

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **WILLIAM C. TERRELL, BARBARA A. TERRELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC.**, dated October 29, 2011, recorded November 14, 2011, in Deed Book 50991, Page 0682, Gwinnett County, Georgia, Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Eight Thousand Five Hundred Ninety-Six and 00/100 dollars (\$148,596.00), 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**, 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: TAX ID NUMBER(S): R5126 058 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK 1, LING MEADOWS SUBDIVISION UNIT THREE, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 83, PAGE 18, GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO COMMONLY KNOWN AS: **823 LANGLEY VIEW COURT, LOGANVILLE, GA 30052** Said legal description being controlling, however the property is more commonly known as **823 LANGLEY VIEW CT, LOGANVILLE, GA 30052**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against 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; 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 **WILLIAM C. TERRELL, BARBARA A. TERRELL, or tenant(s)**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms 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, LLC F/K/A QUICKEN LOANS INC.**, as Attorney in Fact for **WILLIAM C. TERRELL, BARBARA A. TERRELL**. 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. QKN-16-01706-28 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 950-65546 4/6,13,20,27, 2022**

FORECLOSURE

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). JPMORGAN CHASE BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **832 HILLCREST RD NW, LILBURB, GEORGIA 30047** is/are: **MELANIE ROBIN STINSON THAPA** or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable); (b) any matters which might be disclosed by an accurate survey and inspection of the property; and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted 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. 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 provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK NATIONAL ASSOCIATION as Attorney in Fact for **MELANIE ROBIN STINSON THAPA**. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009434325 BARRETT DAFFIN FRAPPIER TURNER & ENGL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398, 950-66624 4/6,13,20,27, 2022

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Cynthia Troup to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and assigns** dated May 29, 2009, and recorded in Deed Book 49511, Page 21, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage LLC**, securing a Note in the original principal amount of \$93,769.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, June 7, 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 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK B, QUAIL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 39, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERENCE. Said property is known as **3391 Quail Hollow Trail, Snellville, GA 30039**, 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 authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale 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 loan with the secured creditor. The property is or may be in the possession of **Cynthia Troup**, successor in interest or tenant(s). **Nationstar Mortgage LLC d/b/a Mr. Cooper** as Attorney-in-Fact for **Cynthia Troup** File no. 17-063477 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. 950-67519 4/13,20,27,5/4,11,18,25,6/1, 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of the Power of Sale contained in that certain Security Deed given from **Lillie Tisdale to Mortgage Electronic Registration Systems, Inc. as nominee for Everest Financial, Inc. d/b/a Supreme Lending** dated 11/07/2019, recorded 11/07/2019 in Deed Book 57015, Page 00384, Gwinnett County, Georgia records, and as last assigned on 01/18/2022 to **Planet Home Lending, LLC** by virtue of assignment recorded on 01/18/2022 in Deed Book 59615, Page 00265, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of ONE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED THIRTY ONE AND 00/100 DOLLARS (\$198,831.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May 2022 by **Planet Home Lending, LLC**, as Attorney in Fact **Lillie Tisdale**, all property described in said Security Deed including but not limited to the following described property: Land referred to in this commitment is described as all that certain property situated in the county of Gwinnett, and state of GA and being described in a deed dated 10/31/2019 and recorded 11/07/2019 in Book / Page:57015 / 00383 among the land records of the county and state set forth above, and referenced as follows: All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, of Gwinnett County, Georgia, and being Lot 39 Block A of Sutton Place, Unit 1, as per plat recorded in Plat Book 43, Page 275 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. 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 property 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 inspection of the property; 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, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is **Lillie Tisdale** 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. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **Planet Home Lending, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for **RAHEL WOLDEKIDAN** 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. PNY-22-00514-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 950-63396 3/30,4/6,13,20,27,2022****

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **RAHEL WOLDEKIDAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR FIRST OPTION MORTGAGE, LLC**, dated June 13, 2014, recorded June 18, 2014, in Deed Book 52974, Page 106, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Eight Thousand Eight Hundred Forty-Five and 00/100 dollars (\$228,845.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **PennyMac Loan Services, LLC**, 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 107 OF THE 6TH DISTRICT, LOT 15, BLOCK B, RIVER STONE, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 37-38, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as **3586 Bridgeway Walk, Dr. Lawrenceville, GA 30046**. 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 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 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, 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 **RAHEL WOLDEKIDAN, ESQ. AND/OR HEIRS AT LAW OF RAHEL WOLDEKIDAN**, or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. 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. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for **RAHEL WOLDEKIDAN** 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. PNY-22-00514-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 950-63396 3/30,4/6,13,20,27,2022****

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