FORECLOSURE

FORECLOSURE

BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE ESCRIPTION OF CAP-ONED PROPERTY; BEING IMPROVED PROPERTY KNOWN AS 5167 BELMORE COURT, SUWANFE GEOP GIA 30024, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.
MR/meh 5/3/22

Our file no. 5832320 -950-65575 4/6 13 20 27

NOTICE OF SALE UNDER NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Midgladis J Greco to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for NetBank, its successors and assigns, dated April 5, 2005, recorded in Deed Book 42742, Page 37, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK.AS TRUSTEE MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-IM1 by assignment recorded in Deed Book 56407, Page 19, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE HUNDRED IWENIT-NUNE THOUSAND SIX HUNDRED AND 0/100 DOLLARS AND 0/100 DOLLARS (\$129,600.00), with interest thereon as set forth therein there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in May, 2022, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding 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 matters of record superior to the Security Deed first set out above.

THE BANK OF NEW YORK MELLON FKA THE BANK OF MELLON FRA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-IM1 is the holder of the Security Deed to the property in accordance with OCGA §

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servic-ing, 55 Beattie Place, Suite 110, Greenville, SC 29601,

To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Midgladis J Greco or a tenant or tenants and said property is more commonly known as 2450

Walnut Grove Way, Suwa-nee, Georgia 30024.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC., ASSET-BACKED CER-TIFICATES, SERIES 2005-

IM1
as Attorney in Fact for
Midgladis J Greco
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 108 of the 7th District, Lot 108 of the 7th District, Gwinnett County, Georgia, being Lot 32, Block A, Wal-nut Grove Park Subdivision, according to plat recorded in Plat Book 64, Page 183, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description; be-ing improved property known as 2450 Walnut Grove Way, according to the

present system of number-ing property in said county. Tax ID 17108 092 MR/ca 5/3/22 Our file no. 5840607 — 950-66621 4/6 13 20 27

NOTICE OF SALE **UNDER POWER**

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from YASMEEN B ABDALLAH to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR BANK OF AMERICA, N.A. dated July 16, 2010, recorded July 27, 2010, in Deed Book 50182, Page 0340, 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 Twenty-Four Thousand Three Hundred Twenty-Five and 00/100 dol-lars (\$124,325.00), with in-terest thereon as provided terest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F STANWICH 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 June, 2022, all property described in said Security Deed including but

not limited to the following described property: ALL

described property: ALĹ THAT TRACT OR PARCEL

FORECLOSURE

IN LAND LOTS 244 AND 245 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-

GWINNETI COUNTY, GEORA-GIA, BEING LOT 5, BLOCK A, ALCOVY RESERVE, UNIT 1, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 73, PAGE 266, GWINNETT COUNTY RECORDS, SAID PLAT REIVE INCORPORAT

PLAT BEING INCORPORAT

PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. Said legal description being controlling, however the property is more commonly known as

640 ALCOVY WOODS DR 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 re-maining in default, this sale will be made for the purpose

of paying the same, all ex-

attorneys' fees (notice to collect same having been given) and all other pay-ments provided for under

the terms of the Security

Deed. Said property will be sold on an "as-is" basis

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; as

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 YASMEEN B ABDALLAH, or

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

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

162.2 shall be construed to

UNDER

05/11/2022, 05/16/2022, 05/25/2022, 06/01/2022 950-68146 4/20,27,5/4,5/11,18,25,6/1,2

NOTICE OF SALE

UNDER POWER

GEORGIA, GWINNETT COUNTY

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

curity Deed from SENADA AVDIC, SENAD AVDIC to

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS

REGISTRATION SYSTEMS
INC. AS GRANTEE, AS NOMINEE FOR SUNTRUST

sand and 00/100 dollars (\$134,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **US**

Bank Trust National Associ-

ation, Not In Its Individual Capacity But Solely As Own-er Trustee For VRMTG Asset

Trust, there will be sold at public outcry to the highest

public outcry to the highest bidder for cash at the Gwin-nett 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 fol-lowing described property

ing but not limited to the following described property ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 206 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 82, BLOCK A OF ASHLAND PARK, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 89, PACE 118 OF GWINNETT COUNTY, GEORGIA RECORDS. WHICH

GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said legal description being

LAWRENCEVILLE, GA 30045. 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-

Security Deed. The indebt-

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-cluding 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 un-dersigned. The sale will also be subject to the following

items which may affect the title: any outstanding ad val-

orem taxes (including davas-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

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

session of the property is SENADA AVDIC, SENAD

AVDIC, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptsy.

der the U.S. Bankruptcy Code and (2) to final confir-mation and audit of the sta-

FEDERAL

confirmation that the sale

encum-

sessments; liens;

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 though not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in 0.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 ASSOCI-ATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-LY AS OWNER TRUSTEE CON VIANTA ASSET TRUSTEE FOR VRMTG ASSET TRUST FOR VRMTG ASSET TRUST
as Attorney in Fact for
SENADA AVDIC, SENAD
AVDIC THE BELOW LAW
FIRM MAY BE HELD TO BE
ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE. Attorney Contact: Ru-POSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. FAY-22-00376-1 Ad Run Pates 04/20/2022, 950-63406 4/6,13,20,27,2022 STATE OF GEORGIA

COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default in the payment of the indebtedness payment of the indebtedness secured by that certain Security Deed, dated May 29, 2008, executed by Thony Beaubrun to MORTGAGE ELECTRONIC REGISTRA-Beaubrun to
ELECTRONIC
REGISTRATION SYSTEMS, INC. as
nominee for Taylor, Bean &
Whitaker Mortgage Corp.,
recorded in Deed Book
48962, Page 111, Gwinnett
County, Georgia Deed
Records, and securing a
Note in the original principal
amount of \$228,000.00, said
Security Deed last having
been assigned to ARVEST
CENTRAL MORTGAGE COM-CENTRAL MORTGAGE COM-PANY, the current holder thereof, has declared the en-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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to tire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in May, 2022 to-wit: May 3, 2022, during the legal hours of sale, before the Gwinnett County Courthouse door, sell at public outcry to the highest bidder for cash, the ness evidenced by the Note immediately due and 162.2 shall be construed to require a secured creditor to regotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANMICH MORTGAGE LOAN TRUST F as Attorney in Fact for YASMEEN B ABDALLAH THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL highest bidder for cash, the following described real property: ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 125 of OR PARCEL OF LAND lying and being in Land Lot 125 of the 5th District of GWIN-NETT County, Georgia, being Lot 47, of LANGLEY FARMS, Phase One as per plat recorded in Plat Book 119, Page 188-189, GWINNEIT County, Georgia records, which plat is incorporated berein and made a part here-TÖR, UNDER FEDERAL LAW. IF SO, ANY INFOMMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Runin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. CMS-22-01662-1 Ad Run Dates 04/20/2022, 05/11/2022, 05/18/2022, 05/18/2022, 05/125/2022, 06/01/2022 herein and made a part here-of by reference. The aforeof by reference. The afore-described real property is also known as 740 Langley Farms Dr, Loganville, GA 30052, according to the present system of numbering houses in Gwinnett County, Georgia. This sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit as to the amount and status of ? the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale. The name, address and telephone number of the individual or entity with full authority to negotiate, amend and modify all terms of the Note and Security gage Company, Attn: Home-MORTGAGE, INC., dated May 18, 2012, recorded May 25, 2012, in Deed Book 51386, Page 74, 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 Thirty-Four Thousand and 00/100 dollars (5134 000 00) with interest owner's Assistance Department, 801 John Barrow Road, Suite 1, Little Rock, AR 72205. The telephone number is 1-800-366-2132, Option 1, ext. 5609. Said real property will be sold subject property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an actuate way and increase. curate survey and inspection of the real property, any as-sessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the extent that said real property is com-prised of more than one parcel, said real property will be sold in one or more parcels sold in one or more parceis and in such order as the holder of the Security Deed may determine. Upon information and belief, said real property is presently in the possession or control of THONY BEAUBRUN and the proceeds of said sails will be HONY BEAUBRUN and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as cluding attorney's fees, all as provided in said Security Deed and the excess proceeds, if any, will be distributed as provided by law. ARVEST CENTRAL MORT-GAGE COMPANY as Attorney-in-Fact for THONY BEAUBRUN Ellis, Painter, Ratterree & Adams LLP 7 E Congress St., 2nd Floor Savannah, Georgia 31401 (912) 233-9700 THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY controlling, however the property is more commonly known as 186 ASHLAND CREEK COURT, LAWRENCEVILLE, GA TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT 950-66439

4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER UNDER POWER
GEORGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from DALE A
BERTRAM, ST AUBYN
BERTRAM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
PINE STATE MORTGAGE PINE STATE MORTGAGE CORPORATION, A GEORGAI CORPORATION, dated May 24, 2002, recorded June 5, 2002, in Deed Book 27582, Page 0063, Gwinnett Counrage 0005, Awmillet Courty, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Seven Thousand Five Number of Fifty and sand Five Hundred Fifty and 00/100 dollars 00/100 dollars (\$147,550.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, there will be sold at rublic MONIGAGE LOAN INUST I, there will be sold at public outcry to the highest bidder for cash at the Gwinneth County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but

FORECLOSURE

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3/23,30,4/6,13,20,27,2022

GWINNETT COUNTY

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

curity Deed from RINAGAYE

00/100

and 00/100 dollars (\$106,385.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to

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

not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING LOT 120, HAYNES CROSSING SUBDIVISION, WITH THE TRACE TO THE

CHOSSING SUBDIVISION,
UNIT 1, FORMERLY KNOWN
AS GRAYSON TRACT A, AS
PER PLAT RECORDED IN
PER PLAT BOOK 83, PAGE 210,
GWINNETT COLUNTY

GWINNETT COUNTY
RECORDS, WHICH PLAT IS

INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said legal

BY REFERENCE. Said legal description being control-ling, however the property is more commonly known as 1355 TULLIFENNEY CT, GRAYSON, GA 30017. The indebtedness secured by said Security Deed has been and is berefly declared due.

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 Sequerby.

the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation,

warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by

an accurate survey or by an

inspection of the property

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

matters of record superior to

confirmation that the sale

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

require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN LOANS, LLC F/K

covenants,

and any other

dollars

DEBT COLLECTOR.

NOTICE OF SALE LINDER POWER

950-64821

GEORGIA

described property: ALL
THAT TRACT OR PARCEL
OF LAND LYING AND BEING IN LAND LOT 95 OF DISTRICT 5TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING KNOWN AND DESIGNATED AS LOT 11, BLOCK B, OF FIRETHORN SUBDIVISION, UNIT 2, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 54, PAGE 138, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A LAND REFERENCE AND MADE A PART HEREOF. Said legal description being control-ling, however the property is 945 BURNING BUSH DRIVE, LOGANVILLE, GA 30052.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under

FORECLOSURE

more commonly the terms of said Security Deed. The indebtedness re-maining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including penses of the sale, including attorneys' fees (notice to collect same having been given) and all other 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 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 brances:

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; encumréstrictions; orances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, belief of the undersigned, the owner and party in possession of the property is DALE A BERTRAM, ST AUBYN BERTRAM, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not 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 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: Carrington Mortgage Services, LLC, Loss Mitigation Dept., 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806, Telephone Number: 800-561-4567. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to the holder of the Security 162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, SER ACTIONS COLD FSB, AS TRUSTEE OF STAN-WICH MORTGAGE LOAN WICH MORTGAGE LOAN TRUST I as Attorney in Fact for DALE A BERTRAM, ST AUBYN BERTRAM THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A
DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. Attorney Contact:
Dubin Living 2346

PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
CMS-22-00974-1 Ad Run
Dates
03/16/2022. Dates 04/06/2022, 04/13/2 04/20/2022, 04/27/2022 950-64814 3/16,4/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by **Robert 0**. Bowns and Eva M. Bowns to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Quicken Loans inc. dated July 16, 2019, and recorded in Deed Book 56769, Page 480, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Quicken** Loans Inc. securing a Note in the original principal amount of \$204,110.00, the belder these for pursues the holder thereof pursuant to said Deed and Note thereby said Deed and Note thereby secured has declared the en-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, 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 LVING AND BEING IN LAND LOT 24 OF THE 7TH DISTRICT, GWINNETT COUNTY GEORGIA BEING COUNTY, GEORGIA BEING
LOT 76, BLOCK A, FOUNTAIN GLEN SUBDIVISION,
UNIT ONE AS PER PLAT
RECORDED. IN PLAT BOOK
64, PAGE 11, GWINNETT
COUNTY GEORGIA 64, PAGE 11, GWINNETI
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED BY REFERENCE HEREIN. Said property
is known as 1071 Fountain

04/27/2022 950-66306 4/6,13,20,27,2022 is known as 1071 Fountain Glen Dr, Lawrenceville, GA 30043, together with all fixtures and personal property attached to and constituting a part of said property 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, restriczoning ordinances, restric-tions, covenants, and mattions tions, covenants, and mat-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 indebtedness and all expenses of said sale as provided in said beed, 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 Eva M Bowns, Robert O Bowns and The Representative of the Estate of Robert O Bowns, successor in interest or tenant(s). Rocket Mortage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans Inc. as Attorney-in-fact for Robert O. Bowns and Eva M. Bowns File no. 22-078467 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/scd https://www.logs.com/ *THE LAW FIRM IS ACTING AS A Bowns, successor in interest

FORECLOSURE

as 2379 APALACHEE CRU-CIS LN, DACULA, GA 30019. indebtedness by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-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 A BRUNETTI, RACHEL
SCHARLOO to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC, dated May 10, 2016, recorded May 24, 2016, in Deed Book 54307, Page 0118, Gwinneth County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Six Thousand Three Hundred Eighty-Five and 00/100 dollars warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority, matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other Rocket Mortgage, LLC flk/a
Quicken Loans, LLC flk/a
Quicken Loans Inc., there
will be sold at public outcry
to the highest bidder for
cash at the Gwinnett County matters of record superior to matters of rector superior to superior 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 tender the control of the property is the control of the property in the control of the property is the control of the property in the control of the property is the control of the property in the property in the property is the property in the property ants(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 other of the parties of the property. of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms amend for modify all terms of the loan (although not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. of the mortgage instrument. US BANK TRUST NATIONAL MATION OBTAINED WILL
BE USED FOR THAT PUR
POSE. 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
Dates 04/06/2022,
04/13/2022, 04/20/2022,
04/27/2022

04/27/2022 950-67002 4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Charles
Camp and Suzanna T. Camp
to Mortgage Electronic Registration Systems, Inc. as 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 RINAGAYE A BRUNETTI, RACHEL SCHARLOO, ESTATE AND/OR HEIRS AT LAW OF RACHEL SCHARLOO CHRISTINE GOMEZ. or tenants(s). The sale will be conducted subject (1) confirmation that the sale is nominee for American Equity Mortgage, Inc. dated July 23, 2004, and recorded in Deed Book 39293, Page 210, as last modified in Deed Book 47512, Page 529, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to CitiMortgage, Inc. securing a Note in the original princi-pal amount of \$211,850.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebt edness due and payable and 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 Wood. pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, during the le-May 3, 2022, during the le-gal 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 Quicken Loans, LLC, Los Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to County, Georgia, being Lot 106, Block A, The System Unit North Cliff Subdivision, Unit II, as per plat recorded in Plat Book 92, Page 63, Gwinnett County, Georgia Plat Book 92, Page 63, Gwinnett County, Georgia Records, which plat is incorporated 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 LOANS, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN
LOANS INC. as Attorney in
Fact for RINAGAYE A
BRUNETTI,
SCHARLOO 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-22-01254-1 Ad Run
Dates 04/06/2022, said property, if any. Said property will be sold subject 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. erty, any assessments, erty, any assessments, liens, encumbrances, zoning ordinances, 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 pay-ment of said indebtedness ment 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

of the status of the loan with

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 Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/***CF_REFERENCE_I NITIALS***

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A

DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE

NUTICE UP SALE
UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Susan H.
Evans to First Union Nation-

al Bank dated May 3, 2001, and recorded in Deed Book 23268, Page 1, as last modi-fied in Deed Book 24487, Page 201, Gwinnett County

Records, securing a Note in the original principal amount

4/6.13.20.27.2022

the secured creditor. property is or may be in the possession of Suzanna T Sligh, a/k/a Suzanna T Camp and Charles Camp, successions

NOTICE OF SALE UNDER POWER

Dates 04/06/2022, 04/13/2022, 04/20/2022,

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in that certain Security Deed from MICHELE
A BRYAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
GRANTEE, AS NOMINEE FOR
SUNTRUST MORTGAGE,
INC., dated June 22, 2007, recorded June 27, 2007, in
Deed Book 48024, Page 22, Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the
original principal amount of
Three Hundred Thirty Thousand Eight Hundred Fifty and
00/100 dollars
(\$330,850.00), with interest (\$330,850.00), with interest thereon as provided for therein, said Security Deed having been last sold, signed and transferred to US Bank Trust National Associ-ation, Not In Its Individual Capacity But Solely As Own-er Trustee For VRMTG Asset rust, 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 18 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, APALACHEE STATION, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 115, PAGES 40-41, GWINNETS TIS, PAGES 40-41, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO. Said legal description being con-trolling, however the properFORECLOSURE

thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 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 PARCEL OF LAND IN CITY OF SNELLVILLE, GWINNETT COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED 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 79, P 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-G3/20/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. Said property is known as 2715 Sterling Creek Pointe, Snellville, GA 30078, together with all fix-tures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstand-ing ad valorem taxes (in) cluding taxes which are a lien, whether or not now due and payable), the right of re-demption 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, restric tions, covenants, and mattions, 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 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 crediloan with the secured credi-for. The property is or may be in the possession of Su-san H. Evans, successor in interest or tenant(s). Wells Fargo Bank, N.A. successor by merger to First Union Na-tional Bank as Attorney-in-Fact for Susan H. Evans File 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 https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-65539

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 Systems, Inc., as grantee, as nominee for Everett Financial, Inc. D/B/A Supreme brances: Leading, A Texas Corpora-tion, 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 Ninety-Seven and 75/100 (\$106,097,75) Gwinnett County, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank by assign-ment recorded on March 10, 2016 in Book 54147 Page 820 in the Office of the Clerk of Superior Court of Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-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 Gwinneth Country Georgia being Lot the on District of Gwillneithe County, Georgia, being Lot 21, Block C, Hickory Planta-tion Subdivision, Unit One, as per plat recorded in Plat Book 23, page 4, Gwinnett County records, said plat be-BOOK 23, page 4, Gwinnels BOOK 25, page 4, Gwinnels County records, said plat being incorporated herein by reference thereto. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so): Truist Rapk sucressor by 04/27/2022 950-67001 4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents and Leases, from Greater Works Childcare and Com-

munity Development, Inc. ("Grantor"), to and in favor of Velocity Commercial Capital, LLC. ("Original Lender"), dated April 30, 2018 and recorded June 14, 2018 in Deed Rook 55046 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, Richmond, Virginia 23222, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a not required by law to do so) 2018 in Deed Book 55946, Page 620, Gwinnett County, Georgia records, as assigned to U.S. Bank, National Association Trustee for Velocity Commercial Capital Loan Trust 018-2 ("Lender") by virtue of that Assignment of Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents. effec-2018 in Deed Book 55946 cluding taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an acof Leases and Rents, effecof Leases and Reffits, effective January 15, 2019 recorded January 18, 2019 at Deed Book 56371, Page 642, aforesaid Georgia records (the "Security curate survey and inspection curate 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. To the best knowledge and belief of the undersigned the party in posses. records (the "Security 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 signed, the party in posses-sion of the property is Bren-da Gamez or tenant(s); and said property is more com-monly known as 1491 Shen-

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, Gwinett County. Georgia nett County, Georgia records, upon which interest continues to accrue until paid in full (the "Judgment"); there will be sold at public outery 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

ta Oak Drive, Norcross, GA 30093. The sale will be con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and sudif 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 the foredeaver. The

guished by foreclosure. Tru-ist Bank succession

ist Bank, successor by merger to SunTrust Bank as

Attorney in Fact for Brenda Gamez. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 18-03455 950-65549 4/6,13,20,27,2022

NOTICE OF SALE

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from WILLIAM A
GOODMAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated January 10, 2014, recorded January 23, 2014, in Deed Book 52752, Page 0115, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty Thousand Two Hundred Fifty 00/100 (\$150,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, ASHTON MANOR SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 200, GWINNETT COUNTY, GEORGIA Security Deed including but COUNTY **GEORGIA** COUNTY, GEDRGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIP-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. 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 col-lect same having been

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 care payers. without any representation warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumrestrictions: 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 A GOODMAN, ES-TATE AND/ OR HEIRS OF LAW OF WILLIAM GOOD-MAN, or tenants(s). The sale will be conducted subiect (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, 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 setus of the loan with the holdconstrued to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC OT THE HIOTIGAGE INSTIMINET

ROCKET MORTGAGE, 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.

QKN-22-01423-1 Ad Run

Dates

04/06/2022,

04/12/1/2022.

04/27/2022

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 Haynie and Dorothy M. Haynie to Regions Mort-gage, 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 several has declared the original principal said to be a second by the said peed and Note thereby several has declared the original said to the said peed and Note thereby several has declared the original said to the sa cured 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, 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 property described in said Deed, to-wit: ALL TRACT OR PARCEL IRACI OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, HARBIN'S STATION SUBDI-HARBIN'S STATION SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 274, REVISED 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 HEREOF. Said property is known as 2525 Track Way, Dacula, GA 30019, together with all fixtures and personal property attached to and 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 only due and payable) the now due and payable), the right of redemption of any

taxing authority, any matters

FORECLOSURE FORECLOSURE area as may have been designated by law for such sales to be cried, Georgia, on the first Tuesday in May 2022 the follow 2022, the following de-scribed property (the "Prop-erty") to wit: All that tract or parcel of land lying and be-ing in Land Lot 90 of the 6th District, Gwinnett County, 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 dollars

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 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 25?00? West, 102.50 Feet To An West, 102.50 Feet 10 An Iron Pin Found; Thence North 03 Degrees 57'00" West, 395.90 Feet To a Point On The Southerly Right-Of-Way Of Killian Hill Road, Said Point Being The True Point Of Beginning Of The Tract of Land Described And Contabinat 100 Acres Lores 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, Gwin-nett County Records. The above-described tract of land being the same that was conveyed to Grater Works Childcare and Com-

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, Lilburn, GA 30047 (Gwinnett County) Parcel ID: R6090 112 FURTHER LESS AND EXCEPT that property. If any, rethat property, if any, re-leased of record; The indebt-edness evidenced by the Note and Judgment is due and payable and remains untherefore has become and is now foreclosable accordingly, to its terms. Accordingly, the Property will be sold at 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 and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto. The proceeds of the sale are to be applied first to the example of the sale and the sale are to be applied first to the example. penses of the sale and all proceedings in connection therewith, including attor-neys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums se-cured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Property shall be sold as the property of Grantor, subject to all restrictions, easements and other mat-

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 modify all terms of the mort-gage with the debtor is: Ve-locity Commercial Capital LLC, as agent for Lender, Lopez, 30699 Russel lvan Lopez, 30699 Russel Ranch Road, Ste. 295, West-lake Village, CA 91362; (818) 532-3724. Please under-stand that the secured creditor is not required by law to negotiate, amend, or modify hegoliate, anielio, of montgage the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Property is Grantor, Greater Works

Childcare and Community
Development, Inc. or a 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 Develop-ment, Inc. Lisa A. Frank Mc-Calla Raymer Leibert, Pierce, LLC 1544 Old Alabama Road

Roswell, Georgia 30076 (678) 281-6503 (678) 281-6 Lisa.Frank@mccalla.com 950-66507 4/6,13,20,27,2022