FORECLOSURE

an accurate survey and in-spection of the property, any assessments liens encumassessments, liens, encum-brances, 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 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 audit of the status of the loan with the secured crediloan with the secured credi-tor. The property is or may be in the possession of Dorothy M Haynie, The Rep-resentative of the Estate of Dorothy M Haynie, Billy J Haynie and The Representa-Haynie and The Representative of the Estate of Billy J Haynie, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Billy J. Haynie and December 19 Attorney-in-Fact for Billy J. Haynie and Dorothy M. Haynie File no. 22-078415 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Attanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM 150 ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. USED FOR THAT PURPOSE. 4/6,13,20,27,2022

Notice of Sale Under Power. State of Georgia, County of GWINNETT.

1.00 ACRE

DATED

GORY LEWIS HUGGINS"

County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by LEONARD HENDERSON
AND KELLI LANGLEY to
WELLS FARGO HOME
MORTGAGE, INC. , dated
06/17/2003, and Recorded
on 07/29/2003 as Book No.
33863 and Page No. 0041,
GWINNETT County. Georgia GWINNETT County, Georgia records, as last assigned to Wells Fargo Bank, N.A. Successor by Merger To Wells Fargo Home Mortgage Inc (the Sevent Creditar) by Cooking the Mortgage Inc (the Sevent Creditar) by Cooking Mortgage Inc. cured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the order of the principal amount of \$204,380.00, with interest at the order of the principal amount of \$204,380.00, with interest at the order of the principal amount of \$204,380.00, with interest at the order of the principal amount of \$204,380.00, with interest at the order of the principal amount of the principal \$204,300.00, will littlefest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal

at the GWINNETT County
Courthouse within the legal
hours of sale on the first
Tuesday in May, 2022, the
following described property: ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND LOT
151 OF THE 5TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA, BEING LOT 1,
BLOCK E, UNIT ONE, GATES
MILL, AS PER PLAT
RECORDED IN PLAT BOOK
47, PAGE 135, GWINNETT
COUNTY RECORDS. REFERENCE TO SAID PLAT IS
HERBY MADE FOR A COMPLETE DESCRIPTION OF
THE PROPERTY HEREIN
DESCRIBED SAID PROPERTY KNOWN AS 1464 MILENIAL LANE, ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. The debt secured
we call does de Secure Debt
eversid Dead to Secure Debt GEORGIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (nocidding attorney's fees (including street to collect attorney's fees having been given). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC MICHGER IO WELLS FARGU
HOME MORTGAGE INC
holds the duly endorsed
Note and is the current assignee of the Security Deed
to the property. WELLS FARGO BANK, N.A., acting on
behalf of and, as necessary,
in consultation with WELLS
FARGO BANK, N.A. SUCCESSOR BY MERGER TO
WELLS FARGO HOME
MORTGAGE INC (the current
investor on the loan), is the
entity with the full authority
to negotiate, amend, and
modify all terms of the loan
Pursuant to 0.C.G.A. § 44
14 162.2, WELLS FARGO
BANK, N.A. may be contacted at: WELLS FARGO BANK,
N.A., 3476 STATEVIEW
BLVD., FORT MILL, SC
29715, 800 288 3212. Please
note that, pursuant to 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

undersigned, the undersigned, the party/parties in possession of the subject property known as 1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenset/tenset. Said property ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning 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; and (2) final confirmation and audit of the status of the loan with the helder 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 onjudicial 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 preloan as provided in the pictorial receding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HEN-DERSON AND KELLLIANG DERSON AND KELLI LANG-LEY. THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT

WILL BE USED FOR THAT PURPOSE.
00000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-66623 4/6,13,20,27, 2022

FORECLOSURE

State of Georgia, County of GWINNETT.

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009447871 BARRETT DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-66637 4/6,13,20,27,

FORECLOSURE

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS AND GREGORY LEWIS THE SECURITY OF THE SECURITY OF THE SECURITY OF THE SECURITY OF THE SEC AND GREGORY LEWIS HUG-GINS to MORTGAGE ELEC-TRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NEW EQ-UITY FINANCIAL CORP. dated 03/09/2006, as Book No. 46317 and Page No. 439, GWINNETT County, Georgia records. as last as-STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE NOTICE OF SALE
UNDER POWER
Under and by virtue of the
power of sale contained with
that certain Security Deed
dated August 7, 2015, from
Jon L. Keepers to Mortgage
Electronic Registration Systems Inc as a nominee for
American Advisors Group,
recorded on August 27, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT,
INC., ALTERNATIVE LOAN
TRUST 2006 6CB, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES
2006 6CB, 4ths. SERIES recorded on August 27, 2015 in Deed Book 53780 at Page 837 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to 2006 6CB (the Secured Creditor), by assignment, conveying the after de-Reverse Mortgage Funding LLC by Assignment and said Security Deed having been given to secure a note dated August 7, 2015, in the amount of \$190,500.00, and scribed property to secure a

Note of even date in the original principal amount of inal principal amount of \$119,500.00, with interest at the rate specified therein, there will be sold by the unsaid Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May, 2022, the door of the courthouse of Gwinnett County, Georgia, on May 3, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 6TH DISTRICT, GWINNETT GOUNTY GEORGIA BEING THE STATE OF THE S LAND LOI 130 OF IHE 61H
DISTRICT. GWINNETT
COUNTY, GEORGIA, BEING
LOT 20, BLOCK C, UNIT
FIVE, TIMBERTOP SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
25, PAGE 216, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE APART THEREOF, BEING THE
SAME PROPERTY CONVEYED TO JON L. KEEPERS
BY QUITCLAIM DEED FROM
MICHAEL D. KEEPERS, DATED AUGUST 14, 2003 AND
RECORDED OCTOBER 6,
2003 AT BOOK 35187, PAGE
267. BEING THE SAME
PROPERTY CONVEYED TO
JON L. KEEPERS BY QUITCLAIM DEED FROM JON L.
KEEPERS, AS HEIRS AT AND BEING MORE PAR-TICULARLY DESCRIBED SHOWN AND DELINEATED BY A PLAT OF SURVEY ENTITLED, "SURVEY FOR GRE-MARCH 20, 1997, PRE-PARED BY W. T. DUNAHOO AND ASSOCIATES, INC. CERTIFIED BY W. T. DUNA-HOO, GEORGIA REGIS-TERED SURVEYOR NO. TERED SURVEYOR NO. 1577, AND BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERI-COUNTY, GEORGIA, IN PLAT BOOK 74, PAGE 180, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION. KEEPERS, AS HEIRS AT LAW OF GLEN RAY KEEP-LAW OF GLEN RAY KEEP-ERS, JR., DATED AUGUST 14, 2003 AND RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE 268. BEING THE SAME PROPERTY CON-BEING THE SAME PROPERTY CONVEYED TO GREGORY LEWIS HUGGINS, AN UNDIVIDED ONE HALF INTEREST, AND DEBORAH A. HUGGINS, AN UNDIVIDED ONE HALF INTEREST, BY DEED DATED APRIL 15, 1997 OF RECORD IN BOOK 14076, PAGE 53 AND BY AUGUST 20, 1997, OF RECORD IN BOOK 14660, PAGE 116, VEYED TO JON L KEEPERS BY QUITCLAIM DEED FROM ROCK KEEPERS, DATED AU-GUST 14, 2003 AND RECORDED OCTOBER 6, 2003 AT BOOK 35187, PAGE 2003 AT BOOK 35187, PAGE 269. BEING THE SAME PROPERTY CONVEYED TO GLEN RAY KEEPERS, JR., AND JON L. KEEPERS BY WARRANTY DEED FROM WADE A. LECOMTE AND DEBORAH ANN LECOMTE, DATED OCTOBER 5, 1993 AND RECORDED OCTOBER 13, 1993 AT BOOK 9441, PAGE 293. The debt secured by the Security Deed and ev-PAGE 116,
IN THE OFFICE OF THE SU-PERIOR COURT CLERK OF GWINNETT COUNTY, GEOR-GIA. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due, because of by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payable to a consideration. clared due because of. ciared due because or, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. Because the sible events of default, fail-ure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all ex-penses of the sale, including attornaye, fees Notice of in-

attorneys' fees. Notice of in-tention to collect attorneys' fees has been given as pro-vided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property

to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN edge, the person(s) in pos-session of the property is/are Jon L. Keepers. The property, being commonly known as 171 Omega Drive, Lawrenceville, GA, 30044 in TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT,
INC., ALTERNATIVE LOAN
TRUST 2006 6CB, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES Gwinnett County, will be sold as the property of Jon L. Keepers, subject to any CERTIFICATES, SERIES
2006 6CB holds the duly endorsed Note and is the current assignee of the Security
Deed to the property. BANK
OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICvalorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by BAC HOME LOANS SERVIC-ING, LP, acting on behalf of and, as necessary, in con-sultation with THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CER-TIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the current inaccurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Compu-Link Corporation, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstanding, nothing in 0.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. and telephone number of the

GAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800 669 6650. Please note that, pursuant to 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 1769 BROOKS ROAD, DACULA, GEORGIA 30019 is/are: DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS or tenant/tenants. Said property will be sold subject to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney Deed. Albertelli Law Attorney for Reverse Mortgage Funding LLC as Attorney in Fact for Jon L. Keepers 100 Galeria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING NO 03/07/2022, 04/06/2022, 04/13/2022. 04/20222. 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 03/30/2022, 04/13/2022, 04/27/2022 due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of 04/20/2022.

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

lic outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location within the least control of the country of the count

native location, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but

not limited to the following described property: All that tract or parcel of land lying

NOTICE OF SALE UNDER POWER record superior to the Deed to Secure Debt first set out STATE OF GEORGIA, COUNTY OF GWINNETT above, including, but not limited to, assessments, liens, encumbrances, zoning By virtue of a Power of Sale contained in that certain Security Deed from **Clifton D**. ordinances, easements, restrictions, covenants, etc Kildare to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Paramount Residential The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the Inc., as nominee for Paramount Residential Mortgage Group, Inc., dated June 15, 2020 and recorded on June 19, 2020 in Deed Book 57578, Page 74, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of 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 a Note of even date, in the original principal amount of Two Hundred Four Thousand Nine Hundred Twenty-Four and 00/100 dollars (\$204,924,00) with interest 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 prethereon as provided therein, as last transferred to Ameriloan as provided in the pic-ceding paragraph. THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWALT, INC., AL-TERNATIVE LOAN home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at pub-

TRUST 2006 6CB, MORT-GAGE PASS THROUGH CERTIFICATES, SERIES CENTIFICATES, SERIES
2006 6CB as Attorney in Fact
for DEBORAH A. HUGGINS
AND GREGORY LEWIS
HUGGINS. THIS LAW FIRM
IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

TERNATIVE LOAN

FORECLOSURE

and being in Land Lot 4 of the 6th District, Gwinnett County, Georgia, being Lot 51, Block A, Lakeside Ridge Subdivision, Unit One, as per plat recorded in Plat Book 94, Pages 15-17, and revised in Plat Book 95, Page 282, Gwinnett County Records, which said plat is records, which said plat is incorporated herein by this reference and made a part of this description, being improved property. Said property may more commonly be known as 4256 Shoreside Circle, Snellville, GA 30039.
The debt secured by said
Security Deed has been and is hereby declared due be-cause 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, 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 Cen-lar FSB, 425 Phillips Blvd, Ewing, NJ 08618. Said prop-erty will be sold on an "as-is" basis without any representation, warranty sentation, warranty of re-course against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances: ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority. 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 ingitis-or-way allu 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 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 status of the loan with the holder of the Security Deed. AmeriHome Mortgage Company, 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; 04/13/22; 04/27/22 950-63686 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-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 Rook 51717 Page 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 (notice 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 again representation in Deed Book 51717, Page 0493, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even 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 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 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 thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Liwhich would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumability Company, FKA
Bayview Loan Servicing,
LLC, there will be sold at
public outery to the highest brances: covenants, and any other bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described 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-2022, all property described in said Security Deed includ-ing but not limited to the folsession of the property is ROBERT D. MCGUIRE, BETlowing described property: ALL THAT CERTAIN LAND IOWING DESCRIBED PROPERTY
ALL THAT CERTAIN LAND
SITUATED IN THE STATE OF
GEORGIA, COUNTY OF
GEORGIA, COUNTY OF
GWINNETT, CITY OF SNELLVILLE, DESCRIBED AS
FOLLOWS: ALL THAT
TRACT OR PARCEL OF
LAND LYING AND BEING
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 A SEY L. MCGUIRE, or tenants (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not prohibited under the U.S.
Bankruptcy Code and (2) to
final confirmation and audit
of the status of the loan with
the holder of the Security
Deed. The entity having full
authority to pendiate 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 ED HEREIN AND MADE A PART HEREOF. Said legal description being control-ling, however the property is 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 DE 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 MCGUIRE 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. RTR-20-01356-4 Ad Run Dates 04/103/2022, 04/20/2022, 04/13/2022, 04/20/2022, terms of said Security Deed The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including ates of the sale, including at-torneys' fees (notice to col-lect same having been given) and all other pay-ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be cubiced to the following Dates 04/13/2022, 04/20/2022, 950-67007 be subject to the following 4/6,13,20,27,2022 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-Notice of Sale **Under Power**

FORECLOSURE

ty, Georgia, being Lot 45, Block A of Watson's Grove Subdivision, as per plat thereof recorded in Plat creditor to negotiate, amend, or modify the terms of the mortgage instrument. COM-MUNITY LOAN SERVICING. Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, reference and made a part of this description. Subject to BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for DANIEL C. MALONEY, POL-LY A. MALONEY THE BE-LOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED all easements and restric-tions of record. The debt se-cured by said Deed to Se-cure Debt has been and is 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. BVF-19-05152-13 Ad Run Dates 04/06/2022, 04/09023 Dates 04/13/2022, 04/27/2022 04/20/2022, 950-65544 4/6.13.20.27. 2022 NOTICE OF SALE **UNDER POWER** GEORGIA GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security curity Deed from ROBERT D.
MCGUIRE, BETSEY L.
MCGUIRE to LENDERS FIRST CHOICE NATIONWIDE LENDING CORPORATION, A DELAWARE CORPORATION, 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 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 for cash at the Gwinnett for cash at the Gwinnett Courthy Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in sale 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 19 OF THE THE DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK "C", PHASE THREE-B, APPALACHEE RIVER CLUB SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGES 279 AND 280, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-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-Souries and security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtrestrictions: 950-66551

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE to MORT-GAGE ELECTRONIC REGIS-

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

best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is DANIEL C. MALONEY, POL-LY A. MALONEY, or tenants (s). The sale will be conduct-ed subject (1) to confirma-tion that the sale is not pro-

tion 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, amend or modify all terms of the loan (although not re-quired by law to do so) is:

Community Loan Servicing, LLC fka Bayview Loan Ser-

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 con-

réstrictions;

brances:

Georgia,
Gwinnett County
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. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Cer-tificates, Series 2007-CH2 by Assignment recorded in Deed Book 53587, Page 694, 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, 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 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 Coun**FORECLOSURE**

hereby declared due be-cause of, among other poscause 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 default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney?s law, including attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3364 commonly known as 3364 Watson Meadow Lane, Loganville, 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 outstanding ad valorem taxoutstanding 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, leave appropriate a serior of the property liens, encumbrances, zoning ordinances, easements, estrictions, 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.6. 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for liens, encumbrances, zoning 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and on judicial 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 preloan 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 herein. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforementioned security instrument, specifically being Deutsche Bank National Trust Compa-Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Certificates, Series 2007-CH2 as attorney in fact for Venese McKenzie Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS ACTING AS DEBT COLLECTOR AT-DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. FC22-4/6,13,20,22,

GAGE ELECTRONIC REGISTRATION SYSTEMS INC AS MOMINEE FOR QUICKEN LOANS INC, dated August 12, 2016, in Deed Book 54504, Page 0274, Gwinnett County, Georgia Records, Said Security Deed having been given to secure a Note of even date in the original even date in the original principal amount of One Hundred Twenty-Two Thousand Seven Hundred Thirty-Five and 00/100 dollars (1127-725-00) with integral sand Seven Hundred Thirty-Five and 00/100 dollars (\$122,735.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC fk/a Quicken Loans, LLC fk/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALI 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 RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE RATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. Said legal description being controlling, however the property is more commonly known as 2651 HEATHROW DR, LAWRENCEVILLE. 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 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

an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-

covenants, and any other

restrictions:

brances:

FORECLOSURE

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 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 (although not required by law to do so) is: Rocket Mortgage, LLC 1/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 50944. Nothing in O.C.G.A. Section 44-14-162.2 shall be 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 ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE 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: Rubin Lublin, LLC, 3145 F/K/A QUICKEN LOANS. PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place, Suite
100, Peachtree Corners, GA
30071 Telephone Number:
(877) 813-0992 Case No.
OKN-19-02348-3 Ad Run
Dates 04/06/2022, Dates 04/13/2022. 04/20/2022,

950-65548 4/6,13,20,27, 2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWIN-NETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Christopher Padgett to Mortgage Electronic Regis-tration Systems, Inc. as beneficiary, as nominee for SunTrust Mortgage, Inc., dated February 26, 2010, and recorded in Deed Book 49977, Page 0415, Gwinnett Gounty, Georgia Records, as last transferred to Truist Bank, successor by merger to SunTrust Bank y assignment recorded on November 9, 2012 in Book 51785 Page 4021 in the Office of the Clerk 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 cure a Note in the original principal amount of One Hundred Eighty-Nine Thousand 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 higher for each behighest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022, the follow-WILL BE USED FOR THAT
PURPOSE. The Geheren
Firm, P.C., 4828 Ashford
Dunwoody Road, 2nd Floor,
Atlanta, GA 30338 TEL (678)
587-9500.
950-66674 on May 3, 2022, the follow-ing described property: All that tract or parcel of land ly-ing and being in Land Lot 89 of the 7th District, of GWIN-NETT County, Georgia, being Lot 119, Block A of Chandler Pond, Unit One, as per Plat thereof recorded in Plan Book 60, econ 278, Chrispett 4/6.13.20.27.2022 NOTICE OF FORECLOSURE SALE thereof recorded in Plat Book 60, page 278, Gwinnett County, Georgia, records, which Plat is incorporated UNDER POWER GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT 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
due and in the manner proherein and made a part here-PURPOSE.

made for the purpose of paying the same and all ex-

due and in the manner pro-

vided in the Note and Securi-ty Deed. The debt remaining in default, this sale will be

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 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 foreclo-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 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, restricroming rodinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the understand in for a more complete description. Being that parcel of land conveyed to Penelope Robinson from Bowen Family Homes, Inc. by that deed dated 11/24/2003 and recorded 12/15/2003 in Deed Book 36348, at Page 214 of the Gwinnett County, GA Public Registry. Tax ID #: R6231 419 The debt secured by said Security Deed signed, the party in possession 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 con-ducted subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the

status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extinguished by foreclosure. Tru-ist Bank, successor by guished by foreclosure. Irru-ist Bank, successor by merger to SunTrust Bank as Attomey in Fact for Christo-pher Padgett. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 13-09990 950-64817 950-64817 3/30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of the Power of
Sale contained in that certain
Security Deed given from
Robert 6 Phillips and Lorraine N Phillips to Branch
Banking and Trust Company, a North Carolina state
banking corporation, now
known as Truist Bank, dated
03/14/2016. recorded 03/14/2016, recorded 04/28/2016 in Deed Book 04/28/2016 in Deed Book 54247, Page 218, Gwinnett County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of EIGHTY THOUSAND AND 00/100 DOLARS (\$80,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highat public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May

2022 by Truist Bank, former-

ly known as Branch Banking and Trust Company, as At-

FORECLOSURE

torney in Fact for Robert G Phillips and Lorraine N Phillips, all property de-scribed in said Security Deed including but not limit-ed to the following described

property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 202 OF BEING IN LAND LOT 202 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36 BLOCK A OF PEACHTREE WALK SUBDIVISION, UNIT TWO, AS PER PLAT 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 REFERENCE AND MADE A REFERENCE AND MADE REFERENCE AND MADE A
PART HEREOF. SUBJECT TO
EASEMENTS. RESTRICTIONS AND COVENANTS OF
RECORD, IF ANY.
TAX ID#: R7202 224.

IAX ID#: K72U2 224.
Said property being known
as 2851 PINE CONE LN, DULUTH, GA 30096 according
to the present numbering
system in Gwinnett County.
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 expens-es of the sale, including at-torneys' fees and all other payments provided for un der the terms of the Security Deed and Note. Said proper-ty will be sold subject to the following items which may affect the title to said property: any superior Security Deeds of record; all zoning ordinances; matters which would be disclosed by an accurate survey or by an in-spection of the property; any outstanding taxes, including but not limited to ad valorem but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, cotte for twee and act, other

rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and best of the knowledge and belief of the undersigned, the party in possession of the property is Lorraine N Phillips, Robert G Phillips or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to who has the full authority to negotiate, amend, and modi-fy all terms of the mortgage is: Branch Banking and Trust Company, DRL/LMU/Mort-gage Default Group, 7701 Airport Center Dr, MC 527-99-04-15, Greensboro, NC 27409, 866-909-4852, THIS AW ELDM IS ATTENDING 27409, 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Penelope Robinson to Citifireneiope Robinson to Littinancial 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 Chris-PNPMS Trust III by Assignment of Security Deed recorded on April 12, 2021 in Deed Book 58605, Page 360, Gwinnett County, Georgia 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 interest thereon as set forth therein, there will be sold at public outcry to the highest 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 be-ing in Land Lot 231, 6th Dis-trict, Gwinnett County, Geor-gia, being known as Lot 39, Block A, Grovemont Subdivi-sion as recorded on Blot of sion, as recorded on Plat of Survey in Plat Book 99, Pages 260-262, Gwinnett County, Georgia Deed Records, which said plat of survey is incorporated here 2520 in for a more complete de

the court of the c 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 expenses of this sale, as provided in Country Road and Country Road an vided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Statebridge Company, LLC, as servicer for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III, can be contacted at (866) 466-3360 or by writing to 6061 S. Wilvided in Security Deed and 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 val-orem taxes (including taxes which are a lien, but not yet due and payable), any mat-ters 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 Secu-rity Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Penelope Robinson or tenant(s); and said property is more com-monly known as 3883 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 **FORECLOSURE**

final confirmation and audit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III as At-torney in Fact for Penelope Robinson McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00071 950-67010 4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA. STATE OF GEOF COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain

Security Deed from Niove M

Rodriguez to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee

for Homestar Financial
Corp., its successors and
assigns, dated April 10,
2019 and recorded on April
15, 2019 in Deed Book
56525, Page 00835, in the
Office of the Clerk of Superior Court of Gwinnett County Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Sixty Thou-sand Two Hundred and 00/100 dollars (\$260,200.00) with interest thereon as provided therein, as last transferred to NewREZ, LLC dba Shellpoint Mortgage Servicing, recorded in Deed Book 57457, Page 194, aforesaid records, will be sold at pub-lic outcry to the highest bid-der for each before the der for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the level beyond the first country of the country of native location, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said security Deed including but not limited to the following described property:
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,

AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more monly be known as

commonly be known as **1999 Shin Court, Buford, GA** 30519. The debt secured by said

The debt secured by said security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees 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 New Rez LLC d/b/a Shellpoint Mort-gage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-265 7107 365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the under-signed. The sale will also be subject to the following 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 out-standing ad valorem taxes, including taxes, which con-stitute liens upon said property whether or not now due and payable; d) sessments: e) the right of redemption of any taxing au-thority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants easements covenants. easements covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Niove M Rodriguez and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not firmation 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 Shellpoint Mortgage Servicing as Attorney-in-Fact for Niove M

Rodriguez
Contact: Padgett Law
Group: 6267 Old Water Oak
Road Suite 202 Tallabase Road, Suite 203, Tallahas-see, FL 32312; (850) 422-

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

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from ANGELA
DENISE ROSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
QUICKEN LOANS INC., dated
February 28. 2017 recorded Hebruary 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the principal amount of 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 Quicken Loans Inc., there will be sold at public outcry

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: ALT LHAT TRACT OR PACEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE STH DISTRICT, GWINNETT 5TH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, BRAND'S RIDGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 175, GWINNETT COUNTY, GEORGIA, RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description 5TH DISTRICT, GWINNETT

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-