FORECLOSURE

record superior to the Secu-rity Deed first set out above. NewRez LLC F/K/A Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-ing is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattle Place, Suite 110, Greenville, SC 29601, (800) 365-7107.
To the best knowledge and belief of the undersigned, the party in possession of the property is Earnest

próperty is Earnest nas, Leona F Thomas, Thomas Donegal Way Trust, LLC, Nu Alliance Company and Jason Morton or a tenant or ten ants and said property is commonly known 3410 Donegal Way, Snel-lville, Georgia 30039.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servic-

as Attorney in Fact for Earnest Thomas and Leona F Thomas McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **EXHIBIT A** All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 15 and 18 of the 6th Dis-trict, Gwinnett County, Geor-gia, being Lot 4, Block B, Lochwolde Subdivision, Unit Lochwolde Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incor-porated herein by reference and made a part of this description. Said property being known as 3410 Donegal Way according to the present system of numbering property in Gwinnet County, Georgia.

Parcel ID Number: B6018-Parcel ID Number: R6018-

248 Subject to any Easements or Restrictions of Record.
MR/meh 3/1/22 Our file no. 5206218 -

950-59374 2/2 9 16 23 NOTICE OF SALE UNDER **POWER** GWINNETT GEORGIA.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a

Security Deed given by Lor-na T. Green to Mortgage Electronic Registration Sys tems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated September 1, 2006, recorded in Deed Signis, dated September 1, 2006, recorded in Deed Book 47010, Page 89, Gwin-nett County, Georgia Records, as last transferred to Deutsche Bank National to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, As-set-Backed Certificates, Se-ries 2006-FF16 by assign-ment recorded in Deed Book 49713, Page 846, Gwinnett County, Georgia Records 49713, Fage 640, Gwillheit County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED TWENTY-ONE THO USAND THREE HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$221,368.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failsible events or derault, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, bu not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of coverlains, and inatters or record superior to the Secu-rity Deed first set out above. Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates. ries 2006-FF16 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 80111 800-306-609 Greenwood Village, 80111, 800-306-6059.

To the best knowledge and pelief of the undersigned, the party in possession of the property is Lorna T. Green or a tenant or tenants and said property is more commonly known as 4658 Chafin Point Ct, Snellville,

Georgia 30039.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the court in deal holder of the security deed. Deutsche Bank Nation National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16

as Attorney in Fact for Lorna T. Green McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

land lying and being in Land Lot 335 of the 4th District of Gwinnett County, Georgia, being Lot 63, Block AP, Prescott at Ink Livsey F/K/A Mink Livsey Manor, as per plat thereof recorded in Plat Rock 108, Page 251, revised Book 108, Page 251; revised at Plat Book 109, Page 36, Gwinnett County

FORECLOSURE

herein by reference. MR/ca 3/1/22 Our file no. 52475809 -

950-60169 2/2 9 16 23 NOTICE OF SALE UNDER

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

PURPOSE. Under and by virtue of the Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn F White and Charles L White, Jr to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nonlinee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Inc., as grantee, as nominee Records, as last transferred to Forethought Life Insurance Company by assignment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records,

county, deorgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND OXION DOLLARS DOLLARS 0/100

0/100 DOLLARS (\$132,800.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HEREOF 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having hear given)

having been given).
Said property will be sold subject to any outstanding advalorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of covered superior to the Secul covenants, and matters of record superior to the Security Deed first set out above. Forethought Life Insurance Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 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., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of

the party in possession of the property is Dawn F White and Charles L White, Jr or a and charies L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lilburn, Georgia 30047 30047.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Forethought Life Insurance Company

as Attorney in Fact for as Attorney in Fact for Dawn F White and Charles L White, Jr McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

EXHIBIT A
THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING. AND
BEING IN LAND LOT 103,
6TH DISTRICT, GWINNETT
COUNTY, BEING LOT 16,
BLOCK, E. LEE ACRES SUBDIVISION, UNIT TWO, AS
PER PLAT RECORDED IN
PLAT BOOK 3, PAGE 150. PER PLAI RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-

OF. ADDRESS: 4166 WHITE OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 MR/ca 3/1/22 Our file no. 5569819 - FT1

950-60027 2/2 9 16 23 NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the

Power of Sale contained in a Security Deed given by Bed-ford Forrest Myers, Jr and Lisa B Myers to New Ameri-LISA B MYPE'S to New Ameri-ca Financial, Inc., dated February 20, 1996, recorded in Deed Book 12404, Page 235, Gwinnett County, Geor-gia Records, as last trans-ferred to Wilmington Sav-ings Fund Society, FSB, d/b/a Christiana Trust, not down Christiana Trust, no individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56369, Page 443, Gwinnett County, Georgia Records, conveying the after-described property to secure a conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$125,100.00), 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, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday

in March, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF
The debt secured by said Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of in-

FORECLOSURE

tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate

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. Wilmington Savings Fund Society, FSB, d/b/a Chris-tiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Selene Finance, 9990 Richmond Avenue, Suite 100 N, Houston, TX 77042, 7136252034.

To the best knowledge and belief of the understand

belief of the undersigned, the party in possession of the property is Bedford For-rest Myers, Jr and Lisa B Myers or a tenant or tenants and said property is more commonly known as 1466

Fox Forest Court, Lilburn, Georgia 30247.

The sale will be conducted which (1) the confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.
Wilmington Savings Fund
Society, FSB, d/b/a Christiana Trust, not individually
but as trustee for Pretium
Mortgage Acquisition Trust
as Attorney in Fact for as Attorney in Fact for Bedford Forrest Myers, Jr

and Lisa B Myers
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 80 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK
D. FOX FOREST

GIA, BEING LOT 19, BLUCK D, FOX FOREST SUBDIVISION, UNIT 3, AC-CORDING TO PLAT WHICH IS RECORDED IN PLAT BOOK 7", PAGE 77B, GWIN-NETT COUNTY RECORDS; NETT COUNTY RECORDS; BEING IMPROVED PROPER TY KNOWN AS 1466 FOX FOREST COURT, ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. SAID PLAT BY REFERENCE IS IN-CORPORATED HEREIN AND MADE A PART HEREOF. The right if any, of The

MADE A PART HEREOF.
The right, if any, of The
United States of America to
redeem said land within 120
days from the date of the
foreclosure sale held on
March 1, 2022, as provided
for by the Federal Tax Lien
Act of 1066 (Public Jaw 90. for by the Federal Tax Lien Act of 1966 (Public Law 89-

MR/meh 3/1/22 Our file no. 5765219 – FT18

950-59381 2/2 9 16 23 2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Sonya Robinson and Nathaniel Robinson to Mort-Nathaniel Hobinson to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Bank, FSB, its successors and assigns, dated April 10, recorded in Deeu 49437, Page 256, County, Georgia County, G Book to Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 0/100 DOLLARS (\$164,957.00), 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

house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, a provided in the Security. as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold

subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be displaced by an accurate. disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I is the holder of

the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to provide the control of the con thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-To the best knowledge and belief of the undersigned, the party in possession of the property is Sonya Robin-son and Nathaniel Robinson

a tenant or tenants and

said property is more com-monly known as 3340 Yosh-

ing Ct, Snellville, Georgia 30039.

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 con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society FSB dba Christiana not individually, but

FORECLOSURE

solely as Trustee for NYMT Loan Trust I as Attorney in Fact for Sonya Robinso Nathaniel Robinson Robinson and McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **EXHIBIT A** EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 22 of the 6th District,
Gwinnett County, Georgia,
being Lot 26, Block A, Unit
One, Moorings Estates Subdivision, as per plat recorded in Plat Book 39, page
149, Gwinnett County
records, said plat being incorporated herein by refercorporated herein by reference thereto

MR/ca 3/1/22 Our file no. 5768219 – FT18 950-59773 2/2 9 16 23 2022

NOTICE OF SALE UNDER **POWER** GEORGIA. GWINNETT 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 Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14. 2005, recorded in Deed Book 46151, Page 298, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54637, Page 488, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assign-ment recorded in Deed Book ment recorded in Deed Book
\$3168, Page 452, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED
TWENTY-EIGHT THOUSAND
EIGHT, HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described property:

described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that specifies a specified and the control of t thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. To the best knowledge and belief, of the undergigned belief of the undersigned. the party in possession of the property is Melissa G Howe and Willis D Howe or a tenant or tenants and said

property is more commonly known as 3228 Winter Court, Snellville, Georgia 30039. 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 con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC

d/b/a Mr. Cooper as Attorney in Fact for Melissa G Howe and Willis Pierce, LLC

McCalla Raymer Leibert 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 1 of the 6th District. Disus Georgia, ^ of Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia records, which plat is incor-porated herein and made a part hereof by reference, be-ing known as 3228 Winter Court by the present system

of numbering houses in Gwinnett County, Georgia.

MR/ca 3/1/22

Our file no. 5961812 – FT2
950-59811 1/26 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in that certain Deed to Secure Debt, Assignment of Rents, Security Agreement and Fix-ture Filing from **6855 Jimmy** Carter Blvd, LLC, a Georgia limited liability company ("Grantor") to Coastal States Bank, as successor-States Balik, as successor-in-interest by merger with CornerstoneBank, a Federal Savings Bank ("Grantee"), dated December 31, 2015, recorded January 4, 2016 in Deed Book 54028, Page 36 the "Security Deed"), conveying the after-described property to secure a Promissory Note in the original principal amount of One Millian Eight Hundred Seventy lion Éight Hundred Seventy Thousand and No/100 Dollars (\$1,870,000.00) with interest 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 March, 2022, the following described proper tollowing described properly: All that tract or parcel of land lying and being in Land Lot 275 of the 6th District, Gwinnett County, Georgia, and being shown as 3.312 acres and Tract 3B of that cartis Engl. Risk of 6235

certain Final Plat of 6825.

6855, 6865 and 6885 Jimmy

FORECLOSURE

FORECLOSURE

Carter Blvd for ATL Blue Wolf, LLC and ATL West Wolf, LLC, prepared by Geo-Survey, Ltd., bearing the fi-nal seal and certification of Attn: Foreclosures, 1700 Market Place Boulevard, Cumming, Georgia 30041, (770) 456-8432 O.C.G.A. § 44-14-162.2 states in perti-Jamey R. Coleman, GRLS No. 2798, recorded October 12, 2015 in Plat Book 134, nent part that, "nothing this subsection shall be strued to require a secured Pages 203-205, records of creditor to negotiate, amend, Gwinnett County, Georgia.
TOGETHER WITH rights and benefits created by and pursuant to that certain Reciprocal Easement Agreement or modify the terms of a mortgage instrument." To the best of the under-signed's knowledge and be-lief the property is legated as lief, the property is located at 4055 Brushymill Court, Loganville, GA 30052, and the and Declaration of Covenants by and between ATL Blue Wolf a Delaware party in possession of the property is Augustine Anwo-ju. Bank OZK as Attorney-in-AIL Blue Wolf a Delaware limited liability company, ATL West Wolf, a Delaware limited liability company, and 6855 Jimmy Carter Blvd, LLC, a Georgia limited Fact for Augustine Anwoju The Weber Firm, LLC, Attorneys for Bank OZK 303 Blvd, LLC, a Georgia limited liability company, dated 12-31-15, filed 1-4-16 and recorded in Deed Book 54028, Page 16, aforesaid records. 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 Jesse Jewell Parkway, Suite 310 Gainesville, Georgia 30501 770 535-1445 This is notice that we are attempting to collect a debt and any in formation obtained will be formation obtained will be used for that purpose. This communication is from a debt collector. Run Dates: February 2, 2022; February 9, 2022; February 16, 2022, and February 23, 2022 debt as and when due and in the manner provided in the Note. The debt remaining in 950-59732 2/2,9,16,23,2022

default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of Sale contained in that certain vided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having Security Deed given from Bryan Wesley Barnett and Cheryl Mae Barnett to MERS as nominee for Homestar been given as provided by law). Said property will be law). Said property will be sold for cash or certified 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, encumparances, zoning ordinances. Financial Corp. dated 06/10/20219, recorded 06/11/2019 in Deed Book 56653, Page 00531, Gwin-nett County, Georgia records, and as last as-signed on 11/29/2021 to signed on 11/29/2021 to
Planet Home Lending, LLC
by virtue of assignment
recorded on 12/02/2021 in
Deed Book 59469, Page
00362, Gwinnett County,
Georgia records, said Security Deed having been given brances, zoning ordinances restrictions, covenants, and matters of record superior to 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 will be the others of the Inly been liaving been given to secure a Note of even date in the principal amount of TWO HUNDRED FORTY SEVEN THOUSAND FOUR HUNDRED THIRTY FIVE AND 00/100 DOLLARS (COLT ALCO). audit of the status of the loan with the holder of the security deed, including but not limited to a determina-AND 00/100 DOLLARS (\$247,435.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Courth Court (Court Court). tion that the loan was not reinstated prior to the foreclo-sure sale. Grantee reserves the right to sell the property courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March 2022 by Planet Home Lending, LLC, as Attorney in Fact for Bryan Wesley Barnett and Cheryl Mae Barnett, all property described in said Security Deed including but not limited to the following described property: Land rein one parcel or as an entire-ty, or in such parcels as ty, or in such parcels as Grantee may elect, as per-mitted in the Security Deed. To the best knowledge and belief of the undersigned, the party in possession of the property is 6855 Jimmy Carter Blvd, LLC, or its tenant or tenants. The property is more companily known scribed property: Land re-ferred to in this commitment as 6855 Jimmy Carter Blvd, Norcross, GA 30071. The name, address and tele-phone number of the indiferred to in this commitment is described as all that certain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/10/2019 and recorded 06/11/2019 in Book / Page: 56653 / 00529 among the vidual or entity who shall have full authority to negotiate, amend and modify all terms of the mortgage, security deed and/or debt with the Borrower is: Coastal 56653 / 00529 among the land records of the county and state set forth above, States Bank, as successor and referenced as follows Land referred to in this commitment is described as commitment is described as all that certain property situated in the county of Gwinnett, and State of Georgia and being described in a deed dated 06/10/2019 and

States Balik, as successori-in-interest by merger with Cornerstone Bank, Attn: Kate Stradtman, 2060 Mt. Paran Road, Suite 100, Atlanta, GA 30327, (404) 323-0370. Bret T. Thrasher, Aubrey Thrasher, 1170 Peachtree Street NE, Suite 1925, Atlanta, GA 30309, (404) 978-1355. THIS FIRM IS ACTING AS A recorded 06/11/2019 Book / Page:56653 / 00529 among the land records of DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-60647 2/9 a 16-23 2022 the county and state set forth above, and referenced as follows: All that tract or Parcel of land lying and Being in land Lot No. 106, of the 7th District, of Gwinnett County, Georgia, Being Lot No. 7, Block G, Unit 3, Pine Ridge Country Club Estates Subdivision, as per plat recorded in Plat Book Y, Page 125, Gwinnett County, Georgia Records, which plat is here by adopted and made a part All that tract or Parcel of

2/2,9,16,23,2022

is more commonly

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in that certain Security Deed from Augustine Anwoju (the "Grantor") to Bank OZK dated December 2, 2019. filed December 6, 2019. Deed Book 57087, Page 448, Gwinnett County, Georgia Deed and subsequent modi fications thereof being the "Security Deed"), conveying the after-described property to secure that certain promissory note from Grantor dated December 2, 2019, in the original principal amount of \$205,000.00 (as renewed and amended, the "Note"), there will be sold by the undersigned, Bank OZK ("Lender"), at public outcry to the highest bublic outry to the highest bidder for cash before the courthouse door of (or at such other lawfully designat-ed place within) Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March

56653 Page 529
Property Address: 2305
Pine Point Drive,
Lawrenceville, GA 30043
(Gwinnett County)
TAX ID#: R7106-143 SUBJECT TO ANY EASE-MENTS OR RESTRICTIONS MENTS OR RESTRICTIONS OF RECORD.
Said property being known as 2305 Pine Point Drive, Lawrenceville, GA 30043 according to the present numbering system in Gwin-nett County. The indebted-ness secured by said Securi-ty Deed has been declared due because of default under the terms of said Security legal nours of sale of the first Tuesday in March, 2022, the following described property: All that tract or parcel of land, lying and being in Land Lot 97 of the 5th District, Gwinnett Curbu, Corpris, Depart Let the terms of said Security Deed and Note. The indebt-edness remaining in default, this sale will be made for the County, Georgia, being Lot 22 Block B Cobblestone Mill Subdivision, as per plat recorded in Plat Book 90, page 115, Gwinnett County Records, said plat being inpurpose of paying the same, all expenses of the sale, inall expenses of the sale, in-cluding attorneys' fees and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: any su-perior Security Deeds of record; all zoning ordi-nances; matters which would be disclosed by an records, said plat being interceptions, said plat being intercept corporated herein by reference thereto. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among attern pecified events of depayable because or, among other possible events of default, failure to pay the indebtedness as and when due and in the Mote and Security nances; 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 Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, in the total constitute of the covenants of the covenants. and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given as provided by law). The property will be sold for cash or certified 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, funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, easements against the property if any and subject to

belief of the undersigned, the party in possession of the property is Bryan Wesley Barnett and Cheryl Mae Barnett or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the LLS Bankruntey Code and erty, if any, and subject to any unpaid water and waste bills that constitute liens U.S. Bankruptcy Code, and (2) final confirmation and audit of the status of the loan. The name of the person or entity who has the full authority to negotiate, amend, and modify all terms against the property, whether due and payable or not yet due and payable. The sale will be conducted as set amend, and modify all terms of the mortgage is: Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT 06450.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION NOTAINED WILL BE ISEN forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of OBTAINED WILL BE USED the Security Deed. Lender reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Lender may elect, FOR THAT PURPOSE. Bleecker, Brodey & Andrews, 9247 North Meridian Street, Suite 101, Indianapolis, IN 46260 TEL (317) 574as permitted in the Security 950-58513 1/26,2/2,9,16,23,2022 Deed. The following infor-mation is being provided in Deed. The following information is being provided in accordance with O.C.G.A. § 44-14-162.2. Bank OZK is the secured creditor under the Security Deed and loan being foreleased. The following foreleased.

of the above-described Se

curity Deed and associated

Note on behalf of the secured creditor: Bank OZK

STATE OF GEORGIA GWINNETT being foreclosed. The fol-lowing entity shall have full authority to negotiate, amend, and modify all terms NOTICE OF SALE **UNDER POWER**

Because of a default under the terms of the Security Deed executed by Tracey E. Brown to Argen doord age Company, LLC dated April 25, 2005, and recorded in

FORECLOSURE

Deed Book 42709, Page 35, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Deutsche Bank Trust Company, as Trustee for MERRILL LYNCH MORT-GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1, securing a Note in the original principal amount of \$318,000.00, the holder thereof pursuant to said Deed and Note thereby said beed and Note thereby secured has declared the en-tire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for 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 120 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF COPPER RIDGE FKA HILLSIDE DRIVE TRACT SUBDIVISION, SAID PLAT BEING RECORDED AT PLAT BOOK 107, PAGE 67-68, GWINNETT COUNTY, GEORGIA GEORGIA RECORDS, WHICH SAID PLAT IS IN-CORPORATED AND MADE A PART HEREOF BY REFER-ENCE. Said property is known as 1515 Juneau Way, known as 1515 Juneau Way, Grayson, GA 30017, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said proper-ty will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, whether or now due and payable) the now due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection 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 provided by law. The sale provided by law. The sale will be conducted subject (1)

sion, as per plat of record in Plat Book F, Page 140-A, Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference. Being improved property known as
180 Lake Drive, Doraville,
Georgia 30340 according to the present system of numbering houses in Gwinnett County, Georgia and being to Stephen G. Cornett from Hermon Anderson by virtue of a Warranty Deed dated March 18, 1992 and record-ed March 26, 1992 at Deed to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and Book 7269, Page 121, Gwin-nett County, Georgia (2) to final confirmation and nett County, Georgia records.
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 àudit of the status of the loan with the secured creditor. The property is or may be in the possession of Tracey E. Brown, successor in interest or tenant(s). Deutsche Bank National Trust Company, as Trustee for MERRILL LYNCH MORT-GAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-AR1 as Attorneyin the manner provided in the Note and Deed to Secure RIES 2005-AR1 as Attorney-in-Fact for Tracey E. Brown File no. 18-068337 LOGS LE-GAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED

2/2,9,16,23,2022

GWINNETT

GEORGIA

by adopted and made a part

hereof by reference thereto for a more complete de-scription of said property. Said property being im-

proved property now or for-

merly known as 2305 Pine Point Drive, according to the present system of number-ing in Gwinnett County,

Source Deed: Deed Book 56653 Page 529

Georgia.

NOTICE OF FORECLOSURE SALE UNDER POWER

Bank, its successors and as-

signs, dated November 2.

2018, and recorded in Deed

Book 56244, Page 00133,

to Northpointe Bank by as-

signment recorded on February 26, 2020 in Book 57275 Page 485 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 origin to secure a Note in the origi-nal principal amount of Two Hundred Thirty-Two Thou-sand Eight Hundred and 0/100 dollars (\$232,800.00), with interest thereon as set

forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the local bayes of the sold begunder of the county of the sold bayes of the sold ba

within the legal hours of sale on March 1, 2022, the fol-

lowing described property: All that certain tract or parcel of land lying in Land Lot 306 of the 5th District, Gwinnett

County, Georgia, being Lot 277. Block B. Fairmont on

the Park (Unit 1), as per plat recorded in Plat Book 86, Page 276-278, Gwinnett County, Georgia Records,

which per plat is hereby re-

which per plat is hereby re-ferred to, incorporated here-in by such reference and made a part of this descrip-tion, being known as 2402 Merrion Park Court, Dacula,

Georgia, according to the present system of numbering in Gwinnett County, Georgia. Parcel ID Number: R5306 107 The debt secured

by said Security Deed has

been and is hereby declared

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

in the manner provided in the Note and Security Deed.

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of

this sale, as provided in Se

curity Deed and by law, in-

culting beed aid by law, lift-cluding attorney's fees (no-tice of intent to collect attor-ney's fees having been giv-en). The entity having full authority to negotiate, amend or modify all terms

of the loan (although not required by law to do so) is:

Northpointe Bank they can be contacted at (616) 426-4108 for Loss Mitigation

Dept, or by writing to 3333
Deposit Drive North East,
Grand Rapids, Michigan
49546, to discuss possible
alternatives to avoid foreclo-

sure. Said property will be

sold subject to any outstand-ing ad valorem taxes (in-

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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters 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 Japheth Claude and Tamar Geodeson or theory(c), and

Goodson or tenant(s): and

said property is more com-monly known as 2402 Mer-

rion Park Court, Dacula, GA

30019. The sale will be con-

ducted subject to (1) confir-

mation that the sale is not

prohibited under the U.S.

COUNTY

Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses 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).
Said property is commonly known as 180 Lake Drive Doraville, GA 30340, together with all fixtures and personal property attached to and constituting a part of FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Stephen G. Cornett or tenant Under and by virtue of the Power of Sale contained in a Security Deed given by Japheth Claude to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Northpointe or tenants. or 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 payable), (b) any matters which might be disclosed by

an accurate survey and in-spection of the property, and (c) all matters of record su-perior 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

Ine sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Sec-tion 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 oth er foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding para-

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne gotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing,

Attention: Loss Mitigation

Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwith standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

described nerein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being
U.S. Bank National Associ-

U.S. Bank National Association as Indenture Trustee for Towd Point Mortgage Trust 2015-4 as attorney in fact for Stephen G. Cornett Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Attorta GA 20239

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. FC21-110

950-60315 2/2.9.16.23.2022

NOTICE OF SALE UNDER POWER
CONTAINED IN
SECURITY DEED STATE OF GEORGIA. **COUNTY OF Gwinnett** Pursuant to a power of sale contained in a certain securi-

ty deed executed by **Edward Cotton**, hereinafter referred Cotton, hereinafter referred to as Grantor, to NetFirst Mortgage, Inc. recorded in Deed Book 24411, beginning at page 102, as modified at Deed Book 42414, Page 6, and as modified at Deed Book 53528, Page 558, and as clarified by Affidavit at Deed Book 53528, Page 566, and as modified at Deed Book 55469, Page 1, of the deed records of the Clerk of the Superior Court of the the Superior Court of the aforesaid state and county,

FORECLOSURE

FORECLOSURE

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 rédemp tion or other lien not extin

guished by foreclosure Northpointe Bank as Attor ney in Fact for Japheth

Claude, Brock & Scott, PLLC

4360 Chamblee Dunwoods

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

by Stephen G. Cornett to First Atlantic Mortgage, L.L.C. of Georgia, dated June 24, 2005, and recorded in Deed Book 43598, Page

235, Gwinnett County, Geor

gia records, as last trans-ferred to **U.S. Bank National**

Association as Indenture
Trustee for Towd Point

scribed property:

2022

Notice of Sale

Under Power

and by virtue of a default un-der the terms of said securi-ty deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor rity deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in March 2022, all property described in said Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 20-02048 950-60636 2/2,9,16,23, security deed including but described by the following described property: All that tract or parcel of land lying and being in Land Lot 24 of the 7th District, Gwinnett County, Georgia, being Lot 45, Block A, Amhearst, Unit Two, as per plat recorded in Plat Book 82, Page 152, Gwinnett County Records, said plat being incorporated herein and made a part hereof by reference. Said legal description being control-ling, however, the Property is more commonly known as: 1005 Amhearst Oaks

Drive, Lawrenceville, GA 30043 Said property will be sold on an "as-is" basis without any representation,

warranty or recourse against

the above-named or the un-

Mortgage Trust 2015-4 by
Assignment recorded in
Deed Book 56427, Page 394,
Gwinnett County, Georgia
records, conveying the afterdescribed property to secure
a Note of even date in the dersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet the and example). a note of even date in the original principal amount of \$104,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door. due and payable); any mat-ters which might be dis-closed by an accurate survey and inspection of the propbefore the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in March, 2022, the following deerty: any assessments, liens, encumbrances, zoning ordi-nances, restrictions, and all other matters of record su-perior to the said Security Deed. The sale will be con-ducted subject (1) to confir-mation that the sale is not All that tract or parcel of land lying and being in Land Lot 247 of the 6th District, mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with Gwinnett County, Georgia, being Lot 14, Block B, Lake Windsor Heights Subdivithe holder of the Security Deed. MidFirst Bank. through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst 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 s believed to be Cotton, or tenant(s). MidFirst Bank, as Transferee, As-signee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell atoresaid Grantor Campbell
& Brannon, LLC Attorneys at
Law Glenridge Highlands II
5565 Glenridge Connector,
Suite 350 Atlanta, GA 30342
(770) 392-0041 19-6076F1
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 950-59945 1/26,2/2,9,16,23,2022 STATE OF GEORGIA COUNTY OF

GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Thomas A. Culver and Ellen M. Baird to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc, its successors and assigns dated June 23, 2018, and recorded June 23, 2018, and recorded in Deed Book 55988, Page 796, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Quicken Loans Inc. securing a Note in the conal principal amount thereof pursuant to said Deed and Note thereby se-Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 5, 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 property described in said Deed, to-wit: Tax Id Number (s): R5356 032 Land situat-ed in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN

LAND LYING AND BEING IN LAND LOT 356 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 34, BLOCK A, INDIAN HILLS SUBDIVISION UNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION A PLAT OF SUBDIVISION
RECORDED IN PLAT BOOK
77, PAGE 149, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS INCORPORATED BY REFER-INCORPORATED BY REFER-ENCE HEREIN AND MADE A PART HEREOF. Commonly known as: 2075 Indian Hills Court, Bethlehem, GA 30620-4654 Said property is known as 2075 Indian Hills Court, Bethlehem, GA 30620, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be any. Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of re-demption of any taxing au-thority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, ments, 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

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 finel perferoise and 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 Thomas A. Culver; Ellen M. Baird, successor in interest or tenant(s). Rocket Mortgage, LLC fl/k/a Quicken Loans, LLC fl/k/a Quicken Loans Inc. as Attorney-in-fact for Thomas A. Culver and Ellen M. Baird File no. 20-076689 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/CH Baird, successor in interest 30346 (770) 220-2535/CH https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-59575 1/26,2/2,9,16,23,3/2,9,16,23,