FORECLOSURE

warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; as-sessments; liens; encumcovenants, 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 con-ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the lean (although pet reof the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss guired by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Fi-nancial Place, Suite 2000, Chicago, IL 60605, Tele-phone Number: 800-495-7166. 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. US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG AS-SET TRUST as Attorney in Fact for MICHELLE A BRYAN BELOW LAW FIRM IHE 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 PUR-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. FAY-22-00056-2 Ad Run FAY-22-00056-2 Dates 04/13/2022, 04/27/2022 04/20/2022,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

4/6.13.20.27.2022

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 Equi-ty Mortgage, Inc. dated July 23, 2004, and recorded in Deed Book 39293, Page 210, Deed Book 39293, Page 210, as last modified in Deed Book 47512, Page 529, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to CtitMordgage, Inc. securing a Note in the original principal amount of \$211,850.00, the holder thereof pursuant the holder thereof pursuant to said Deed and Note thereby secured has declared the 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 204 of the 5th District, Gwinnett County, Coordia, being let County, Georgia, being Lot 106, Block A, The Summit at North Cliff Subdivision, Unit II, as per plat recorded in Plat Book 92, Page 63, Gwinnett County, Georgia Records, which plat is incorporated herein and made a portated herein and made 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 property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or 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 record superior to the Secu-rity 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 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 loan with
the secured creditor. The property is or may be in the possession of Suzanna T Sligh, a/k/a Suzanna T Camp Sligh, a/k/a Suzanna I 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* Attor-neys and Causpalors at Law neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220 2535/***CF_REFERENCE_I NITIALS***

NITIALS**
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR, ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE 950-65536 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 SAMIR
CHAHWAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTES, AS NOMINEE FOR GREAT PLAINS NATIONAL BANK, A NATIONAL BANK, dated October 24, 2013, recorded October 29, 2013, in Deed Book 52611, Page 0807 , 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 amount of Une Hundreu Twenty-Eight Thousand Two Hundred Five and 00/100 dollars (\$128,205.00), with interest thereon as provided for the provi therein, said Security Deed having been last sold ned and transferred to cMG Mortgage, 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

FORECLOSURE Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALÌ THAT TRACT OR PARCEI OF LAND LYING AND BEING IN LAND LOT 220 OF THE 5TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA. NEIL CUUNIY, GEORGIA, BEING LOT 70, BLOCK B OF LAKEVIEW PLANTATION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 13, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATE USER ING INCORPORATED HERE IN BY REFERENCE THERETO. Said legal description
being controlling, however
the property is more commonly known as 975 CRYSTAL WATER DRIVE 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 sale will be made for the purpose 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 Pand Said preperty will be 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 dersigned. 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 pavable) the right of redemption of any taxing authority; matters which would be disclosed by rolling, 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. 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 pos-session of the property is SAMIR CHAHWAN, LILIANE K CHAHWAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and cultit of the and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record supports the basic Security. 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 ducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit law to do so) is: Cenlar FSB, law to do so) is: Celliar 525 Loss Mitigation Dept., 425 Phillips Blvd., Ewing, NJ 08618, Telephone Number: 877-909-9416. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to the holder of the Security
Deed. MidFirst Bank,
through its division Midland
Mortgage is the entity with
authority to negotiate,
amend and modify the terms
of the Neth and Security. 10.C.G.A. Section 44-1162.2 shall be construed to require a secured creditor to require as secured creditor to the state of the mortgage instrument. CMG MORT-GAGE, INC. as Attorney in Fact for SAMIR CHAHWAN THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLECTOR, UNDER FEDERALAW. 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: (877) 813-0992 Case No. CENL-22-01033-1 Ad Run Dates 04/06/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/27/2022, 04/20166.65204 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 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 knowl-

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE Because of a default under the terms of the Security Deed executed by Susan H. Evans to First Union Nation-

04/27/2022 950-66304

4/6,13,20,27,2022

0041 22-6702 THIS LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. al Bank dated May 3, 2001, and recorded in Deed Book 23200, Page 1, 38 last Initional field 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 secured has declared the patric. 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 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 Deed, to-wit: ALL THAT PARCEL OF LAND IN CITY OF SNELLVILLE, GWINNETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DE SCRIBED IN DEED BOOK 20210, PAGE 96, ID# R5008-378, 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 FEF SIMPIL DEFD . BY FEE SIMPLE DEED 78 . BY FEE SIMPLE DEED FROM BURNHAM BUILDERS, L.P. AS SET FORTH IN DEED BOOK 20210, PAGE 96 DATED 03/15/2000 AND RECORD-ED 03/20/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. Said property is known as **2715 Sterling** Creek Pointe, Snellville, GA Creek Pointe, Snellville, GA 30078, 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 lien, whether or not now due and payable), the right of redemption of any taxing audemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assess-ments, liens, encumbrances, zoning ordinances, restrictions covenants, and mattions, coverlains, and make ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of ness and an 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 creditor. The property is or may be in the possession of Susan H. Evans, successor in interest or tenant(s). Wells Fargo Bank, N.A. successor by merger to First Union National Bank as Attorney-in-fact for Susan H. Evans File no. 20-076435 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/JP tor. The property is or may

N.E., SUITE 300 ARRIMA, 30346 (770) 202-2535/JP
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPORSE

PURPOSE

950-65539 4/6,13,20,27,2022

FORECLOSURE

legal description being con-

sold on an "as-is" basis without any representation

warranty or recourse against the above-named or the un-dersigned. The sale will be subject to the following

items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any mat-ters which might be dis-

closed by an accurate survey

perior to the said Security Deed. The sale will be con-

of the status of the loan with

of the undersigned's knowl-edge and belief, the party in

possession of the property is believed to be Tyrone Fenderson, or tenant(s). MidFirst Bank, as Transfer-

ee, Assignee, and Secured Creditor As attorney-in-fact

for the aforesaid Granton

Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge

Connector, Suite 350 At-lanta, GA 30342 (770) 392-0041 22-6702 THIS LAW

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF payable), any matters which might be disclosed by an accurate 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. To the best knowlcontained in a certain security deed executed by **Tyrone** Fenderson, hereinafter re-ferred to as Grantor, to ferred to as Grantor, to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Nationstar Mortgage LLC recorded in Deed Book 54385, beginning edge and belief of the undersigned, the party in possession of the property is Brenda Gamez or tenant(s); and said property is more com-monly known as 1491 Shenat page 553, of the deed records of the Clerk of the Superior Court of the aforeta Oak Drive, Norcross, GA 30093. The sale will be con-ducted subject to (1) confir-mation that the sale is not 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 (which etterney in fed is the prohibited under the U.S.
Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinuished by foreelseur. Tru-(which attorney-in-fact is the present holder of said secupresent holder of said secur-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 guished by foreclosure. Tru-ist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Brenda Gamez, Brock & Scott, PLLC 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, 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 30048 Parcel ID: R7148 045 Said legal description being controlling browers. highest bidder on the first 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 18-03455 950-65549 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 Security Deed from WILLIAM A
GOODMAN to MORTGAGE GOODMAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR OUICKEN LOANS INC., dated January 10, 2014, recorded January 23, 2014, in Deed Book 52752, Page 0115, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of original principal amount of One Hundred Fifty Thousand One Hundred Fifty Thousand Two Hundred Fifty and Oo/100 dollars (\$150,250.00), 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, Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County 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 130 OF THE IN LAND LOT 130 OF THE 5TH DISTRICT, GWINNETT TOUNTY, GEORGIA, BEING LOT 31, BLOCK A, ASHTON MANOR SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 200, GWINNETT GOUNTY. GEORGIA

COUNTY GEORGIA RECORDS, WHICH
RECORDED PLAT IS INCORPORATED 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 ates of the sale, including at-torneys' fees (notice to col-lect 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 any representation. without any representation, warranty or recourse against the above-named or the undersigned. The selections will also dersigned. 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

950-65825 3/30,4/6,13,20,27,2022

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 Electronic Registration Sys-tems, Inc., as grantee, as nominee for Everett Finanbrances: nominee for Everett Financial, Inc. Di/Al 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 8, 2018 in Book 56197, Page 571 in the amount of One Hundred Six Thousand Ninery-Seven and 75/100 ty-Seven and (\$106,097,75) Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger 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 Gwinnett County, Georgia Records, conveying the after described perpettions. Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Three Thousand Ninety-Eight and 0/100 dollars (\$103,098.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the Country, 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 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, declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's declared due because of by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (atthough ing full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Truist Bank, successor by merger to SunTrust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Rickmond, Virginia 23222. to discuss possible 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 vet due and

FORECLOSURE

Deed"), securing that certain Semi-Annual Adjustable Term Note, dated April 30, 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 \$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, Gwin-Book 5663, Page 154, Gwin-nett County, Georgia records, upon which 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. ignated by law for such sales to be cried, Georgia, 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 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 91, Also Being The Westerly Land Lot Line Of Land Lot 90; Thence Easterly Along Land Lot Line Of Land Lot 90; Thence Easterly Along Said Right-Of-Way 319.00 Feet To An Iron Pin Found; Thence South 03 Degrees 57?00? 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 Right-Of-Way An Arc Distance Of The Curvature of Said Hight-of-Way An Arc Distance of 127.57 Feet, Said Arc Being Subtended By a Chord Hav-ing 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 25700? North 73 Decrees 25700?
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 And
Containing 1.09 Acres. Less
and Except Property Described In Right Of Way
Deed In Favor Of Gwinnett
County, Dated February 11,
1998, Recorded In Deed
Book 4851, Page 285, Gwinnett County Records. The
above-described tract of
land being the same that
was conveyed to Grater was conveyed to Grater Works Childcare and Community Development, Inc. by Limited Warranty Deed dated March 31, 2017 and recorded in Deed Book 55045, Page 432, Gwinnett County, Georgia records. Property Address: 917 Killian Hill Road, SW, Lilbum, GA 30047 (Gwinnett County) Parcel ID: 86090 112 FUR-Works Childcare and Com-Parcel ID: R6090 112 FUR-THER LESS AND EXCEPT that property, if any, re-leased of record; The indebt-edness evidenced by the Note and Judgment is due and payable and remains unpaid. 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 public outery 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 without recourse against Lender and without representation nature whatsoever by Lender 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 secured by the Security Deed, and the remainder, if any, will be paid to the person or persons lenally entitled penses of the sale and all

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; encumrestrictions: prances; 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 pospersons 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, easements and other matsession of the property is WILLIAM A GOODMAN, ESTATE AND/ OR HEIRS OF LAW OF WILLIAM GOODMAN, or tenants(s). The sale will be conducted subject (1) to confirmate that ters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem 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: Velocity Commercial Capital, LLC, as agent for Lender, Ivan Lopez, 30699 Russel Ranch Road, Ste. 295, Westlake Village, CA 91362; (818) 532-3724. Please understand that the secured creditor is not required by law to ters of record that are prior 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 state of the leave with the bold. tus 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 (alall terms of the loan (al-though not required by law to do so) is: Rocket Mort-gage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Tel-phone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a setor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the construed to require a secured creditor to negotiate, amend, or modify the terms knowledge and belief of the undersigned, the party in possession of the Property is Grantor, Greater Works Childcare and Community Development, Inc. or a tenant or tenants and said property is more commonly 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 Developamend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. as Attorney in Fact for WILLIAM A GOODMAN 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: (877) 813-0992 Case No. OKN-22-01423-1 Ad Run Dates 04/06/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022, 04/20/2022 and Community Develop-ment, Inc. Lisa A. Frank Mc-Calla Raymer Leibert, Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 (678) 281-6503 Lisa.Frank@mccalla.com 950-66507

Dates 04/06/2022, 04/13/2022, 04/20/2022, 4/6,13,20,27,2022 04/27/2022 950-67001 4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Billy J. 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 Deed executed by Billy J. Haynie and Dorothy M. Haynie to Regions Mortgage, Inc. dated February 25, 1997, and recorded in Deed Book 13846, Page 173, 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 , Security Agreement Assignment of Rents Leases, from **Greater** and Leases, from Greater Works 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, cured has declared the entire amount of said indebtedness 2018 in Deed Book 55946, Page 620, Gwinnett County, Georgia records, as as-signed to U.S. Bank, Nadue and payable and, pursuant to the power of sale contained in said Deed, will tional Association as Trustee for Velocity Comon the first Tuesday, May 3. 2022, during the legal hours of sale, before the Court-house door in said County, sell at public outcry to the highest bidder for cash, the mercial Capital Loan Trust 2018-2 ("Lender") by virtue of that Assignment of Deed to Secure Debt, Security Agreement and Assignment

of Leases and Rents, effective January 15, 2019

FORECLOSURE

recorded January 18, 2019 at Deed Book 56371, Page 642, aforesaid Georgia records (the "Security LAND LOT 296 OF THE 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
LOT 12, BLOCK A,
HARBIN'S STATION SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 274, REVISED AND RE-RECORDED IN AND RE-RECORDED IN PLAT BOOK 72, PAGE 254, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLATS ARE INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART LEDEOE Cold accorded to the page 15 of HEREOF. Said property is known as 2525 Track Way, Dacula, GA 30019, together with all fixtures and personal 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 inan accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all 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 assessments, liens, encumnominee for Home Star Mortgage Services, Ltd. dated May 28, 2004, and recorded in Deed Book 38763, Page 20, Gwinneth County, Georgia records, as last transferred to Wells Farlast transferred to Wells Far-go Bank, N. A. as Trustee for the SACO I Trust 2004-2 Mortgage Pass-through Cer-tificates, Series 2004-2 by Assignment recorded in Deed Book 57529, Page 537, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dorothy M Haynie, The Representative of the Estate of Dorothy M Haynie, Billy J Haynie and The Representative of the Estate of Billy J Haynie, successor in interest or tenant(s). Regions Bank or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Billy J. Haynie and Dorothy M 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 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-63401 950-63401 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 **LEONARD HENDERSON**

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, to wit: May 3, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 126 of the 7th District, Gwinnett County, Georgia, being Lot 23, Block C of Suwanee Lakes Subdivision, Phase Two, as per plat recorded in Plat Book 56, Page 3, Gwinnett County records, said plat by this reference being incorporated herein and made a part rated herein and made a part hereof for a more complete description. SUBJECT TO that certain Security Deed from Heliodoro C. Hernandez and Jose Gonzalez in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Home Star Mortgage Services, LLC in the original principal amount of \$130,200.00, dated May 28, 2004 and recorded in Deed rated herein and made a part AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC. , dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to WELLS FARGO BANK, N.A. \$130,200.00, dated May 28, 2004 and recorded in Deed Book 38763, Page 2, Gwinnett County, Georgia records, as may be transferred and/or assigned from to time. The debt secured by said Deed to Secure Debt has been and is bearehy declared. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the hereby declared due be-cause of, among other pos-sible events of default, faila note of even date if it is original principal amount of \$204,380.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash ure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made at the GWINNETT County 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 for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to col-PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES lect attorney's fees having been given). Said property is commonly known as 2745 Suwanee Lakes Trail, Suwanee, GA 30024, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Hesubject proper commonly known as 2745 MILL, AS PER PLAT RECORDED IN PLAT BOOK COUNTY RECORDS. REFER-ENCE TO SAID PLAT IS HEREBY MADE FOR A COM-PLETE DESCRIPTION OF PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby desubject property is (are): He-liodoro C. Hernandez or tenliodoro C. Hernandez or ten-ant or 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 mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of the Deed has been and is hereby declared due because among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, reto 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, strictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation at the first term of the sale with the sale wi as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attorconfirmation and audit of the confirmation and addit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding ney's fees having been given). WELLS FARGO BANK N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current MERGER TO WELLS FARGO 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 loan as provided in the pre-ceding paragraph. Pursuant to 0.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortrace with the WELLS FARGO HOME MORTGAGE INC (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. § 414 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Pleasonte that, pursuant to amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor

29/15, 500 205 3212. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not re-quired to amend or modify the terms of the loan. To the best knowledge and belief of require the secured creditor fy the terms of the Deed to Secure Debt describ to negotiate, amend or modity the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Wells Fargo Bank, N. A. as Trustee for the SACO I Trust 2004-2 Mortgage Pass-through Certificates, Series 2004-2 as attorney in fact for Heliodroc. Hernandez and Jose Gonzalez Richard B. Maner. P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30333 best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or ten-ant/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 displaced by an accurate survivor. INDUSTRIES OF PARKWAY, SUITE 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, FC20-083 950.6564 4613.20.22 closed by an accurate survey and inspection of the prop erty, 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 950-66549

ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibitationally and the sale is not prohibitations.

ed 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 O.C.G.A. Section 113 1791, which allows for

9 13 172.1, which allows for

certain procedures regarding the rescission of judicial and

property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF

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 DOUBLE TO SECURE DEED GROUPS
DEED THE SECURITY OF THE SECURITY

4/6.13.20.22

FORECLOSURE

FORECLOSURE

2022

Notice of Sale

by Heliodoro C. Hernandez

and Jose Gonzalez to Mort-gage Electronic Registration Systems, Inc. ("MERS") as nominee for Home Star

original principal amount of \$32,550.00, with interest at

the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash

Under Power

nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure dated 03/09/2006, and Recorded on 03/29/2006 as documents may not be pro-vided until final confirmation No. 439. GWINNETT County vided until mina commitmator and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME WARTER BUY CARRELLS FARGO HOME NO. 439, GWINNETT COUNTY, Georgia records, as last as-signed to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-CESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009435652 BARRETT TIFICATEHOLDERS CWALT INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES S, SERIES (the Secured 2006 6CB Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of inal principal amount of \$119,500.00, with interest at 00000009435652 BARRETT the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County DAFFIN FRAPPIER TURNER DAFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-66623 4/6,13,20,27, Courthouse within the legal 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 247 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 1.00 ACRE, AND BEING MORE PAR-Georgia,
Gwinnett County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given

> RECORDING THEREOF

BEING THE SAME PROPERTY CONVEYED TO GREGORY LEWIS HUGGINS, AN UNDIVIDED ONE HALF INTEREST, AND DEBORAH A. PAGE 116,
IN THE OFFICE OF THE SUPERIOR COURT CLERK OF
GWINNETT COUNTY, GEOR-

GIA. The debt secured by said Deed to Secure Debt 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 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 provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attor-pay's fees having hear air. tice of intent to collect attorney's fees having been given). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK ASTRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB holds the duly endorsed Note and is the curdorsed Note and is the cur-rent assignee of the Security Deed to the property. BANK OF AMERICA, NA., AS SUC-CESSOR BY MERGER TO BAC HOME LOANS SERVIC-ING, LP, acting on behalf of and, as necessary, in conand, as necessary, in consultation with THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 GCB, MORTAGE THE CASE THE BASE THE BA GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the current in-THROUGH SERIES vestor on the loan), is the entity with the full authority vestor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. Please note that, pursuant to 0.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 the undersigned, the party/parties in possession of the subject property known as subject property known as 1769 BROOKS ROAD, DACU-1769 BROOKS ROAD, DACU-LA, GEORGIA 30019 is/are: DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS or tenant/tenants. Said prop-erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey closed by an accurate survey

COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION A-4744445 03/30/2022, 04/13/2022, and inspection of the prop-erty, 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 subject to (1) confirmation subject to (1) confirmation that the sale is not prohibitthat the sale is not promibited 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 O.C.G.A. Section 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 loan as provided in the pre-ceding paragraph. THE ceding paragraph. THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWALT, INC., AL-TERNATIVE LOAN

TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB as Attorney in Fact for DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
0000009447871 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-66637 4/6,13,20,27, 2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE **UNDER POWER** Under and by virtue of the power of sale contained with that certain Security Deed dated August 7, 2015, from

Jon L. Keepers to Mortgage Electronic Registration Sys-tems Inc as a nominee for American Advisors Group,

recorded on August 27, 2015 in Deed Book 53780 at

Page 837 Gwinnett County

Georgia records, having been last sold, assigned, transferred and conveyed to Reverse Mortgage Funding **LLC** by Assignment and said Security Deed having been given to secure a note dated August 7, 2015, in the amount of \$190,500.00, and said Note being in default, the undersigned will sell at public outcry during the le-gal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on May 3, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, UNIT FIVE, TIMBERTOP SUBDIVI-SION, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 216, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART THEREOF. BEING THE
SAME PROPERTY CONVEYED TO JON L. KEEPERS
BY QUITCLAIM DEED FROM MICHAEL D. KEEPERS, DED AUGUST 14, 2003 / RECORDED OCTOBER 2003 AT BOOK 35187, PAGE 267. REING 7115 267. BEING THE SAME PROPERTY CONVEYED TO PROPERTY CONVEYED TO JON L. KEEPERS BY QUIT-CLAIM DEED FROM JON L. KEEPERS, AS HEIRS AT LAW OF GLEN RAY KEEP-ERS, JR., DATED AUGUST LAW OF GLEN RAY KEEF-ERS, JR., DATED AUGUST 14, 2003 AND RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE 268. BEING THE SAME PROPERTY CON-VEYED TO JON L KEEPERS BY QUITCLAIM DEED FROM ROCK KEEPERS, DATED AU-GUST 14, 2003 AND RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE 2003 AT BOUN \$3187, PAGE
269. BEING THE SAME
PROPERTY CONVEYED TO
GLEN RAY KEEPERS, JR.,
AND JON L. KEEPERS BY
WARRANTY DEED FROM
WADE A. LECOMTE AND
DEBORAH ANN LECOMTE,
DATED COTORER 5 1003 DEBORAH ANN LECOMTE, DATED OCTOBER 5, 1993 AND RECORDED OCTOBER AND RECORDED OCTOBER
13, 1993 AT BOOK 9441,
PAGE 293. The debt secured
by the Security Deed and evidenced by the Note and has
been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attornevs' fees. Notice of in tention to collect attorneys fees has been given as pro-vided by law. To the best of the undersigned's knowl edge, the person(s) in pos session of the property is/are Jon L. Keepers. The property, being commonly known as 171 Omega Drive, Lawrenceville, GA, 30044 in Gwinnett County, will be sold as the property of Jon L. Keepers, subject to any outstanding ad valorem tax-es (including taxes which are a lien and not vet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspecments, liens, encumbrances restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, and telephone number of the individual or entity who shall have the full authority to ne have the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Compu-Link Corpora-tion, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to nego the secured creditor to nego-tiate, amend or modify the terms of the mortgage in-strument. The sale will be conducted subject (1) to confirmation that the sale is

3/30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA,
COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Security Deed from Clifton D.
Kildare to Mortgage Electronic Registration Systems,
lec. as nomine for Inc., as nominee Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superior Court of Gwinnett Courty, Georgia, said Security Deed having been given to secure a Note of even date, in the a Note of even date, in the original principal amount of Two Hundred Four Thousand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924,00) with interest

not prohibited under U.S.
Bankruptcy code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security
Deed. Albertelli Law Attorney

for Reverse Mortgage Fund

for Reverse Mortgage Fund-ing LLC as Attorney in Fact for Jon L. Keepers 100 Gal-leria Parkway, Suite 960 At-lanta, GA 30339 Phone: (770) 373-4242 By: Rohan

Rupáni For the Firm THIS FIRM IS ACTING AS A DEBT

thereon as provided therein as last transferred to Ameri home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at public outcry to the highest bid-der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be law fully designated as an alter native 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. Without the control of th described property: All that tract or parcel of land lying and being in Land Lot 4 of the 6th District, Gwinnett County, Georgia, being Let County, Georgia, being Lot 51, Block A, Lakeside Ridge Subdivision, Unit One, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 95, Page 282, Gwinnett County

Records, which said plat is

incorporated herein by this

AND BEING MORE PAR-TICULARLY DESCRIBED TICULARLY DESCRIBED SHOWN AND DELINEATED BY A PLAT OF SURVEY FOR GREGORY LEWIS HUGGINS", DATED MARCH 20, 1997, PREPARE BY M. T. DUBLANCO PARED BY W. T. DUNAHOO

AND ASSOCIATES, INC.
CERTIFIED BY W. T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO.
1577, AND BEING 15/7, AND BEING
OF RECORD IN THE OFFICE
OF THE CLERK OF SUPERIOR COURT OF GWINNETT
COUNTY, GEORGIA, IN
PLAT BOOK 74, PAGE 180,
WHICH SAID PLAT AND THE
DECORPORAT RECURDING THEREOF ARE BY REFERENCE HERE-TO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIP-TION.

IERESI, AND DEBURAH A.
HUGGINS, AN UNDIVIDED
ONE HALF INTEREST, BY
DEED DATED APRIL 15,
1997 OF RECORD IN BOOK
14076, PAGE 53 AND BY
AUGUST 20, 1997, OF
RECORD IN BOOK 14660,
PAGE 116