FORECLOSURE

place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in June 2022, all

property described in said

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 210 of the 5th District, Gwinnett County, Georgia, being Lot 104, Block A, Manchester Walk Subdivison, Phase 3, as recorded in Plat Book 125, Page 257, Gwinnett County, Georgia Records, which plat is incorporated

more commonly known as: 976 Grenier Terrace,

976 Grenier Terrace,
Lawrenceville, GA 30045
Said property will be sold on
an "as-is" basis without any
representation, warranty or
recourse against the abovenamed or the undersigned.
The sale will be subject to
the following items which
may affect the title any outstanding ad valorem taxes

standing ad valorem taxes

(including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an ac-

curate survey and inspection of the property; any assessments, liens, encumbrances,

zoning ordinances, restric-tions, and all other matters of record superior to the said Security Deed. The sale

will be conducted subject (1)

to confirmation that the sale

is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Casuith Deed Mid-Find

FORECLOSURE on the first Tuesday in Iway, 2022, to wit: May 3, 2022, the following described and tract or thing and beproperty: All that tract or parcel of land lying and be-ing in Land Lot 158 of the 5th District, Gwinnett Coun-ty, Georgia, being Lot 45, Block A of Watson's Grove Subdivision, as per plat thereof recorded in Plat Book 107, Pages 269-271, Gwinnett County, Georgia records, which recorded plat is incorporated herein reference and made a part of this description. Subject to all easements and restric-tions of record. The debt se-cured by said Deed to Se-cure 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 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 including attorney?s fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 3364 Watson Meadow Lane, 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 for undersigned, the party (or parties) in possession of the subject property is (are): Ve-nese McKenzie or tenant or tenants. Said property will be sold subject to (a) any be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the 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 subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Sec-tion 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 certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under and audit of the status of the loan as provided in the pre-ceding 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: 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 modifications. fy the terms of the Deed to ecure Debt described here Secure Debt described here-in. This sale is conducted on behalf of the secured credi-tor under the power of sale granted in the aforemen-tioned security instrument, specifically being Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Mor-gan 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. Park-Suite 200 Atlanta, way, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. FC22-

UNDER POWER

950-66551 4/6,13,20,22,

GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Security Deed from ERIN NITSCHKE ERIC NITSCHKE JAMES NITSCHKE to MORT-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS NOMINEE FOR QUICKEN LOANS INC, dated August 5, 2016, recorded August 12, 2016, in Deed Book 54504, Page 0274, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Twenty-Two Thou-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, 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 to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first nours or sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: ALL described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 7TH DISTRICT OF GWIN-NETT COUNTY, GEORGIA, BEING LOT 44 OF GLEN-CREST PARK, AS PER PLAT RECORDED IN PLAT BOOK 100, PAGES 287 AND 288 OF GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER A PART HEKEUF BY REFERENCE. Said legal description being controlling, however the property is more commonly known as 2651 HEATHROW

LAWRENCEVILLE, GA 30043. The indebtedness se-cured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, 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 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 pavable): right of redemption of any taxing authority; matters

FORECLOSURE

an accurate survey or by an inspection of the property; all zoning ordinances; as sessmentš; liens; encummatters of record superior to said Security Deed. To the best of the knowledge and best of the undersigned, the owner and party in pos-session of the property is ERIK NITSCHKE ERIC NITSCHKE, JAMES NITSCHKE, JAMES 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 modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortdage instrument. 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 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-19-02348-3 Ad Run Dates 04/06/2022, LOW LAW FIRM MAY BE Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 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

ing described property: All that tract or parcel of land lying and being in Land Lot 89 of the 7th District, of GWIN-NETT County, Georgia, being Lot 119, Block A of Chandler Parcel Libit Ope as prop. Plot

Pond, Unit One, as per Plat thereof recorded in Plat

thereof recorded in Plat Book 60, page 278, Gwinnett County, Georgia, records, which Plat is incorporated

which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 1887 Lake Ridge Terrace. according to the

Terrace, according to the present system of number-

ing property in Gwinnett County, Georgia. The debt secured by said Security

among other possible events of default, failure to pay the indebtedness as and when

due and in the manner provided in the Note and Securi-ty Deed. The debt remaining in default, this sale will be made for the purpose of

paving the same and all ex-

penses of this sale, as pro-vided in Security Deed and by law, including attorney's fees (notice of intent to col-

rees (notice of intent to col-lect attorney's fees having been given). The entity hav-ing full authority to negoti-ate, amend or modify all terms of the loan (although

cluding taxes which are a lien, but not yet due and

payable), any matters which might be disclosed by an ac-curate survey and inspection

of the property, any assess ments, liens, encumbrances

zoning ordinances, restric

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. To the best knowl-edge and belief of the under-

signed, the party in posses-sion of the property is Christopher Padgett or ten-ant(s); and said property is more commonly known as

1887 Lake Ridge Terrace, Lawrenceville, GA 30043-6040. The sale will be 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 extin-

guished by foreclosure. Tru-ist Bank success

guished by foreclosure. Tru-ist Bank, successor by merger to SunTrust Bank as Attorney in Fact for Christo-pher Padgett. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310 At-lanta, GA 30341 404-789-2661 B&S file no.: 13-09990 950-64817 3/30.4/6,13,20,27,2022

STATE OF GEORGIA, COUNTY OF Gwinnett Pursuant to a power of sale contained in a certain securi-

Patmon and Robert Billie hereinafter referred to as Grantor, to Mortgage Elec-

tronic Registration Systems,

Ironic Registration Systems, inc., as nominee for Movement Mortgage, LLC recorded in Deed Book 53667, beginning at page 845, and modified at Deed Book 55672, Page 1, of the deed records of the Clerk of the Superior Court of the Afree

Superior Court of the afore-said state and county, and by virtue of a default under the terms of said security deed, and the related note,

the undersigned attorney-in

fact for the aforesaid Grantor

deed executed by Alta

NOTICE OF SALE UNDER POWER

CONTAINED IN SECURITY DEED

Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-ate, amend and modify the terms of the Note and Secu-Security Deed given by Christopher Padgett to Mortgage Electronic Regisrity Deed. MidFirst Bank. rity Deed. MidFirst Bank, through its division Midland Mortgage's address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property Systems, Inc. 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** by assign-ment recorded on November 9, 2012 in Book 51785 Page possession of the property is believed to be Alta Patmon and Robert Billie, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attor-492 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Nine Thousand Five Hundred Four and 0/100 dollars (\$189,504.00), with interest thereon as set 492 in the Office of the Clerk ney-in-fact for the aforesaid Grantor Campbell & Bran-Glainfort Carlipbert & Brail-non, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-6273 THIS 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. with interest thereon as se forth therein, there will be sold at public outcry to the sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on May 3, 2022, the follow-4/27,5/4,11,18,25,6/1

NOTICE OF SALE UNDER POWER GEORGIA.

GEORGIA,
GWINNETT COUNTY
By virtue of the Power of
Sale contained in that certain Security Deed given from Robert G Phillips and Lor-Robert G Phillips and Lorraine N Phillips to Branch Banking and Trust Company, a North Carolina state banking corporation, now known as Truist Bank, dated 03/14/2016, recorded 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 DOL-18S (580,000.00). with in-LARS (\$80,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the high-est bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in May on the first Tuesday in May 2022 by Truist Bank, formerly known as Branch Banking and Trust Company, as Attorney in Fact for Robert G Phillips and Lorraine N Phillips, all property described in said Security Deed including but not limited to the following described property: 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 foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND 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 A
PART HEREOF. SUBJECT TO
EASEMENTS, RESTRICTIONS AND COVENANTS OF
RECORD, IF ANY.

RECORD, IF ANY.
TAX ID#: R7202 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 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 paying the same, all expenses 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 taxes, which constitute liens upon said property; special assessments; all outstanding bills for which will be the whole bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lorraine N Phillips, Robert G Phillips or rnimps, Robert & Primps of 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) fi-

nal confirmation and audit of

the status of the loan. The

the status of the loan. Ihe name of the person or entity who has the full authority to negotiate, amend, and modify all terms of the mortgage is: Branch Banking and Trust Company, DRL/LMU/Morgage Default Group, 7701 Airport Center Dr, MC 527-

FORECLOSURE

ney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authori-

99-04-15, Greensboro, NC 27409, 866-909-4852. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Geheren Firm, P.C., 4828 Ashford Dunwoody Road, 2nd Floor, Atlanta, GA 30338 TEL (678)

or entify that has full authority to negotiate, amend and modify all terms of the loan is Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Dallas, TX 75019. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection 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 reduce the constitute of our taying as sessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other rights-or-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 posthe owners and party in pos-session of the property are Kathy R Rodgers and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation that the sale is not prohibited under the U.S. prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the Islam with the holder of the Security Deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Kathy R Rodgers Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 04/27/2022: 05/04/22. 04/27/2022; 05/04/22 05/11/22; 05/25/22; 06/01/22 05/18/22; 950-68955 4/27,5/4,11,18,25,6/1,2022

NOTICE OF SALE
UNDER POWER
STATE OF GEORGIA,
COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from 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 Superinted at Carbon 10, 2019 and 10, 2019 and 10, 2019 and or 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 cash before the courthouse door of Gwinnet County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal bayes of cale on the first gal hours of sale on the first Tuesday in May, 2022, all property described in said Security Deed including but not limited to the following described property: described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, HAMPTON PARK, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 261, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. HEREOF BY REFERENCE Said property may more 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 surpose of paying the came purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect at-(notice of intent to collect at-torney's fees having been given).

The individual or entity that has full authority to negoti-ate, amend and modify all

terms of the loan is New Rez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561, Greenville, SC 29601, 1-800-365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the under-signed. 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 promoter b) and ordinances. of the property; c) any out-standing ad valorem taxes, including taxes, which con-stitute liens upon said prop-erty whether or not now due and payable; d) special as-sessments; 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, 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 resource of the records. session of the property are Niove M Rodriguez and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

New Rez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Niove M Rodriguez Rodriguez Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-

2520 Ad Run D 3/30,4/6,13,20,27, 2022 Dates: 950-64036 3/30,4/6,13,20,27,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Se-curity Deed from ANGELA DENISE ROSS to MORTI-GAGE ELECTRONIC REGIS-TRATION SYSTEMS INC. AS

GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC., dated February 28, 2017, recorded March 13, 2017, in Deed Book 54982, Page 0568, Gwinnett County, Georgia

FORECLOSURE

FORECLOSURE Security Deed. The sale will be conducted subject (1) to confirmation that the sale is having been given to secure a Note of even date in the not prohibited under the U.S.
Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed, including but not limited to a determination that original principal amount of One Hundred Seventy-Five One Hundred Severity ...
Thousand One Hundred Eighty-Five and 00/100 dollars (\$175,185.00), with interest thereon as provided for therein, said Security ed to a determination that the loan was not reinstated for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC 1/k/a Quicken Loans, LLC 1/k/a Quicken Loans, LLC 1/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in May, 2022, all prior to the foreclosure sale.

Specifically, this sale will be made subject to that certain Security Deed from Richard D. Smith, III and Richard D. Smitn, III aru Meridith B. Smith a/k/a Merideth B. Smith to MERS as nominee for Synovus Mortgage Corp., dated Au-gust 16, 2010, filed and recorded August 31, 2010, in Deed Book 50244 Page 145 Afroseaid records(the 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 299 OF THE 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 In Deed Book 50244 Page 145, aforesaid records(the "First Security Deed"); and that certain Security Deed from Richard D. Smith, III and Merideth B. Smith to Community & Southern and Merideth B. Smith to Community & Southern Bank, dated November 19, 2015, filed and recorded De-cember 8, 2015, in Deed Book 53978 Page 213, aforesaid records (the "Sec-81, PAGE 175, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH RECORDED PLAT IS INCORond Security Deed").
Grantee reserves the right to sell the property in one parcel or as an entirety, or in PORATED HEREIN BY THIS REFERENCE AND MADE A such parcels as Grantee may elect, as permitted in the Security Deed. THIS DESCRIPcurity Deed.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Richard D. Smith, III (a/k/a/ Richard Dean Smith, III) and Merideth B. Smith (a/k/a Meridith B. Smith), or their tenant or tenants. The property is more commonly TION. Said legal description being controlling, however the property is more com-monly known as 923 MARY FRANCES CT, DACULA, GA 30019. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of deerty is more commonly known as 32 Parkstone Court, Stone Mountain, fault under the terms of said Security Deed. The indebt-edness remaining in default, this sale will be made for the

Georgia, 30087.

The name, address and telephone number of the inpurpose 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 undividual or entity who shall have full authority to negotihave full authority to negotiate, amend and modify all terms of the mortgage, security deed and/or debt with the Borrower is: Storey Mountain, LLC, as successor-in-interest by assignment from First Horizon Bank as successor by merger with IberiaBank and bat bendand had bendand and wission of First der the terms of the Security Deed. Said property will be sold on an "as-is" basis sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following aBank, a division of First Horizon Bank, Attn: Foreclo-sures, Starfield & Smith, PC, be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether ont now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by sures, Starfield & Smith, PC, 75 Fourteenth Street, Suite 2250, Atlanta, GA 30309, (404) 389-9041. THIS FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-6669 which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encum-950-66659 4/6,13,20,27,2022 brances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Sesession of the property is ANGELA DENISE ROSS, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is curity Deed from Phillip Lee Smith to Mortgage Electronic Registration Systems, Inc., as nominee for United 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 Dead The artitle begins full.

Deed. The entity having full

require a secured creditor to

2022

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

16, 2017, recorded in the Gwinnett County, Georgia records at Deed Book 55369, Pages 0793-0816 (the "Security Deed"), con-veying the after-described property to secure a Promis-

sory Note from RCD-At-lanta, Inc. to Grantee in the original principal amount of Two Million and No/100 Dol-

lars (\$2.000.000.00) with in-

terest thereon as set forth therein (the "Note"), there will be sold at public outcry to the highest bidder for cash before the courthouse

door of Gwinnett County

Georgia, within the legal hours of sale on the first Tuesday in May, 2022, the following described proper-

ty:
All that tract or parcel of

An that tract of parcer of land lying and being in Land Lot 119 of the 6th District of Gwinnett County, Georgia and being Lot 19, Block B, of Smoke Rise North, Unit No

Two, as shown and design

nated on a plat thereof recorded at Plat Book 12. Page 31, Gwinnett County records, said plat being in-

corporated herein by refer-

The indebtedness secured by said Security Deed has been and is hereby declared due because of, among other possible events of default,

failure to pay the debt as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale

as provided in the Security Deed and by law, including attorneys' fees (notice of in-tent to collect attorneys' fees

having been given as provid-

zoning ordinances. restric-

ters of record superior to the

covenants and mat-

ed by law).

ence thereto.

Inc., as nominee for United Wholesale Mortgage, its successors and assigns, dated February 27, 2020 and recorded on March 5, 2020. in Deed Book 57302, Page 124, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Sixteen Thousand Eight Hundred Fifty and 00/100 dollars (\$116,850.00) with interest thereon as provided therein, as last transferred to United Shore Financial Services, authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is:
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC, Loss duicken Loans, LLC, Loss Mitigation Dept., 635 Wood-ward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to Shore Financial Services Shore Financial Services, LLC D/B/A United Wholesale Mortgage, recorded in Deed Book 58452, Page 297, aforesaid records, will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as has or may 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 ANGELA DENISE ROSS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in May, 2022, all property described in said MATION OBTAINED WILL BE USED FOR THAT PUR-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. OKN-22-00856-1 Ad Run Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 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 Land Lot 169, 6th District, Gwinnett County, Georgia, being identified and depicted as Unit No. 2C4 (hereinafter something referred to as the "Unit") of Wintergreen Condominiums together with all right, title and interest of Grantor in the Unit and the appurtenances 950-65542 4/6,13,20,27, Unit and the appurtenances bill did apputellations thereof under that center Declaration for Wintergreen Condominiums recorded at Deed Book 2377, Page 137, Gwinnett County Records, (said Declaration together) Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt and Security Agreement from Richard D. with all exhibits thereof and amendments thereto and as may be amended from times to time, hereinafter being re-ferred to as the ment from Richard D.
Smith, III (a/k/a/ Richard
Dean Smith, III) and
Merideth B. Smith (a/k/a
Meridith B. Smith)
("Grantor") to Storey Mounferred to as the "Declaration") in Condominium Plat Book 1, Page 93. The interest herein conveyed includes, without limiting the generality of the foregoing. tain, LLC, as successor-in-interest by assignment from IberiaBank, a division of First Horizon Bank ("Grantee"), dated August 16, 2017, recorded in the the undivided percentage in terest in the common ele-

ment of Wintergreen Condo-miniums appurtenant to the Unit, the same is specified in the Declaration. Said properthe Declaration. Said properly
may more commonly be
known as **6140 Wintergreen Road, Norcross, GA 30093.**The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, nonaveraged of the morthly inpayment of the monthly in-stallments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Unit all terms of the loan is United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, 425 Phillips Blvd, Ewing, NJ 08618. Said property will be sold on an "as-

is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem any outstanding at valorent taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of constitutions of the valore to the said of the said assessinents; 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, rights-of-way and any other covenants, easements, rights-of-way and any other ed by law).
Said property will be sold for cash or certified funds and 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, restricmatters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are session of the property as Phillip Lee Smith and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final

confirmation and audit of the

status of the loan with the

FORECLOSURE holder of the Security Deed. United Shore Financial Services, LLC d/b/a United Wholesale Mortgage as Atwholesale wortgage as Art torney-in-Fact for Phillip Lee Smith Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahas-see, FL 32312; (850) 422-2520 Ad Run Dates: 04/06/292 04/06/22; 04/20/22; 04/27/22 950-65790 04/13/22; 4/6,13,20,27,2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by David K. Stevens to Countrywide Home Loans, Inc. dated June 9, 1999, and recorded in Deed Book 18604, Page 137, Gwinnett County Records, securing a Note in the original principal amount of \$72,962.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pur-suant to the power of sale suant to the power of said contained in said Deed, will on the first Tuesday, May 3, 2022, during the legal hours of sale, before the Court-house door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 26 of the 6th District Current Parks (1994) Land Lot 26 of the 6th Dis-trict, Gwinnett County, Geor-gia, being Lot 14, Block "B", Manor Estates Subdivision, Unit 2, as per plat recorded in Plat Book 33, Page 285A, Gwinnett County, Georgia Records, reference to which plat is made for the purpose of incorporating the same as a part herein; being improved property known as 2989 Tiller Trail, according to the present system of to the present system of numbering houses in said county. Said property is known as 2989 Tiller Trail, Stone Mountain, GA 30087, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject

to any outstanding ad val-orem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale and all experiess of sald sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of David Stevens, a/k/a David K. Stevens and The Representative of the Estate of David Stevens, successor in inter-Stevens, successor in interest or tenant(s). Bank of America, N.A. as Attorney-File no. 17-066438 LOGS
LEGAL GROUP LLP* Attorneys and Counselors at Law
211 Perimeter Center Park-

way, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/KMM https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-65534 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 Deed from WILLIAM
C. TERRELL, BARBARA A.
TERRELL to MORTGAGE
ELECTRONIC REGISTRA-ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC, dated October 29, 2011, recorded Novem-ber 14, 2011, in Deed Book 50991, Page 0682, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One principal amount of One Hundred Forty-Eight Thousand Five Hundred Ninety-Six and 00/100 dollars (\$148,596.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry will be solid at public outcomes 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 Courtie, Deed including but property described in said security Deed including but not limited to the following described property: TAX ID NUMBER(S): R5126 058 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK I, ROLLING MEADOWS SUBDIVISION, UNIT THREE, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 83, PAGE 18, GWINNETT PAGE 18, GWINNETT COUNTY GEORGIA COUNTY, GEORGIA
RECORDS WHICH PLAT
AND THE RECORD THEREOF ARE INCORPORATED
HEREIN BY REFERENCE
THERETO. COMMONLY KNOWN AS: 823 LANGLEY VIEW COURT, LOGANVILLE, GA 30052 Said legal de-scription being controlling, however the property is more commonly known as 823 LANGLEY VIEW CT. LO-GANVILLE, GA 30052. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to col-lect same having been given) and all other pay-ments provided for under ments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following 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

taxing authority; matters

an accurate survey or by an inspection of the property; all zoning ordinances; as-sessments; liens; encummatters 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 WILLIAM C. TERRELL, BAR-BARA A. TERRELL, or ten-ants(s). The sale will be con-ducted subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit

FORECLOSURE

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:
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC, Loss
Mitigation Dept., 635 Woodward Ave., Detroit, MI Miligation Dept., 953 Woods ward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage 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 WILLIAM C. TER-RELL, BARBARA A. TER-RELL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalor plin, L. Place, Sur. Corners, Bilde Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-16-01706-28 Ad Run Patas

Dates 04/06/2022, 04/13/2022, 04/20/2022, 04/27/2022 950-65546 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 a POWER OF Sale contained in a Deed to Secure Debt given by MELANIE ROBIN STIN-SON THAPA to WASHINGTON MUTUAL BANK, FA. dated 02/26/2003, and Recorded on 04/03/2003 as Book No. 31789 and Page No. 0075, GWINNETT County Caparia records as last SOCIATION (the Secured **Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$125,100.00, 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 Courts Courthouse within the lega 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 LOTTER OF THE CITY OF THE COLUMN THE COLU 159 OF THE 6TH DISTRICT GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 11, BLOCK A, JACKSON'S MILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 248 GWINNETT COUNTY
RECORDS, WHICH PLAT IS
HEREBY REFERRED TO AND
MADE A PART HEREOF BY
REFERENCE. 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 to Secure Debt.
Because the debt remains in default, this sale will be made for the purpose 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). JPMOR-GAN CHASE BANK NATION-AL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. JPMORGAN CHASE

ty. JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in con-sultation with JPMORGAN CHASE BANK NATIONAL ASSOCIATION (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, JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION may be contacted at: JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION, 3415 VISION
BIVE COLUMBUS OH DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify quired to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 832 HILLCREST RD NW, LILBURN, GEORGIA 30047 is/are: MELANIE ROBIN STINSON THAPA or tenant/tenants. Said property will be sold subject to (a)

any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be displaced by a payable and payabl 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 prohibit ed under the U.S. Bankrupt ed under the J.S. Balikrupt-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 pro-vided until final confirmation vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK NATION-AL ASSOCIATION as Attorney in Fact for MELANIE ROBIN STINSON THAPA. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009434325 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 539 950-66624 4/6,13,20,27, 2022

FORECLOSURE present holder of said secu-rity deed and note secured

4/6,13,20,27,2022 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Penelope Robinson to Citifinancial Services, Inc. dated nancial services, inc. dated July 11, 2006 and recorded on July 12, 2006 in Deed Book 46739, Page 566, Gwinnett County, Georgia Records, and later assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for DNDMS Trust III by Assigna-

County, Georgia Records, which plat is incorporated herein by reference for a more complete description. Property Known as 976 Grenier Terrace under the present numbering system for Gwinnett County, Georgia. Map Reference No R5210 279 Said legal description being controlling, however, the Property is more commonly known as: PNPMS Trust III by Assignment of Security Deed recorded on April 12, 2021 in Deed Book 58605, Page 360, Gwinnett County, Georgian Deed Book 58605, Page 360, Gwinnett County, Georgian Research gia Records, conveying the after-described property to secure a Note in the original principal amount of Fifteen principal amount of Fifteen Thousand Two Hundred Eighty-Two And 32/100 Dollars (\$15,282.32), with interest thereon as set fortherein, there will be sold at public outcry to the highest bidder for cash before the country does of Eviproett 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 231, 6th District County County rict, Gwinnett County, Geor-gia, being known as Lot 39, Block A, Grovemont Subdivi-sion, as recorded on Plat of Survey in Plat Book 99, Pages 260-262, Gwinnett County, Georgia Deed Records, which said plat of survey is incorporated herein for a more complete de-scription. Being that parcel of land conveyed to Peneof 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 has been and is hereby declared due because of, among other possible events

clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law including attorpay's by law, including attorney's fees (notice of intent to colfees (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. Willow Drive, Suite 300, Greenwood Village, CO 80111, to discuss possible atternatives 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 matwhich are a lien, but not yet due and payable), any mat-ters which might be dis-closed by an accurate survey and inspection of the prop-erty, any assessments, liens,

encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Penelope Robinson or tenant(s); and said property is more commonly known as monly known as 3883 Grovemont Place, Duluth, GA 30096. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the ctau of the languith. of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III as Attorney in Fact for Penelope Robinson McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree

Corners, GA 30092 404-474-7149 MTG File No.: GA2022-00071 950-67010 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 Se-curity Deed from Kathy R Rodgers to National Mort-Rodgers to National Mortgage Investment Co., Inc., dated May 02, 1995 and recorded on May 18, 1995 in Deed Book 11314, Page 313, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thousand Three Hundred and 00/100 dollars (\$100,300.00) with interest thereon as provided therein, as last transferred to Nationstar Mortgage LLC d/h/a Mr. Cooper, recorded in Deed **Cooper**, recorded in Deed Book 57341, Page 646, aforesaid records, will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or GWINNET COUNTY, GEORGIA, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK "A", UNIT TWO, GLYNWATER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 153, GWINNETT COUNTY RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 2275 Glynmoore at such place as has or may HEFEHENCE. Said property may more commonly be known as 2275 Glynmoore Drive, Lawrenceville, GA 30043. 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 de-fault, this sale will be made

for the purpose of paying the

same and all expenses of this sale, including attor-