FORECLOSURE AND MADE A PART HEREOF BY REFERENCE. Said legal description being controlling, however the property is 1355 TULLIFENNEY CT GRAYSON, GA 30017. The Records, securing a Note in the original principal amount of \$25,000.00, the holder indebtedness secured by said Security Deed has been thereof pursuant to said Deed and Note thereby seand 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 terries of the Sequitive. sell at public outcry to the highest bidder for cash, the property described in said beed, 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 78 BY FEE SIMPLE DEED FROM BURNHAM BUILDERS, L.P. AS SET FORTH IN DEED BOOK 20210, PAGE 96 DATED 03/20/2000, GWINNETT COUNTY RECORDS, STATE OF GEORGIA. Said property is known as 2715 Sterling Creek Pointe, Snellville, GA 30078, together with all fixtures of the contract of the contract of the country of th the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RINAGAYE A BRUNETTI, RACHEL SCHARLOO, ETATE AND/OR HEIRS AT LAW OF RACHEL SCHARLOO, CHRISTINE GOMEZ, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. matters of record superior to Creek Pointe, Snellville, GA 30078, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemotion of any taxing audemption of any taxing au-thority, any matters which might be disclosed by an ac-curate survey and inspection of the property, any assess-ments, liens, encumbrances, 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 zoning ordinances, restricauthority to negotiate, amend or modify all terms tions, coverlants, 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 indebtedamend or modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave Detroit MI payment of said indepted-ness 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) 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 will be 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 require a secured creditor to 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/A QUICKEN LOANS INC. as Attorney in Fact for RINAGAYE ABUINETI loan with the secured credi-tor. The property is or may be in the possession of Su-san H. Evans, successor in interest or tenant(s). Wells Fargo Bank, NA. successor by merger to First Union Na-tional Bank as Attorney-in-Fact for Susan H. Evans File no. 20-076435 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, loan with the secured credi-Fact for HINAGAYE A
BRUNETTI, RACHEL
SCHARLOO THE BELOW
LAW FIRM MAY BE HELD
TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED
WILL BELOCK FOR THAT FRAL LAW. IF 50, FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite Corners, GA Perimeter Center Parkway NE., 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 DEED FOR THAT 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-01254-1 Ad Run Dates 04/13/2022, 04/06/2022 WILL BE USED FOR THAT PURPOSE. 04/20/2022 950-65539 4/6,13,20,27,2022

04/27/2022 950-66306 4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by UNDER POWER Because of a default under the terms of the Security Deed executed by **Charles Camp and Suzanna T. Camp** Security Deed given by **Brenda Gamez to Mortgage** to Mortgage Electronic Registration Systems, Inc. as nominee for American Equity Mortgage, Inc. dated July 23, 2004, and recorded in Deed Book 39293, Page 210, as last modified in Deed Electronic Registration Systems, Inc., as grantee, as nominee for Everett Financial, Inc. D/B/A Supreme cial, Inc. D/B/A Supreme Lending, A Texas Corpora-tion, dated September 30, 2014, and recorded in Deed Book 53167, Page 0213, Gwinnett County, Georgia as last modified in Deed Book 47512, Page 529, Gwinnett County Records, said Security Deed having been last sold, assigned, Records, subsequently modified by a Loan Modification transferred and conveyed to CitiMortgage, Inc. securing 8, 2018 in Book 56197, Page 571 in the amount of One Hundred Six Thousand Ninea Note in the original principal amount of \$211,850.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the County, Georgia Records, as last transferred to Truist Bank, successor by merger entire amount of said indebt edness due and payable and pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 204 of the 5th District, Gwinnett County, Georgia, being Lot 106, Block A, The Summit at North Cliff Subdivision, Unit North Cliff Supulvision, C.... II, as per plat recorded in Plat Book 92, Page 63, Gwinnett County, Georgia 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 property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority, any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens, encumbrances, zoning ordideclared due because of nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided. 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 Suzanna T Camp and Charles Camp, successor 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\* Attorneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFERENCE\_I NITIALS\*\*\*

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

DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF GEORGIA

COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Susan H.

Evans to First Union Nation

950-65536 4/6,13,20,27,2022 **FORECLOSURE** 

**FORECLOSURE** status of the loan with the holder of the security deed and (3) any right of redemp-tion or other lien not extinal 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 guished by foreclosure. Tru-ist Bank, successor by 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 cured has declared the entire cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 3, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said 30341 404-789-2661 B&S file no.: 18-03455 950-65549 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 WILLIAM A
GOODMAN to MORTGAGA
ELECTRONIC REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
OUICKEN LOANS INC., dated
January 10, 2014, recorded
January 23, 2014, in Deed
Book 52752, Page 0115,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the
original principal amount of original principal amount of One Hundred Fifty Thousand Two Hundred Fifty and 00/100 dollars (\$150,250.00), with interest (\$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 Inc., there will be sold at public outcry to the highest hidder for will be sold at public outery 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 STH 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 58, PAGE 200, GWINNETT COLINTY GEORGIA RECORDS, WHICH RECORDS WHICH RECORDS PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 605 ASHTON MANOR DR, LOGANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. terms of said Security Deed.

covenants and mat-

NOTICE OF

LINDER POWER

FORECLOSURE SALE

and

(\$106.097.75)

75/100

Gwinnett

The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also achieve to the following dersigned. Ine 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

any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encumbrances: restrictions: covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in 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 sub-ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-rection and odd to the the MAN tenants(s) mation 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

The

bank, stictessor by interger 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 afthough not required by law to do so) is: Rocket Mort-gage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept, 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be 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 construed to require a secured creditor to negotiate, amend, or modify the terms amend, or modify the terms of the mortgage instrument. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. as Attorney in Fact for WILLIAM 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 Ruh Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 183 of the 6th District of Gwinnett 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 being incorporated herein by reference thereto. The debt secured by said Security Deed has been and is hereby

QKN-22-01423-1

Ad Run

04/06/2022

04/13/2022, 04/20/2022, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Securi-ty Deed. The debt remaining 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 Childeare and Comin 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 atternavia 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) Works Childcare and Community Development, Inc. ("Grantor"), to and in favor of Velocity Commercial Capital, LLC. ("Original Lender"), dated April 30, 2018 and recorded June 14, 2018 in Deed Book 55946, Page 620, Gwinnett County, Georgia records, as assigned to U.S. Bank, National Association as Works Childcare and Comterms 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 foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a ritional Association as
Trustee for Velocity Commercial Capital Loan Trust
2018-2 ("Lender") by virtue
of that Assignment of Deed
to Secure Debt, Security

Agreement and Assignment Agreement and Assignment of Leases and Rents, effective January 15, 2019 recorded January 18, 2019 at Deed Book 56371, Page 642, aforesaid Georgia 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 cluding 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, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out "Note"); pursuant to which the indebtedness thereunder the indebtedness thereunder was reduced to Judgment in the full amount of \$921,253.91 by Judgment Order granted September 21, 2020, Gwinnett County State Court, which Judgment lien was recorded at Lien Book 5663, Page 154, Gwin-nett County, Georgia

above. To the best knowl-edge and belief of the undersigned, the party in possession of the property is Brenda Gamez or tenant(s); and said property is more com-monly known as 1491 Shenta 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 audit of the

**FORECLOSURE** 

**FORECLOSURE** "Judgment"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder ty will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or not are a lieft, writerier of not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by for cash between the legal hours for sale before the Courthouse door in Gwinnett County or some such other area as may have been designated by law for such sales to be cried, Georgia, on the first Tuesday in May, 2022, the following described property (the "Property") to wit: All that tract or parcel of land lying and being in Land Lot 90 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows: Commencing At a Point On The Southerly Right-Of-Way) With The Intersection Of The Land Lot Line Common To Land Lots 30 And area as may have been desan accurate survey and inspection of the property, any assessments, liens, encumassessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any. will be distributed as Deed, and the bladice, 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 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 Said Right-Of-Way 319.00 Feet To An Iron Pin Found; Thence South 03 Degrees 57700? 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 audit of the status of the loan with the secured creditor. The property is or may be in the possession of Dorothy M Haynie, The Representative of the Estate of Dorothy M Haynie, Billy J Haynie and The Representative of the Estate of Billy J Haynie, successor in interest or tenant(s). Regions Bank dba Regions Mortgage as Attorney-in-Fact for Billy J. Haynie and Dorothy M. Haynie File no. 22-078415 LOGS LEGAL GROUP LLP Attorneys and Courselors at 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 Attorneys and Counselors at Law 211 Perimeter Center Law 211 Perimeter Center Parkway, N.E., Suite 300 At-lanta, GA 30346 (770) 220-2535/GR https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 965.6240 An Iron Pin Found; Intended South 00 Degrees 14' 57" West, 421.54 Feet To An Iron Pin Found; Thence North 73 Decrees 25700? West, 102.50 Feet To An Iron Pin Found; Thence West, 102.50 reter 15 miles in 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 Containing 1.09 Acres. Less and Except Property Described In Right Of Way Deed In Favor Of Gwinnett County, Dated February 11,998, Recorded In Deed Book 4851, Page 285, Gwinett County Records. The above-described tract of 950-63401 4/6,13,20,27,2022 **Notice of Sale** Under Power State of Georgia, County of GWINNETT. above-described tract above-described tract of land being the same that was conveyed to Grater Works Childcare and Community Development, Inc. by Limited Warranty Deed dated March 31, 2017 and recorded in Deed Book 55045, Page 432, Gwinnett County, Georgia records. Property Address: 917 Kil-lian Hill Road, SW, Lilburn, GA 30047 (Gwinnett County) Parcel ID: R6090 112 FUR-THER LESS AND EXCEPT

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 MORTGAGE, INC., dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT Country, Georgia records, as last assigned WELLS FARGO BANK, N SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$204,380.00, with interest at the rate specified therein, there will be sold by the unthere will be sold by the undersigned 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 following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND PEING IN LAND LOT edness evidenced by the Note and Judgment is due and payable and remains un-paid. The Security Deed therefore has become and is now foreclosable according 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 with-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 BLOUK E, UNIT UNE, GAIS MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMout recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender proceeds of the sale are to penses of the sale and all proceedings in connection therewith, including attor-neys' fees (notice of inten-

that property, if any, re-leased of record; The indebt-

with respect thereto. The

be applied first to the ex-

tion 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 Deal The Property shall be sold as the property of Grantor, subject to all restrictions, and other parts and other parts.

easements and other mat-

ters of record that are prior to the Security Deed and to

which the Security Deed and to which the Security Deed is subject and to any unpaid

city, county and state ad val-

city, county and state ad val-orem taxes or assessments relating to the Property. The entity that has full authority to negotiate, amend, and modify all terms of the mort-gage with the debtor is: Ve-locity Commercial Capital,

locity Commercial Capital, LLC, as agent for Lender, Ivan Lopez, 30699 Russel Ranch Road, Ste. 295, West-lake Village, CA 91362; (818) 532-3724. Please under-

stand that the secured credithat the secured clear-tor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the

Lisa.Frank@mccalla.com 950-66507 4/6,13,20,27,2022

STATE OF GEORGIA COUNTY OF GWINNETT

UNDER POWER
Because of a default under
the terms of the Security
Deed executed by Billy J.
Haynie and Dorothy M.
Haynie to Regions Mortgage, Inc. dated February
25, 1997, and recorded in
Deed Book 13846, Page 173,
Gwignett County, Reports

Deed BOOK 13040, Page 173, Records, securing a Note in the original principal amount of \$80,000.00, the holder thereof pursuant to said Deed and Note thereby several bandscard the original principal said begand the original principal said begand the original said the original said

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.

off the first fuesday, 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

nignest bioder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING OT 12 BLOCK A

LOT 12, BLOCK A, HARBIN'S STATION SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK

69, PAGE 274, REVISED AND RE-RECORDED IN

AND RE-RECORDED IN
PLAT BOOK 72, PAGE 254,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLATS ARE INCORPORATED HEREIN AND BY THIS
REFERENCE MADE A PART
HEPEOE Said property is

HEREOF. Said property is known as 2525 Track Way, Dacula, GA 30019, together

with all fixtures and personal

property attached to and constituting a part of said property, if any. Said proper-

nett County, Georgia records, upon which interest

continues to accrue until

NOTICE OF SALE Under Power

HEREBY MADE FOR A COM-PLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPER-TY IS IMPROVED PROPER-TY KNOWN AS 1464 MIL-TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. The debt secured
by said Deed to Secure Debt 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 detault, 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 heap diversity of the same proving ney's fees having been giv-en). WELLS FARGO BANK, N.Á. SUCCESSOR BÝ MERGER TO WELLS FARGO MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, 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 negotiate, amend, modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contact-ed at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC

undersigned, the party in possession of the Property is Grantor, Greater Works Childcare and Community Development, Inc. or a tenant or tenants and said proportion. erty is more commonly known as 917 Killian Hill Road, SW, Lilburn, GA 30047. U.S. Bank, N.A. as Trustee for Velocity Com-mercial Capital Loan Trust BLVU., FORT MILL, S 29715, 800 288 3212. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not re-quired to amend or modify the terms of the loan. To the 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 LLC 1544 Old Alles Roswell, Georgia 30076 281-6503 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 1464 MILLENNIAL

LANE, LAWRENCEVILLE, GEORGIA 30045 is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by a payable by the payable by t closed by an accurate survey and inspection of the prop and inspection of the projection, of the projection of the projection of the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ilens, 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-Codes and (2). ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC AS Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. vided until final confirmation

00000009435652 BARRETT

DAFFIN FRAPPIER TURNER

**FORECLOSURE** 

& ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-66623 4/6,13,20,27, Notice of Sale Under Power. State of Georgia State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by DEBORAH A. HUGGINS
AND GREGORY LEWIS HUG-AND GREGORY LEWIS HOUSE TRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR NEW EQ-AS NUMINEE FUR NEW EU-UITY FINANCIAL CORP., dated 03/09/2006, and Recorded on 03/29/2006 as Book No. 46317 and Page No. 439, GWINNETT County, No. 439, GWINNETT County, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the Secured Creditor), by assignment, conveying the after described property to secure a scribed property to secure a Note of even date in the orig-inal principal amount of \$119,500.00, with interest at the rate specified therein, there will be sold by the undersigned 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

THESDAY IN MAY, 2022, THE GOLOWING DESCRIPTION OF THE TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, CONTAINING CONTAINING GEORGIA CONTAINING GEORGIA, CONTAINING
1.00 ACRE,
AND BEING MORE PARTICULARLY DESCRIBED
SHOWN AND DELINEATED
BY A PLAT OF SURVEY EN-TITLED, "SURVEY FOR GRE-GORY LEWIS HUGGINS", TITLED, "SURVEY FOR GREGORY LEWIS HUGGINS", DATED MARCH 20, 1997, PREPARED BY W. T. DUNAHOO AND ASSOCIATES, INC. CERTIFIED BY W. T. DUNAHOO, GEORGIA REGISTERED SURVEYOR NO. 1577, AND BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 74, PAGE 180, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROP ERTY CONVEYED TO GREGORY LEWIS HUGGINS, AN GORY LEWIS HUGGINS, AN UNDIVIDED ONE HALF INTEREST, AND DEBORAH A. HUGGINS, AN UNDIVIDED ONE HALF INTEREST, BY DEED DATED APRIL 15 UNE 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. IN THE OFFICE OF THE SU-

IN THE OFFICE OF THE SUPERIOR COURT CLERK OF GWINNETT COUNTY, GEOR-GIA. The debt secured by said Deed to Secure Debt has been and is hereby 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 Deed vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attorney's fees having been giv-en). THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFI INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORT-GAGE PASS THROUGH 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 SERVIC-ING, LP, acting on behalf of and, as necessary, in con-sultation with THE BANK OF NEW YORK MELLON FKA NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006 6CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 6CB (the current investor on the loan), is the entity with the full authority to negotiate, amend, and 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 not that, pursuant to O.C.G.A. § modify all terms of the loan both obs obsolver. Please flow that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the productional the security for

undersigned, the party/par-ties in possession of the subject property known as 1769 BROOKS ROAD, DACU-LA, GEORGIA 30019 is/are: DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not vet 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 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 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 holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding

certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-FOR THE CERTIFICATE-FOR THE COMMET. home Mortgage Company, LLC, recorded in Deed Book 59540, Page 270, aforesaid records, will be sold at pub-HOLDERS CWALT, INC., AL-TERNATIVE LOAN

GAGE PASS CERTIFICATES.

**FORECLOSURE** 

2006 6CB as Attorney in Fact for DEBORAH A. HUGGINS AND GREGORY LEWIS HUGGINS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

00000009447871 BARRETT DOUDUU094477 BARRETI DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-66637 4/6,13,20,27, 2022 2022

STATE OF GEORGIA NOTICE OF SALE

COUNTY OF GWINNETT 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, recorded on August 27, 2015 in Deed Book 53780 at Page 837 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Reverse Mortgage Funding LLC by Assignment and said Security Deed having been given to secure a note dated August 7, 2015, in the amount of \$190,500.00, and amount of \$190,500.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on May 3, 2022 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING 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 A PART 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

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 AC LEIDE AT CLAIM DEED FROM JON L.
KEEPERS, AS HEIRS AT
LAW OF GLEN RAY KEEPERS, JR., DATED AUGUST
14, 2003 AND RECORDED
OCTOBER 6, 2003 AT BOOK
35187, PAGE 268. BEING
THE SAME PROPERTY CONVEYED TO JON L KEEPERS
BY QUITCLAIM DEED FROM
ROCK KEEPERS, DATED AUGUST 14, 2003 AND
RECORDED OCTOBER 6,
2003 AT BOOK 35187, PAGE
269. BEING THE SAME
PROPERTY CONVEYED TO

2003 AT BOOK 33187, PAGE 269. BEING THE SAME PROPERTY CONVEYED TO GLEN RAY KEEPERS, JR., AND JON L. KEEPERS BY WARRANTY DEED FROM WARANTY DEED FROM WADE A. LECOMTE AND DEBORAH ANN LECOMTE, DA'TED OCTOBER 5, 1993 AND RECORDED OCTOBER 13, 1993 AT BOOK 9441, PAGE 293. The debt secured by the Security Deed and exidenced by the Note and based on the security of the secur by the Security beed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including 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 is/are Jon L. Keepers. The property, being commonly known as 171 Omega Drive, Lawrenceville, GA, 30041 of Swinnett County, will be sold as the property of Jon L. Keepers, subject to any sutstanding ad valorem tay. outstanding ad valorem tax-es (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspec tion thereof and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Se-curity Deed. Pursuant to 0.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity 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) toonfirmation that the sale is gotiate, amend or modify all terms of the above de-

the holder of the Security Deed. Albertelli Law Attorney for Reverse Mortgage Funding LLC as Attorney in Fact for Jon L. Keepers 100 Galleria 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 COLLECT A DEBT. ANY INFORMATION A-4744445 103/30/2022. 04/06/2022. 03/30/2022, 04/13/2022, 04/27/2022 04/06/2022 04/20/2022, 3/30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT
By virtue of a Power of Sale
contained in that certain Secontained in that certain Security Deed from **Clifton D.** Kildare to Mortgage Electronic Registration Systems, Inc., as nominee for Paramount Residential 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 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 thereon as provided therein as last transferred to Amerihome Mortgage Company,

confirmation that the sale

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

lic outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such TRUST 2006 6CB, MORT place as has or may be law-fully designated as an alter-THROUGH native location, within the le SERIES

**FORECLOSURE** 

gal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following following All that described property: All that tract or parcel of land lying 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 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 because of, among other possible events of default, non-payment of the monthly installments on said loan. The Dates 04/13/2022, 04/27/2022 debt remaining in default, this sale will be made for the 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 prescribe a pendide. 2022

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-ir" begins the control of the control basis without any repre sentation, warranty or 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; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights of way and agree that 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 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;

04/27/22 950-63686 3/30,4/6,13,20,27,2022 NOTICE OF SALE UNDER POWER GEORGIA.

04/20/22:

04/13/22

GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from DANIEL C.
MALONEY, POLLY A. MALONEY to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC AS NOMINEE
FOR ALLY BANK (CORP.),
dated September 17, 2012 dated September 17 recorded October 15, 2012, in Deed Book 51717, Page 0493, 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-Eight Thousand and 00/100 dollars (\$128,000.00), with interest thereon as provided for therein, said Security Deed having been last sold ashaving been last sold, assigned and transferred to Community Loan Servicing, LLC, a Delaware Limited Liability Company, FKA Bayview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May

on the first Tuesday in May, 2022, all property described in said Security Deed includ-ing but not limited to the foling but not limited to the following 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 IN
LAND LOT 36 OF THE 5TH
DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING
LOT 9, BLOCK B, UNIT ONE
OF GEORGIAN OAKS SUBDIVISION, AS PER PLAT OF GEORGIAN OAKS SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 161, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS BY REFERENCE INCORPORAT-ED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 2346 HIDDEN LN, SNEL-LVILLE, GA 30078. The in-debtedness secured by said Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed.
The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including 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 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 Sessificition, inerto, crictions; 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 possession of the property is DANIEL C. MALONEY, POLLY A. MALONEY, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with belief of the undersigned. 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:

Community Loan Servicing LLC fka Bayview Loan Ser-

vicing, LLC, Loss Mitigation Dept., 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

**FORECLOSURE** 

mortgage instrument. COM-MUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA BAYVIEW LOAN SERVICING, LLC as Attorney in Fact for DANIEL C. MALONEY, POL-LY A. MALONEY THE BE-LOW LAW FIRM MAY BE 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. BVF-19-05152-13 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022,

950-65544 4/6,13,20,27,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Secontained in Interestant Security Deed from ROBERT D.
MCGUIRE, BETSEY L.
MCGUIRE to LENDERS
FIRST CHOICE NATIONWIDE
LENDING CORPORATION, A
DELAWARE CORPORATION, A
detail Seatember 20, 2004 dated September 20, 2004, recorded November 8, 2004, in Deed Book 40502, Page 190 , Gwinnett County, Georgia Records, said Secuteering 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 (\$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 County Courthouse, within the legal hours of sale on the 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 19 OF THE DISTRICT OF GWINNETT COUNTY, GEORGIA. THE DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK "C", PHASE THREE-B, AP-PALACHEE RIVER CLUB SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 79, PAGES 279 AND 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-been and is hereby de-clared due because of de-fault under the terms of said 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, inc. 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 any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following it they wish may effect the items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable) the right of redemption of any taxing authority; matters 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 SEY L. MCGUIRE, or tenants (s). The sale will be conduct-ed subject (1) to confirmation that the sale is not pro-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: Real Time Resolutions, Inc., Loss Mitigation Dept., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247-4029, Telephone Number: 877-469-7325. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to Deed. The entity having ful 162.2 shall be construed 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 MIGGUIRE 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 PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RTR-20-01356-4 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022,

04/27/2022 950-67007 4/6.13.20.27.2022 Notice of Sale **Under Power** 

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 Trust 2007-CH2 Asset Backed Pass-Through Cer-tificates, Series 2007-CH2 by Assignment recorded in Deed Book 53587, Page 694, Gwinnett County, Georgia records, conveying the afterdescribed 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 un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia within the legal hours of sale

Georgia, Gwinnett County Under and by virtue of the Power of Sale contained in a Deed to Secure Debt giver