben D Ses-sions and The Representa-

tive of the Estate of Ben D

Sessions, successor in inter-

WILL BE USED FOR THAT PURPOSE. 950-63857

NOTICE OF SALE

UNDER POWER

GWINNETT

RECORDED

COUNTY

given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New Rez in Deed Book 39407, 1991
134, Gwinnett County
Records, said Security Deed
having been last sold, assigned, transferred and conveyed to BankUnited N.A.
securing a Note in the original principal amount of LLC d/b/a Shellpoint Mort-gage Servicing, 55 Beattle Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

Greenville, St. 29901, 1-800-365-7107.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing audemption of any taxing authority; f) all outstanding terription of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Niove M Rodriguez 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 Ioan with the holder of the Security Deed.

New Rez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Niove M

Attorney-in-Fact for Nilove M Rodriguez Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Run Αd

3/30,4/6,13,20,27, 2022 950-64036 3/30,4/6,13,20,27,2022

NOTICE OF SALE GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Five vided 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 attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Statebridge Company, LLC, as servicer for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, can be contacted at (866) 466-3360 or by writing to 6061 S. Willlow Drive. Suite 300, Greenwood Village, CO 80111, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding at valence and since the support of the sold subject to any outstanding at valence and since the support of the support of the sold subject to any autstanding at valence and since the support of the suppo onginal principal annount on the Hundred Seventy-Five Thousand One Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to 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 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 Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 923 MARY FRANCES CT, 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 indebt-

edness remaining in default, this sale will be made for the

FORECLOSURE

FORECLOSURE purpose of paying the same, all expenses of the sale, in-cluding attorneys' fees (notherein (the "Note"), there will be sold at public outcry tice to collect same having to the highest bidder for cash before the courthouse been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May, 2022, the following described properwithout any representation warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following

rollowing described property:
All that tract or parcel of land lying and being in Land Lot 119 of the 6th District of Gwinnett County, Georgia and being Lot 19, Block B, of Smoke Rise North, Unit No Two, as shown and designated on a plat thereof recorded at Plat Book 12, Page 31, Gwinnett County records, said plat being initems 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 displayed by which would be disclosed by which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of 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 records, said plat being incorporated herein by reference thereto.

The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the debt as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the surpose of paying the same session of the property is ANGELA DENISE ROSS, 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 pendiate having been given as provided by law).

Said property will be sold for cash or certified funds and subject to any outstanding ad valorem tases (in 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 f/k/a Quicken Loans, LLC, Los 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 require a secured credit or to ing ad valorem taxes (ining 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, reprint profit payers creticis zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed. The sale will 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, INC. as Attorney in Fact for ANGELA DENISE ROSS 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 300/71 Telephone Number: (877) 813-0992 Case No. QKN-22-00856-1 Ad Run Dates Q4/13/2022, 04/20/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/56-5542 require a secured creditor to be conducted subject (1) to confirmation that the sale is of the status of the loan with the holder of the security deed, including but not limit-ed to a determination that the loan was not reinstated prior to the foreclosure sale. Specifically, this sale will be made subject to that cer-950-65542 4/6,13,20,27.

NOTICE OF SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Ben D
Sessions to HomeBanc

such parcels as Grantee may elect, as permitted in the Se-curity Deed.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Richard D. Smith, III (a/k/a/ Richard Smith, III (a/k/a/ Richard D. Smith, III) and Merideth B. Smith (a/k/a Meridith B. Smith), or their tenant or tenants. The property is more commonly known as 32 Parkstone Court, Stone Georgia, 30087.

Horizon Bank, Attn: Foreclo-sures, Starfield & Smith, PC, 75 Fourteenth Street, Suite 2250, Atlanta, GA 30309, (404) 389-9041. THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-66659 4/6.13.20.27,2022 4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER

3/9,16,23,30,4/6,13,20,27, 2022 and interest of Grantor in the Unit and the appurtenances thereof under that center beclaration for Wintergreen Condominiums recorded at Deed Book 2377, Page 137, Gwinnett County Records, (said Declaration together with all exhibits thereof and amendments thereto and as may be amended from times GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in

that certain Deed to Secure Debt and Security Agreement from Richard D.
Smith, III (a/k/a/ Richard Dean Smith, III) and Merideth B. Smith (a/k/a may be amended from times to time, hereinafter being re-Merideth B. Smith (a/k/a Meridith B. Smith) ("Grantor") to Storey Mountain, LLC, as successor-ininterest by assignment from BeriaBank, a division of First Horizon Bank ("Grantee"), dated August 16, 2017, recorded in the Gwinnett County, Georgia records at Deed Book 55369, Pages 0793-0816 (the "Security Deed"), conferred ferred to as the "Declaration") in Condominium Plat Book 1, Page 93. The interest herein conveyed includes, without limiting the generality of the foregoing, the undivided percentage interest in the common ele-ment of Wintergreen Condo-miniums appurtenant to the Unit, the same is specified in 55369, Pages 0793-0816 (the "Security Deed"), conveying the after-described property to secure a Promissory Note from RCD-Atlanta, Inc. to Grantee in the critical principal amount of the Declaration. Said properthe bedatation. Said proper-ty may more commonly be known as **6140 Wintergreen Road, Norcross, GA 30093.** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, nonoriginal principal amount of Two Million and No/100 Dollars (\$2,000,000,00) with in-

FORECLOSURE stallments on said loan. debt remaining in default, this sale will be made for the

or purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees paying beauting beauting

not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with Specifically, this sale will be made subject to that certain Security Deed from Richard D. Smith, III and Merideth B. Smith al/k/a Merideth B. Smith to MERS as nominee for Synovus Mortgage Corp., dated August 16, 2010, filed and recorded August 31, 2010, in Deed Book 50244 Page 145, aforesaid records(the "First Security Deed"); and that certain Security Deed from Richard D. Smith, III and Merideth B. Smith to Community & Southern Bank, dated November 19, 2015, filed and recorded December 8, 2015, in Deed Book 53978 Page 213, aforesaid records (the "Second Security Deed"). Grantee reserves the right to sell the property in one parcel or as an entirety, or in one parcel or as an entirety, or in such proceed or control or the property in one parcel or as an entirety, or in an each percel or as an entirety, or in

parcel or as an entirety, or in

The name, address and telephone number of the intelephone number of the in-dividual or entity who shall have full authority to negoti-ate, amend and modify all terms of the mortgage, secu-rity deed and/or debt with the Borrower is: Storey
Mountain, LLC, as successor-in-interest by assignment from First Horizon
Bank as successor by merger with IberiaBank dba Iberia
Pank a diddision of First aBank, a division of First Horizon Bank, Attn: Foreclo-

GWINNETT COUNTY RECORDS. WHICH PLAT, BY REFERENCE, IS INCORPORATED HEREIN AND MADE A PART HEREOF. Said property is known as 980 Sunhill Drive, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Se-curity Deed from **Phillip Lee Smith to Mortgage Electron** ic Registration Systems, Inc., as nominee for United Inc., as nominee for United Wholesale Mortgage, its successors and assigns, dated February 27, 2020 and recorded on March 5, 2020 in Deed Book 57302, Page 124, 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 of even date, in the original principal amount of One or even date, in the original principal amount of One Hundred Sixteen Thousand Eight Hundred Fifty and 00/100 dollars (\$116,850.00) with interest and the balance, it any, with be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the laps with thereon as provided therein, as last transferred to United Shore Financial Services, LLC D/B/A United Wholesale Mortgage, recorded in Deed Book 58452, Page 297, aforesaid records, will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or Sessions, successor in interest or tenant(s). BankUnited N.A. as Attorney-in-Fact for Ben D Sessions File no. 22-078360 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Attanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE JISED FOR THAT 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 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 Land Lot 169, 6th District, Gwinnett County, Georgia, being identified and depicted as Unit No. 2C4 (hereinafter something referred to as the "Unit") of Wintergreen Condominiums together with all right, title and interest of Grantor in the and interest of Grantor in the

GEORGIA.

purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Unit-ed Shore Financial Services, LLC d/b/a United Wholesale Mortgage, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an "as-is" basis without any repre-sentation, warranty or re-course against the above named or the undersigned 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 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 au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Phillip Lee Smith and or ten-ant(s). The sale will be con-ducted subject to 1) confirmation that the sale is not mation 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. United Shore Financial Services, LLC d/b/a United Wedlesel Meditages At

04/06/22; 04/20/22; 04/27/22 950-65790 4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT

Wholesale Mortgage as Attorney-in-Fact for Phillip Lee Smith Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-

Road, Suite 200, see, FL 32312; (850) 422-2520 Ad Run Dates: 04/13/22;

NOTICE OF SALE
UNDER POWER
Because of a default under
terms of the Security
Deed executed by David K.
Stevens to Countrywide
Local dated Stevens to County Williams Inc. dated June 9, 1999, and recorded in Deed Book 18604, Page 137 Gwinnett County Gwinnett County Records, securing a Note in the original principal amount of \$72,962.00, the holder thereof pursuant to said Deed and Note thereby se-cured 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 Courthard County of Sale, before the County of Sale, Sa house door in said County house 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 26 of the 6th District, Gwinnett County, Georgia, being Lot 14, Block 'B', Manor Estates Subdivision, Unit 2, as per plat recorded Unit 2, as per plat recorded in Plat Book 33, Page 285A, Gwinnett County, Georgia Records, reference to which plat is made for the purpose of incorporating the same as a part herein; being ima part nerein; being improved property known as 2989 Tiller Trail, according to the present system of numbering houses in said county. Said property is known as 2989 Tiller Trail. Stone Mountain, GA 30087 to and constituting a part of said property property will be sold subject to 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, any matters which might be disclosed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordi nances, restrictions, covenants, and matters of covenants, and matters of record superior to the Secu-rity Deed first set out above. The proceeds of said sale will be applied to the pay-ment of said indebtedness ment of said indeptedness 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 confir-mation that the sale is not prohibited under the Bankruptcy Code and final confirmation and audit of the status of the loan with the secured creditor property is or may be in the possession of David Stevens, a/k/a David K. Stevens and The Representative of the Estate of David Characteristics of David Characteristics of David Characteristics of Stevens and The Representative of the Estate of David Stevens, successor in interest or tenant(s). Bank of America, N.A. as Attorney-in-Fact for David K. Stevens File no. 17-066438 LOGS LEGAL GROUP LLP* Attor-LEGAL GROUP LLP" Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/KMM

2553/NMM https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT 4/6.13.20.27.2022

NOTICE OF SALE UNDER POWER

GEURGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from WILLIAM
C. TERRELL, BARBARA A. TERRELL to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC, dated October 29, 2011, recorded November 14, 2011, in Deed Book 50991, Page 0682, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of the page 14, 2011, and the security Deed County of the page 14, 2011, and the security Deed Page 14, 2011, and of even date in the original principal amount of One principal amount of One Hundred Forty-Eight Thou-sand Five Hundred Ninetyand 00/100 (\$148,596,00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC 1fk/a 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 Courthouse, within the legal hours of sale on the first 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: TAX ID NUMBER(S): R5126 058 LAND SITUATED IN THE