FORECLOSURE

FORECLOSURE

this description, being improved property. Said property may more commonly be as 4256 Shoreside Circle, Snellville, GA 30039. The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, 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 Cenlar FSB, 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. The sale will also be subject to the fallowing items which to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority: f) all outstanding thority; 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 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 Clifton D. Kildare 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 commitment and addit of the status of the loan with the holder of the Security Deed. AmeriHome Mortgage Com-pany, LLC as Attorney-in-Fact for Clifton D. Kildare Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Dates: 03/30/2022; 04/06/22; 04/20/22: 950-63686 3/30,4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from DANIEL C. MALONEY, POLLY A. MAL-ONEY to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR ALLY BANK (CORP.), dated September 17, 2012, recorded October 15, 2012, in Deed Book 51717, Page 0493, Gwinnett County, Georgia Records, said Secu-rity Deed having been given secure a Note of even date in the original principal amount of One Hundred amount of One Hundred Twenty-Eight Thousand and 00/100 dollars (\$128,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Libiting Company EKA Bayview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett Courty Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed includ-ing but not limited to the following described property: ALL THAT CERTAIN LAND SITUATED IN THE STATE OF GEORGIA, COUNTY OF GWINNETT, CITY OF SNEL-LVILLE, DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK B, UNIT ONE OF GEORGIAN OAKS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 161, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE APART HEREOF. Said legal description being controling, however the property is more commonly known as more commonly known as 2346 HIDDEN LN, SNEL-LVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is hereby declared due be-cause 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 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, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following es of the sale including atbe subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or

FORECLOSURE

HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY OBTAINED INFORMATION 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. BVF-19-05152-13 Ad Run Dates 04/06/2022, 04/27/2022, 04/27/2022 4/6.13.20.27. 950-65544 2022

NOTICE OF SALE UNDER POWER

GEORGIA GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from ROBERT D.
MCGUIRE, BETSEY L.
MCGUIRE to LENDERS
FIRST CHOICE NATIONWIDE
LENDING CORPORATION, A
DELAWARE CORPORATION,
A
DELAWARE CORPORATION,
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DELAWARE CORPORATION,
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DELAWARE CORPORATION,
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DELAWARE
DELAWARE dated September 20, 2004, recorded November 8, 2004, in Deed Book 40502, Page 190 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even to secure a Note of even date in the original principal amount of Fifty-Two Thousand and 00/100 dollars (\$52,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Aviator Properties, LLC, there will be sold at public outcry to the highest bidder 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 expected. not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE THE DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK "C", PHASE THREE-B, AP-PALACHEE RIVER CLUB SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGES 279 AND 280, GWINNETT COUNTY, GEORGIA RECORDS, GEORGIA WHICH PLAT IS INCORPO-RATED 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 872 WHITE

ASTER CT, DACULA, GA 30019. The indebtedness se-30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other 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 thans which may affect the 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 any taxing authority; matters 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 ROBERT D. MCGUIRE, BET-SEY L. MCGUIRE, or tenants (s). The sale will be conduct-ed subject (1) to confirmation that the sale is not pro hibited 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. 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: Real Time Resolutions, Inc., Loss Mitigation Dept., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247-4029, Telephone Number: 877-469-7325. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to require a secured creditor to

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. AVIATOR PROPERTIES, LLC as Attorney in Fact for ROBERT D. MCGUIRE, BETSEY L. MCGUIRE, THE BELOW LAW DE LELL TO PER SECURE TO BE TO MIGGINE 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 PURBOSE Attends Control Bu 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. RTR-20-01356-4 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/207/2029

950-67007 4/6,13,20,27,2022

Notice of Sale Under Power Georgia, Gwinnett County

not now due and payable)

the right of redemption of

any taxing authority; matters which would be disclosed by

all zoning ordinances; as

sessments; liens; encum-

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

belief of the undersigned, the owner and party in possession of the property in DANIEL C. MALONEY, POLLY A. MALONEY, or tenants (s). The sale will be conducted only in the confirmation of the confirmation o

(s). The sale win be confident ed 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 Sequitive.

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:

quired by law to do so) is:
Community Loan Servicing,
LLC fka Bayview Loan Servicing,
LLC, Loss Mitigation
Dept., 4425 Ponce de Leon
Blvd., 5th Floor, Coral
Gables, FL 33146, Telephone
Number: 800-771-0299.
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. COM-

mortgage instrument. COM-MUNITY LOAN SERVICING.

LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING,

LLC as Attorney in Fact for DANIEL C. MALONEY, POL-LY A. MALONEY THE BE-LOW LAW FIRM MAY BE

restrictions

brances:

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Venese McKenzie to Chase Bank USA, N.A., dat-ed September 8, 2006, and recorded in Deed Book 47055, Page 107, Gwinnett County, Georgia records, as last transferred to Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Moran Markage Assisting gan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Cer-tificates, Series 2007-CH2 by Assignment recorded in Deed Book 53587, Page 694, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$140,000.00, with interest at the rate specified therein. the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia 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 158 of the 5th District, Gwinnett County, Georgia, being Lot 45, Block A of Watson's Grove Subdivision, as per plat Subdivision, as per plat thereof recorded in Plat Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description

this description. Subject to

all easements and restric-tions of record. The debt se-

FORECLOSURE

cured by said Deed to Se-cure Debt has been and is hereby declared due be-cause 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 Deed to Secure Debt. The debt remaining in de-fault, this sale will be made fault, 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, including attorney?s fees (notice of intent to collect attorney?s fees having been given). Said property is commonly known as 3364 Watson Meadow Lane, Lo anville. GA 30052, togethwatson Meadow Lane, Lugarville, GA 30052, 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): Venese McKenzie or tenant or tenants. Said property will be sold subject to (a) any cutstanding ad valorant asoutstanding ad valorem tax-es (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, lience appropriates against liens, encumbrances, zoning liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. 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 preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, 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 to negotiate, amend or modify the terms of the Deed to Secure Debt described here-Secure Debt described nere-in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Deutsche Bank National Trust Compa Balik National rivis Compa-ny, as Trustee, on behalf of the holders of the J.P. Mor-gan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Cer-tificates, Series 2007-CH2 as attorney in fact for Venese McKenzie Richard B. Maner, P.C. 180 Interstate N Park-way, 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. FC22-950-66551 4/6,13,20,22,

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security 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 County, Georgia Records, said Security Deed having been given to secure a Note of 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 (\$122,735.00), with interest thereon as provided for therein, said Security Deen last sold, assigned and transferred to Rocket Mortgage, LLC 1fk/a Quicken Loans, LLC 1fk/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 not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 44 OF GLENCREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288 OF GWINNETT COUNTY, GEORGIA, BEING LOT 44 OF GLENCREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288 OF GWINNETT COUNTY, GEORGIA, BEING LOT 44 OF GLENCREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288 OF GWINNETT COUNTY, GEORGIA, BEING LOT 44 OF GLENCREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE APART HEREOF BY REFER-RATED HEREIN AND MADE A PART HEREOF BY REFER-A PART HEREUF BY REFER-ENCE. Said legal description being controlling, however the property is more com-monly known as 2651 HEATHROW DR, LAWRENCEVILLE, GA

30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of de-fault 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 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 of redemptio any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumply property; and the survey of the 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 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 prohibit-

FORECLOSURE

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 on modify all terms of the loan (although parts required by 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, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS. F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER EFDERAL JAW JE SO ANY 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. 0KN-19-02348-3 Ad Rub 04/13/2022 950-65548 2022

04/06/2022 04/20/2022, 4/6,13,20,27, NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Christopher Padgett to Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for SunTrust Mortgage, Inc., added February 26, 2010, and recorded in Deed Book 49977, Page 0415, Gwinnett County, Georgia Records as 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 Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Nine Thou-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 before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 89 of the 7th District, of GWIN-NETT County, Georgia, being Lot 119, Block A of Chandler Bond Libit One as per Plot AS Attorney in Fact for OS-CAR PADRON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-FORMATION OBTAINED WILL BE LISED FOR THAT Pond, Únit One, as per Plat thereof recorded Book 60, page 278, Gwinnett County, Georgia, records, which Plat is incorporated WILL BE USED FOR THAT which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 1887 Lake Ridge Terrace, according to the present system of numbering 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 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. CMS-22-01384-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/27/2022 950-67004 4/6,13,20,27,2022 indebtedness as and when due and in the manner produe and in the manner pro-vided in the Note and Securi-ty Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-GEORGIA. 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). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do

GWINNETT COUNTY GWINNETT COUNTY
By virtue of the Power of
Sale contained in that certain
Security Deed given from
Robert G Phillips and Lorraine N Phillips to Branch
Banking and Trust Company, a North Carolina state
banking corporation, now
known as Truist Bank, dated
3/14/2016 recorded

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, Richmond, Virginia

enue, Richmond, Virginia 23222, to discuss possible

alternatives to avoid foreclo-

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-curate survey and inspection of the property, any assess-ments liens encumbrances

ments, liens, encumbrances,

zoning ordinances, restric-

zoning ordinates, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersized the partial pages.

signed, the party in posses-

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 30043-6040. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loap with 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-pher Padgett. Brock & Scott, PLLC 4360 Chamblee Dun-

woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 13-09990

950-64817 3/30,4/6,13,20,27,2022

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from OSCAR PADRON to PHOENIX GLOB-

AL MORTGAGE CORPORA-

TION, dated July 11, 2003, recorded July 22, 2003, in Deed Book 33727, Page 0084, Gwinnett County, Georgia Records, said Secutive Date Book 33727

Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Six-Y-Eight Thousand Five Hundred 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

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

the Gwinnett County

at the dwinnert 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

THAI TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 163 OF THE
6TH DISTRICT OF GWINNETT COUNTY, GEORGIA
BEING LOT 2, BLOCK A,
WACO FOREST SUBDIVI-

NOTICE OF SALE UNDER POWER

scribed in said

BEING IN LAND LOT 220 YEAR THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36 BLOCK A OF PEACHTREE WALK SUBDIVISION, UNIT TWO, AS PER PLAT THERE-OF RECORDED IN PLAT BOOK 31 PAGE 50 OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH SAID PLAT IS INCORPORATED HEREIN BY

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 said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments provided for under 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 which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said constitute lenis upon any opporty; 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 widesigned.

tenant(s). The sale will be conducted subject to (1)

not prohibited under the U.S. Bankruptcy Code, and (2) fi-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 modi-

confirmation that the sale

FORECLOSURE

FORECLOSURE

SION, SECTION TWO, AS SHOWN ON PLAT OF SUB-JECT PROPERTY RECORD-ED IN PLAT BOOK P, PAGE

10, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY

REFERENCE AND MADE A PART OF THIS DESCRIP-

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

purpose of paying the same all expenses of the sale, ir

cluding attorneys' fees (no

fy all terms of the mortgage is: Branch Banking and Trust Company, DRL/LMU/Mortgage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409, 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED PART OF THIS DESCRIP-TION. Said legal description being controlling, however the property is more com-monly known as 723 ALVIS LANE, MORCROSS, GA 30093. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, INFORMATION OBTAINED WILL BE USED FOR THAT WILL BE USED FOR IHAI PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678) 587-900. 950-66674 4/6.13.20.27.2022 NOTICE OF

FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

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 CitifiTangial Services Inc. dated

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 Penelope Robinson to Cittifnancial Services, Inc. dated 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 Assignation 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 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 PNPMS Trust III by Assignment of Security Deed recorded on April 12, 2021 in Deed Book 58605, Page 360, Gwinnett County, Georgic Page 360, Gwinnett County, Gwinnett County which would be disclosed by which would be disclosed to disclosed an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other gia Records, conveying the after-described property to secure a Note in the original principal amount of Fifteen Thousand Two Hundred Eighty-Two And 32/100 Dollars (\$15,282.32), with intermatters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in poslars (\$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 session of the property is OSCAR PADRON, or tenants USCAR PADRON, or tenants (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not pro-hibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit County, Georgia, within the legal hours of sale on May 3, 2022 the following described property: All that tract or parcel of land lying and being in Land Lot 231, 6th District County County 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 trict, Gwinnett County, Geor gia, being known as Lot 39, Block A, Grovemont Subdivi-sion, as recorded on Plat of Survey in Plat Book 99, Pages 260-262, Gwinnett amend or modify all terms of the loan (although not required by law to do so) is: Carrington Mortgage Services, LLC, Loss Mittigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing County. Georgia Deed Records, which said plat of survey is incorporated here-in for a more complete de-scription. Being that parcel of land conveyed to Pene-lope Robinson from Bowen in O.C.G.A. Section 44-14-162.2 shall be construed to rope Roomson 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 sequend by each Security Deed require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. U.S. BANK TRUST NATIONAL ASSOCI-ATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2021-PM1 #: 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 in default, this sale will be

NOTICE OF SALE UNDER POWER

by Deed. The obot 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 horized peen 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. Willow Drive, Suite 300, Greenwood Village, CO 80111, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including laxes which are a lien, but not yet due and payable), any matters which prich might be dis-

due and payable), any mat-ters which might be dis-

closed by an accurate survey

and inspection of the prop-erty, any assessments, liens,

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned,

the parties in possession of

the property are 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

of the status of the loan with

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 Attorney in Fact for Penelope Robinson McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00071

GA2022-00071

4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER STATE OF

STATE OF GEOR

By virtue of a Power of

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

1999 Shin Court, Buford, GA

Said property may more

HEREOF BY REFERENCE

GEORGIA.

950-67010

restrictions.

encumbrances, zoning

nances,

in default, this sale will be

03/14/2016, recorded 04/28/2016 in Deed Book 54247, Page 218, Gwinnett County, Georgia Tecorus, said Security Deed having been given to secure a Note of even date in the principal amount of EIGHTY THOU-SAND AND 00/100 DOL-LARS (\$80,000.00), with inspect thereon as proyided terest thereon as provided for therein, there will be sold at public outcry to the highat public outcry to the nigh-est 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-2022 by Iruist 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 de-Security Scribed III 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 202 OF

REFERENCE AND MADE A
PART HEREOF. SUBJECT TO
EASEMENTS, RESTRICTIONS AND COVENANTS OF
RECORD, IF ANY.
TAX ID#: R7202 224.

Sale contained in that certain Security Deed from Niove M Rodriguez to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Homestar Financial 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 Paying heap given to secure 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 Sixty Thousand Two Hundred and 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to as last transferred to NewREZ, LLC dba Shell-point 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 or Gwinnett County, Georgia, or at such place as has or may be law-fully designated as an alter-native location, within the le-gal 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: not limited to the following described property:
ALL THAT TRACT OR PARCEL 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 belief of the undersigned the party in possession of the property is Lorraine N Phillips, Robert G Phillips or

Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect at-torney's fees having been

given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is New Rez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Scennillo 60 2006/14 800 Greenville, SC 29601, 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 titler at a region ordinance: title: a) zoning ordinances; b) matters which would be b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to matters of record superior of 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 loan with the holder of the Security Deed.

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

Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Di 3/30,4/6,13,20,27, 2022 Dates:

950-64036

3/30,4/6,13,20,27,2022 NOTICE OF SALE

UNDER POWER

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Se-curity Deed from ANGELA DENISE ROSS to MORT-GAGE ELECTRONIC REGIST TRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR OUICKEN LOANS INC., dated February 28, 2017, in Deed March 13, 2017, in Deed 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 a Note of even date in the original principal amount of One 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 Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Rocket Mortgage, LLC 1/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
not limited to the following
described property: ALL described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 5TH DISTRICT, GWINNETT LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS PORATED HEREIN BY HIS REFERENCE AND MADE A 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 se-cured by said Security Deed has been and is hereby de-

cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; 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 possession of the property is ANGELA DENISE ROSS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is condituted subject (1) 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 loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept, e35 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 creditor to require a secured creditor to negotiate, amend, or modifies the terms of the mortgage instrument. ROCKET MORT-GAGE, 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 PURBER LISED FOR THAT PUR require a secured creditor to

clared due because of de-

clared 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, in-

MATION OBTAINED WILD BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

FORECLOSURE

(877) 813-0992 Case No. QKN-22-00856-1 Ad Run Dates 04/06/2022, Dates 04/13/2022, 04/20/2022 950-65542 4/6,13,20,27,

2022 NOTICE OF SALE UNDER POWER GWINNETT COUNTY

Debt and Security Agree-ment from Richard D. Smith, III (a/k/a/ Richard Dean Smith, III) and Merideth B. Smith (a/k/a Merideth B. Smith (a/k/a Meridith B. Smith) ("Grantor") to Storey Moun-tain, LLC, as successor-in-interest by assignment from IberiaBank, a division of Horizon ("Grantee"), dated August 16, 2017, recorded in the Gwinnett County, Georgia records at Deed Book records at Deed Book 55369, Pages 0793-0816 (the 'Security Deed'), con-veying the after-described property to secure a Promis-sory Note from lanta, Inc. to Grantee in the

original principal amount of Two Million and No/100 Dol-Two Million and No/100 Dollars (\$2,000,000,00) with interest thereon as set forth therein (the "Note"), there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:

ty:
All that tract or parcel of land lying and being in Land Lot 119 of the 6th District of Lot 119 of the bit District of Gwinnett County, Georgia and being Lot 19, Block B, of Smoke Rise North, Unit No Two, as shown and desig-nated on a plat thereof recorded at Plat Book 12, Page 31, Gwinnett County records, said plat being in-

records, said plat being in-corporated herein by refer-ence thereto.

The indebtedness secured by said Security Deed has been and is hereby declared due because of, among oth-er 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 purpose of paying the same this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees

tent to conect autorneys research having been given as provid-ed by law). Said property will be sold for cash or certified funds and subject to any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matter of record surgice to the ters of record superior to the Security Deed. 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, including but not limit-ed to a determination that the loan was not reinstated prior to the foreclosure sale. Specifically, this sale will Deed from the III and a/k/; be made subject to that certain Security Deed from Richard D. Smith, III and Meridith B. Smith a/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, 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 could be recorded to sell the property in one

to sell the property in one parcel or as an entirety or in such parcels as Grantee may elect, as permitted in the Se-curity Deed.

To the best knowledge and

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

Georgia, 30087.

The name, address and telephone number of the individual or entity who shall have full authority to negotiate, amend and modify all terms of the meetings are some contents. terms of the mortgage, security deed and/or debt with the Borrower is: Storey Mountain, LLC, as succes-sor-in-interest by assign-ment from First Horizon Bank as successor by merg-er with IberiaBank dba IberiaBank, a division of First Horizon Bank, Attn: Foreclo-sures, Starfield & Smith, PG, 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

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 Phillin Lee

Smith to Mortgage Electron-ic Registration Systems, 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 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 principal amount of One Hundred Sixteen Thousand Eight Hundred Fifty and 00/100 dollars (**116.880.00) with interest (\$116,850.00) with interest thereon as provided therein, as last transferred to United

Shore Financial Services 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 at such place as has or may at such place as has or may be lawfully designated as an alternative location, within alternative 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: All that tract or parcel of land lying and being Land Lot 169, 6th

Georgia, being identified and depicted as Unit No. 2C4 (hereinafter something re-(hereinafter something referred to as the "Unit") of Wintergreen Condominiums together with all right, title and interest of Grantor in the Unit and the appurtenances thereof under Declaration for Wintergreen Condominiums recorded at Deed Book 2377, Page 137, Gwinnett County Records, (said Declaration together with all exhibits thereof and Under and by virtue of the Power of Sale contained in that certain Deed to Secure amendments thereto and as may be amended from times to time, hereinafter being re-ferred to as the 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 element of Wintergreen Condominiums appurtenant to the Unit, the same is specified in the Declaration. Said property may more commonly be recovered as \$410 Wintergreen. 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, non-awment of the morthly inpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to fity that has full authority to negotiate, amend and modify all terms of the loan is United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an "asis" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which

may affect the title: 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 any outstanding and valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, 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 session of the property are phillip Lee Smith and or ten-ant(s). The sale will be con-ducted subject to 1) confir-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 Wholesale Mortgage as Attorney-in-Fact for Phillip Lee Smith Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/06/22: 04/13/22: status of the loan with the 2520 Ad Run 04/06/22; (04/20/22; 04/27/22 04/13/22;

to the following items which

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security

4/6,13,20,27,2022

Deed executed by David K.
Stevens to Countrywide
Home Loans, Inc. dated June 9, 1999, and recorded in Deed Book 18604, Page 137, 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 secured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 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 26 of the 6th District Current Court Court trict, Gwinnett County, Georgia, being Lot 14, Block "B", Manor Estates Subdivision, Unit 2, as per plat recorded in Plat Book 33, Page 285A, Gwinnett County, Georgia Records, reference to which lat is made for the purpose plat is made for the purpose of incorporating the same as a part herein; being im-proved property known as 2989 Tiller Trail, according to the present system of numbering houses in said county. Said property is county. Said property is known as 2989 Tiller Trail, Stone Mountain, GA 30087, 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 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 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, wil 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

neys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/KMM 2537/KININ
https://www.logs.com/ *THE
LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT

of the status of the loan with the secured creditor. The property is or may be in the

possession of David Stevens, a/k/a David K.

Stevens and The Represen

tative 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-

PURPOSE 4/6,13,20,27,2022