### FORECLOSURE

Bank of America, N.A. as Attorney in Fact for Katie V Forsythe

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that certain lot or parcel of land situate in the County of Gwinnett, State of Geor gia, and being more particu-larly described as follows: Being in Land Lot 54 of the 6th District, Gwinnett Coun-ty, Georgia, being Lot 17 of Block A, Unit No. 1, Welling-ton Hills, as per plat record-ed in Plat Book U, Page 229, Cwinnett County, Peocycle Gwinnett County Records, which plat is incorporated herein by reference and made a part of hereof, being improved property known as 4153 Wellington Hills Drive, according to the present system of numbering hous-es in Gwinnett County, Geor-

erty which, by Warranty Deed dated July 7, 1995, and recorded in the Office of the Register of Deeds of the County of Gwinnett, Georgia, in Book 11621, Page 163, was granted and conveyed by Patricia Eddinger FKA Pa-tricia L. Vanderloop unto John T. Forsythe and Katie V. Forsythe. MR/ca 2/1/22

Our file no. 5448616 - FT17 950-57797 1/5 12 19 26

NOTICE OF SALE UNDER GEORGIA, COUNTY 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 George Greene and Brenda Greene to Long Beach Mortgage Company, dated March 24, 2006, recorded in Deed Book 46377, Page 656, Gwinnett County, Georgia Records, as last transferred to Deutsche Bank National Trust Company, as Trustee, in trust for registered Hold ers of Long Beach Mortgage Loan Trust 2006-4, Asset-Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4 by assignment recorded in Deed Book 58608, Page 775, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THREF THOUSAND THREF

THREE THOUSAND THREE HUNDRED SIXTY AND DOLLARS (\$103,360.00), 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 lawfully designated as an alternative, within the legal hours of sale on the first Tuesday February, 2022, the follow-ing 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, 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 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 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 Securecord superior to the Secu-rity Deed first set out above. Deutsche Bank National Trust Company, as Trustee, in trust for registered Hold-ers of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4 is the holder of the Security Deed to the proper-ty 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 property is George Greene and George Green or a tenant or tenants and said property is more commonly known as 2703 Laurel View Drive, Snellville, Georgia 30039. The sale will be conducted

Ine 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.

Deutsche Bank National
Trust Company, as Trustee,
in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series

as Attorney in Fact for George Greene and Brenda McCalla Raymer Leibert

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

land lying and being in Land Lot 48 of the 6th District of Gwinnett County, Georgia, being Lot 78, Block F, Griers Mill, Unit III, formerly known as portion of Eastmont Unit 2, as per subdivision plat by Benchmark Engineering Cor-poration, dated July 2, 1985, revised September 9, 1985, recorded at Plat Book 35, Page 285, Gwinnett County Records, which plat is made a part of this description by reference thereto, being improved property know 2703 Laurel View Drive. know as

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 February 1, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law

Our file no. 5653314 - FT1 950-57697 1/5 12 19 26

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DONALD L GORDON MORTGAGE GORDON to ELECTRONIC REGISTRA

## FORECLOSURE

TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR GREENLIGHT FINANCIAL SERVICES, dated October 30, 2012, recorded November 7, 2012, in Deed Book 51779, Page 838, Gwinnett County, Georgia Records, said Security Deed baying an accurate survey or by an inspection of the property; all zoning ordinances; assessments: liens: encumbrances: restrictions covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifteen Thousand and 00/100 dollars (\$115.00.00) with interest belief of the undersigned, the owner and party in possession of the property is session of the property is JACQUELINE LYNETTE KELLY, ESTATE AND/OR HEIRSAT-LAW OF JACQUELINE LYNETTE KELLY, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit belief of the undersigned. and OU/100 dollars (\$115,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Colonial Savings, F.A., 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 February, 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 104 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 24, BLOCK B, PROSPECT MILL, AS PER PLAT RECORDED AT PLAT BOOK 82, PAGE 18, GWINNETT COUNTY, GEORGIA, BOOK 82, PAGE 18, GWINNETT COUNTY, GEORGIA, BOOK 82, PAGE 18, GWINNETT COUNTY, GEORGIA, GWINNETT, GEORGIA, GWIN (\$115,000.00), with interest 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 amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. Said legal instrument. PENNYMAC LOAN SERVICES, LLC as At-torney in Fact for JACQUE-LINE LYNETTE KELLY THE BELOW LAW FIRM MAY BE description being controlling, however the property is more commonly known as 2146 PROSPECT WALK WAY, LAWRENCEVILLE, GA HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-21-02816-1 Ad Run Dates 01/05/2022, 01/12/2022 01/19/2022 HELD TO BE ACTING AS A 30043. The indebtedness se-30043. 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 (no. Dates 01/12/2022, 01/19/2022

FORECLOSURE

950-58278 1/5,12,19,26,2022 NOTICE OF SALE UNDER POWER
IN SECURITY DEED
STATE OF GEORGIA
COUNTY OF GWINNETT

tice to collect same having been given) and all other payments provided for un-der the terms of the Security Deed. Said property will be sold on an "as-is" basis

without any representation warranty or recourse against

the above-named or the un-

dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters

which would be disclosed by

an accurate survey or by an

inspection of the property

all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other

matters of record superior to

said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DONALD L GORDON, or tendered the control of the property is DONALD L GORDON, or tendered the possession of the property is DONALD L GORDON, or tendered the possession of the property is DONALD L GORDON, or tendered the possession of the property is possession of the property is possession of the property in the possession of the property is possession of the property in the possession of the property is possession of the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the property in the property is possession of the property in the prop

ants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to the land the conducted subject (2) to the confirmation and and the confirmation and confi

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

amend or modify all terms of the loan (although not required by law to do so) is: COLONIAL SAVINGS, F.A., Loss Mitigation Dept., 2626 West Freeway, Building B, Fort Worth, TX 76102, Telephone Number: 800-937-6001. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require

construed to require a secured creditor to negotiate, amend, or modify the terms

of the mortgage instrument. COLONIAL SAVINGS, F.A. as

COLUMIAL SAVINGS, F.A. as Attorney in Fact for DONALD L GORDON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FED-ERAL LAW. IF SO, ANY IN-

FORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145

100. Peachtree Corners. GA

30071 Telephone Number: (877) 813-0992 Case No. COL-21-02349-1 Ad Run Dates 01/05/2022, 01/12/2022, 01/19/2022,

Avalon

950-58276

1/5,12,19,26,2022

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-curity Deed from JACQUE-LINE LYNETTE KELLY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE AS

Ridge Place, Suite

OBTAINED

Under and by virtue of the Power of Sale contained in the Security Deed from Eliz-abeth Lantroop to The Brand Banking Company, dated August 24, 2016 and recordin Deed Book 54539 Page 675, Gwinnett County, Georgia records, (as same may have been modified from time to time, collectivebest bidder for cash before the door of the Courthouse of Gwinnett County, Georgia during the legal hours of sale, on the first Tuesday in sale, on the .... February, 2022, the tollow-ing described real property, to wit: 2446 ....BENCEVILLE HWY TRACT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18

AND BEING IN LAND LOT 18
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA, CONTAINING 0.878
ACRES, ACCORDING TO A
PLAT OF SURVEY FOR ELIZABETH LANTROOP PREPARED BY M. V. INGRAM
ENTERPRISES, INC.
(MATTHEW V. INGRAM,
GEORGIA REGISTERED
LAND SURVEYOR NO.
2288), DATED NOVEMBER
2, 2004, AND MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS
FOLLOWS: TO LOCATE THE CORDING TO SAID PLAT AS FOLLOWS: TO LOCATE THE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF HUFF DRIVE WITH THE CENTERLINE OF HUFF DRIVE WITH THE CENTERLINE OF U.S. HWY. NO. 29, AND RUN THENCE WEST ALONG THE CENTERLINE OF THE CENTER OF T

RUN THENCE WEST ALONG
THE CENTERLINE OF U.S.
HWY. NO. 29 A DISTANCE
OF 279.93 FEET TO A
POINT: RUN THENCE
SOUTH 00 DEGREES 52
MINUTES 30 SECONDS
WEST 45.00 FEET TO A
POINT ON THE SOUTH POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HWY. 29, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING POINT AS THUS ESTABLISHED, RUN THENCE ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY BAGGETT ENTERPRISES. BAGGETT ENTERPRISES 13
SOUTH 16 DEGREES 13
MINUTES 22 SECONDS
EAST 155.27 FEET TO AN
IRON PIN; RUN THENCE
ALONG THE LINE OF PROPERTY NOW OR FORMERLY ERTY NOW OR FORMERLY
OWNED BY BAGGETT ENTERRRISES, SOUTH 16 DEGREES 02 MINUTES 26
SECONDS EAST 100.06
FEET TO AN IRON PIN; RUN
THENCE ALONG THE LINE
OF PROPERTY NOW OR
FORMERLY OWNED BY
SOUTHERNAIRE MUSIC
COMPANY & GEMINI ENTERPRISES, LTD., SOUTH
83 DEGREES 00 MINUTES
03 SECONDS WEST 189.55

REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, dated December 13, 2019, in Deed Book 57107, Page 141, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original DUTH RIVERS LTD., SOUTH
83 DEGREES 00 MINUTES
03 SECONDS WEST 189.55
FEET TO A POINT MARKED
BY AN IRON PIN; RUN
HENCE ALONG THE LINE
OF PROPERTY NOW OR
FORMERLY OWNED BY
THOMAS F. KRACHT AND
DOROTHY KRACHT, NORTH
02 DEGREES 00 MINUTES
19 SECONDS EAST 270.16
FEET TO A POINT ON THE
SOUTH RIGHT OF WAY LINE
OF US. HWY. NO. 29; RUN
THENCE ALONG SAID
RIGHT OF WAY LINE SOUTH
89 DEGREES 07 MINUTES
30 SECONDS EAST 46.95
FEET TO A POINT OF OFFSET IN SAID RIGHT OF FORMY; RUN THENCE SOUTH
00 DEGREES 52 MINUTES
30 SECONDS EAST 15.00
FEET TO A POINT; RUN
THENCE SOUTH
01 DEGREES 52
MINUTES 30 SECONDS
EAST 15.00 FEET TO A
POINT; RUN
THENCE SOUTH
RIGHT OF WAY LINE SOUTH
RIGHT OF WAY LINE SOUTH
RIGHT OF WAY LINE OFF
SET IN SAID RIGHT OF
MAY; RUN THENCE
FEET TO A POINT; RUN
THENCE SOUTH
RIGHT OF WAY LINE OUTH
RIGHT OF WAY LINE OUTH
RIGHT OF WAY LINE SOUTH
RIGHT OF WAY LINE S of even date in the original principal amount of Two Hundred Seventy-Four Thou-sand Nine Hundred and 00/100 dollars (\$274.900.00), with interest (\$274,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwin-nett County Courthouse, within the legal hours of sale

within the legal hours of sale on the first Tuesday in February, 2022, all property described in said Security Deed including but not limited to the following described property: LL THAT TRACT OR PARCEL OF LAND LYING AND BING IN LAND LOT 235, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK B OF WILSON MANOR, PHASE TWO, AS PER PLAT RECORDED IN PLAT BOOK 116, PAGES 28-29, AFORE-116, PAGES 28-29, AFORE-SAID RECORDS. Said legal description being control-ling, however the property is FEET TO A POINT, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING. TOmore commonly known as 1823 WILSON MANOR CIR,

GETHER WITH: LAWRENCEVILLE

ty Deed, the undersigned will also sell at public outcry to

LAWRENCEVILLE, GA 30045. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due because of de-LAWRENCEVILLE HWY
TRACT: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT 18
OF THE 5TH DISTRICT OG
GWINNETT COUNTY, GEORGIA, CONTAINING 1.401
ACRES AND MORE PARTICULARLY DESCRIBED IN A
PLAT OF SURVEY BY
MICHAEL A. ROYSTON &
ASSOCIATES, DATED JULY
17, 1981, RECORDED AT
PLAT BOOK 22, PAGE 104,
GWINNETT COUNTY, GEORfault 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 un-der the terms of the Security PLAT BOOK 22. PAGE 104,
GWINNETT COUNTY, GEORGWINNETT COUNTY, GEORGRANGE CONTY, GEORBEING INCORPORATED
HEREIN BY REFERENCE
FOR A MORE DETAILED DESCRIPTION. PROPERTY BEING MORE COMMONLY
KNOWN AS: 2446
LAWRENCEVILLE HWY AND
2456 HIGHWAY 29. 2/2456 Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sold will also dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority. matters 2456 HIGHWAY 29 S (2456 LAWRENCEVILLE HWY). LAWRENCEVILLE, GEORGIA 30044 In addition, under and by virtue of the power of sale contained in the Securi-

any taxing authority; matters which would be disclosed by

## FORECLOSURE

the highest bidder for cash before the door of the Court-house of Gwinnett County, Georgia, immediately following the sale of the above-described real property, the following described personal property owned by Elizabeth Lantroop, or her successors-in-title and secured by the Security Deed, to wit: All personal property described in and subject to the Security Deed, which is hereby incorporated by this references and except any fixtures Georgia, immediately followcorporated by this reference.
Less and except any fixtures subject to the security interest on the above-described real property. The debt secured by the Security Deed is evidenced by a Promissory Note dated August 24, 2016 in the original price. ry Note dated August 24, 2016, in the original principal amount of Three Hundred Eighty-Nine Thousand and No/100 Dollars (\$389,000.00) made by Elizabeth Lattons is five set (\$358,000.00) Inlade by Elicia abeth Lantroop in favor of The Brand Banking Compa-ny (as same may have been modified, renewed or amended, the "Note"), plus interest from date on the un-paid belages until paid and paid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the in-debtedness evidenced by the Note and secured by the Se-curity Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms. The above-described real property will be sold to real property will be sold to the highest and best bidder for cash as the property of Elizabeth Lantroop, the pro-ceeds to be applied to the payment of said indebtedness, attornevs' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the sale stall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments are commented as sessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Eliza-beth Lantroop. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Elizabeth Lantroop, and tenants holding under

6 Marietta, Georgia 30068 (678) 384-7005 950-57970 1/5,12,19,26,2022 NOTICE OF SALE UNDER POWER GEORGIA. GEURGIA,
GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from LETITIA Y.
NICOLL, ERIC J. NICOLL to

her. All personal property will be sold in one lot to the

highest and best bidder for cash as the property of Eliza-beth Lantroop, or her suc-cessors-in-title, on an "as is,

where is" basis and without representation, warranty or recourse, express or im-plied, of the undersigned, and subject to all matters of

record affecting said person-

al property, the proceeds to be applied to the payment of

indebtedness

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS GRANTEE, AS NOM-INEE FOR CHAPEL MORT-GAGE CORPORATION, dated er 8, 2003, record-Deed Book 35003, Page 49, 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 Forty-Nine Thousand Eight Hundred and 00/100 dollars ond 00/100 dollars (\$149,800.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NRZ Inventory Trust, U.S. Bank National Association as trustee, 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 of sale on the first luesday in February, 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 14 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING SHOWN AND DESIGNATED SHOWN AND DESIGNATED AS LOT 22, BLOCK A, PETTY PLANTATION SUBDIVISION, UNIT ONE, ACCORDING TO A PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 63, PAGE 273, GWINNETT GEORGIA RECORDS, WHICH PLAT IS MICEDIAL ASSETTION OF THE PLAT IS A SUBDIVISION OF THE P INCORPORATED BY REFERENCE AND MADE A PART HEREOF. Said legal description being controlling, however the property is more commonly known as 844 SUNNY FIELD LN, LAWRENCEVILLE, GA 30043.

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 cale maining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the un-dersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property: all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LETITIA Y. NICOLL, ERIC J.

NICOLL, or tenants(s). The sale will be conducted sub-

ject (1) to confirmation that the sale is not prohibited un-der the U.S. Bankruptcy Code and (2) to final confir-

mation and audit of the sta-

tus of the loan with the hold-

#### FORECLOSURE FORECLOSURE

er of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (al-though not required by law to do so) is: Fay Servicing, LLC, Loss Mitigation Dept., 425 S. Financial Place, Suite 2000, Chicago, IL 60605, Telephone Number: 800-495-7166. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify all terms of the loan negotiate, amend, or modify the terms of the mortgage instrument. NRZ INVENTO-RY TRUST, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE as Attorney in Fact for LETITIA Y. NICOLL, ERIC J. NICOLL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFOMMATION 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. FAY-20-00067-8 Ad Run Dates 01/05/2022, J. NICOLL THE BELOW LAW 01/05/2022, 01/19/2022, 01/12/2022, 1/5.12.19.26.2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY GWINNEIT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from BRIAN T
ODOM to MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR BRANCH BANKING
AND TRUET COMPANY, det NEE FOR BRANCH BANKING
AND TRUST COMPANY, dated March 29, 2011, recorded
March 31, 2011, in Deed
Book 50611, Page 648,
Gwinnett County, Georgia
Records, said Security Deed
having been given to secure
a Note of even date in the
criginal principal amount of original principal amount of Two Hundred Sixty-One Thousand Two Hundred Fifty Thousand Two Hundred Fifty and 00/100 dollars (\$261,250.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to U.S. Bank Trust, N.A. as Trustee for Waterfall Victoria Grantor Trust II. Series G. Grantor Trust II, Series G, there will be sold at public outcry to the highest bidder for cash at the Gwinnett for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 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 166 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, THE 51H DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 106, BLOCK A,
ROSEBROOKE, UNIT ONE,
AS PER PLAT RECORDED IN
PLAT BOOK 98, PAGE 34,
GWINNETT COUNTY
DECORDER WHICH PLAT IS GWINNETT COUNTY
RECORDS, WHICH PLAT IS
HEREBY INCORPORATED
BY REFERENCE THERETO
AND MADE A PART OF THIS
DESCRIPTION. Said legal said indebtedness attorneys' fees and the lawful expenses of said sale, all as provided in the Security Deed. Renasant Bank, successor by merger to The Brand Banking Company, as Attorney-in-Fact for Elizabeth Lantroop. M. Todd Westfall, Esquire WESTFALL, LLC 4994 Lower Roswell Rd, Ste 6 Marietta. Georgia 30068 description being control-ling, however the property is more commonly known as 2602 WHITE ROSE DR, Lo-ganville, GA 30052. The ingarwine, the source of the 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 in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect came having been lect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or requires against

> orem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carring sure please contact Carring-ton Mortgage Services, LLC directly, toll free by the fol-lowing telephone number: (800 561 4567). 00000009357674 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-57976 an accurate survey or by ar inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is BRIAN T ODOM, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the citature of the loan with of the status of the loan with the holder of the Security Deed. Please note that, pur-suant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or

warranty or recourse against

the above-named or the undersigned. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

INVESTMENT TRUST A

modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not reamend or modity all terms of the loan (although not required by law to do so) is: Statebridge Company, Loss Mitigation Dept., 5680 Greenwood Plaza Blvd., Suite 100 S. Greenwood Village, CO 80111, Telephone Number: 866-466-3360. U.S. BANK TRUST, N.A. AS TRUSTEE FOR WATERFALL VICTORIA GRANTOR TRUST, I., SERIES G as Attorney in Fact for BRIANT O DOM THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. 305-201/10/2022 01/10/2022

3 Ad Run 01/05/2022,

Dates 01/05/2022, 01/12/2022, 01/19/2022, 950-58275 1/5,12,19,26,2022 Notice of Sale Under Power. State of Georgia

State of Georgia,
County of GWINNETT.
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by SHEENA M. PARKER to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS") AS NOMINEE FOR CARRINGTON
MORTGAGE SERVICES,
LLC , dated 12/17/2019,
and , GWINNETT County,
Georgia records, as last as-Georgia records, as last assigned to Wilmington
Savings Fund
Society, FSB, AS Trustee
Of Quercus Mortgage INVESTMENT TRUST A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$373,117.00, with interest

dersigned at public outcry to the highest bidder for cash

at the GWINNETT County Courthouse within the legal the GWINNETT County

# FORECLOSURE

WELLS FARGO BANK,

hours of sale on the first Tuesday in February, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 9, PATE ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGE 176, GWINNETT COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. is not required to amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party/parties in posses-sion of the subject property known as 1149 LEYBOURNE BY REFERENCE **HEREOF** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default railure to pay the indebted-ness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt re-mains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-cluding attorney's fees (no-tice of intent to collect attortice of intent to collect attorney's fees having been given), WILMINGTON SAVINGS
FUND SOCIETY,FSB, AS
TRUSTEE OF QUERCUS
MORTGAGE INVESTMENT
TRUST A. holds the duly endorsed Note and is the current assignee of the Security
Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf MINITION MUNITIAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY,FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST A. (the current investor on the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC 600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or is not required to amend or modify the terms of the loan 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 3461 PATE RD, SNELLVILLE, GEORGIA 30078 is/are: SHEENA M. PARKER or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (in-UNDER POWER State of GEORGIA, County of GWINNETT. ing 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 in-spection of the property, and

Deed to Secure Debt given by Armando Arboyas Sanddoval to Mortgage Electronic Registration Systems, Inc. ("Mers") As nominee for Equity Prime Mortgage LLC, dated 04/26/2019, and GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES. LLC (the Secured (c) all matters of record surior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-SERVICES, LLC (the Secured Creditor), by assignment, conveying the after debrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. scribed property to secure a Note of even date in the orig-inal principal amount of inal principal amount of \$255,290.00, with interest at Bankruptcy Code; and (2) fi-nal confirmation and audit of \$250,290.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the GWINNETT County the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which Courthouse within the legal hours of sale on the first Tuesday in March, 2022, the allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND, TOGETH-PÄRCEL OF LAND, TÖGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 115, OF THE STH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING ALL OF LOT 55, BLOCK A, UNITHREE OF HANARRY ESTATES NORTH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 63, IN THE CLERK'S OFFICE OF GWINNETT COUNTY, GEORdocuments may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILM-INGTON SAVINGS FUND SOCIETY,FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT IRUST A. 48
Attorney in Fact for Sheena
M. PARKER. THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED GWINNETI COUNTY, GEOR-GIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER: R5115 202. The debt secured by said Deed debt secured by said Deed to Secure Debt 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 Deed to Secure Debt.

The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of 1/5,12,19,26,2022 Notice of Sale Under Pow-er. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Sethis 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). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, acting on behalf of LOAN SERVICES, LLC, acting on behalf of LOAN SERVICES, LLC (the Deed to Secure Debt and by cure Debt given by ANTHO-NY W RICHARDSON AND JENNIFER D RICHARDSON to WELLS FARGO BANK, N.A. , dated 10/31/2008, and Recorded on N.A., dated 10/31/2008, and Recorded on 11/04/2008 as Book No. 49151 and Page No. 0186, AS AFFECTED BY BOOK 54/715, PAGE 209, GWINNETT County, Georgia records, as last assigned to MELIS ERBEO RANK NO. sultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200. WESTIAKE VILLAGE. WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$244,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to 0.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the terms of the loan. To the at the GWINNETT COUNTY
Courthouse within the legal
hours of sale on the first
Tuesday in February, 2022,
the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING 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 192 JESSICA CT, OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 123, BLOCK "A", AVINGTON GLEN BLOCK "A", AVINGTON GLEN
THE ARBORS SUBDIVISION
(F.K.A. GLENBROOKE
COVE), (F.K.A. NEW HOPE
ROAD TRACT), AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 122, PAGES
274 276, GWINNETT COUNTY RECORDS, WHICH PLAT
IS INCORPORATED HEREIN
BY REFERENCE. The debt
secured by said Deed to Secure Debt has been and is
bereby declared due be-

LAWRENCEVILLE, GEORGIA 30046 is/are: ARMANDO ABOYES SANDDOVAL 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 payable and payable by the payable and payable and payable by the payable and 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 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 above, including, but not limited to, assessments, liens, encumbrances, zoning manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibitpaying the same and all exthat 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. 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 penses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. WELLS FARGO BANK, ty. WELLS range b..... N.A., acting on behalf of and Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNY-MAC LOAN SERVICES, LLC as necessary, in consultation with WELLS FARGO BANK. With Wells Fargo Bank, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, as Attorney in Fact for AR-MANDO ABOYES SAND-

## FORECLOSURE

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

BARRETT DAFFIN FRAPPI-ER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398 950-57961 1/5,2022

NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED GEORGIA.

COVE, LAWRENCEVILLE, GEORGIA 30045 is/are: AN-THONY W RICHARDSON AND JENNIFER D RICHARDSON or tenant/tenants. Said property will be sold subject COUNTY OF Gwinnett

Pursuant to a power of sale contained in a certain securito (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 an accurate. to that the control of the control o disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set nominee for Carrington Mortgage Services, LLC recorded in Deed Book 57100, beginning at page 844, of the deed records of the Clerk of the Superior out above, including, but not limited to, assessments liens, encumbrances, zoning nens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the under-signed attorney-in-fact for the aforesaid Grantor (which ed under the D.S. Ballikupies 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 attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in February 2022, all property described in said security deed including but not limited to the following described property: The following described real property situated in the county of Gwinnett, State of Georgia All that tract or parcel of land lying and being in land tot 48 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block D, Shan on Woods Subdivision, Unit Two, as per plat recorded in Plat Book P, Page 153, Gwinnett County records, sales in said county within 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. WELLS FARGO BANK, N.A. as Attorney in Fact for ANTHONY WRICHARDSON AND JENNIFER D RICHARDSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE IJSFO DEBI. ANY INFURINATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
0000006704613 BARRETT
DAFFIN FRAPPIER TURNER
9 ENGEL 11 P 4004 Belt AFTIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-57975 1/5,12,19,26,2022 NOTICE OF SALE

ed in Plat Book P, Page 153, Gwinnett County records, Which said plat is incorporated herein by this reference and made a part of this description, Being improved property. Parcel R5048 093 Being the same property conveyed to Gordon W. Schilling and Teresa L. Schilling and Teresa L. Schilling as joint tenants with survivorship and not as tenants in common, for an tenants in common, for an during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with a very continuous results. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt giver with every contingent re-mainder and right of reversion, and to the heirs and assigns of said survivor by deed from Andrew Taylor McAdams and Sandra Marie McAdams. Recorded 04/20/1994 in Deed Book 10255, Page 276, in the office of the Clerk of the Superior Court of Gwinnett Coun-ty, Georgia. Said legal de-scription being controlling, however, the Property is more commonly known as: 488 Creek View Drive, Lawrenceville, GA 30044 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 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 due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restric-tions, 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 Security Deed. MidFirst Bank, through its division Midland Mortgage is the en-tity with authority to negoti-MidFirst ate, amend and modify the terms of the Note and Secu-rity 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 knowlof the undersigned's knowl-edge and belief, the party in possession of the property is believed to be Gordon W. Schilling and Teresa L. Schilling, or tenant(s). Mid-First Bank, as Transferee, First Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campthe aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 21-6603 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. THAT PURPOSE. 950-57977 1/5,12,19,26,2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Donnie Taylor to Westminster Mort** gage Corporation dated March 21, 2003, and recorded in Deed Book 31637, Page 101, Gwinnett County Records, said Security Deed having been last sold, as-signed, transferred and conveved to ABN AMRO Mortgage Group, Inc. securing a Note in the original principal amount of \$144,636.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en sectine has declared the eli-tire amount of said indebted-ness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, February 1, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All that tract or parcel of land lying and being in Land Lot 125 of the 5th District, Gwinnett County, Georgia, being Lot 60, Block A, Wrenwood Hills, Unit Two, as per plat recorded in Plat Book 91, Page 105, Gwinnett County Records, said plat being in-corporated herein by refer-ence thereto. Said property is known as 3261 Shady Valley Ct, Loganville, GA 30052, together with all fix-tures and personal property attached to and constituting attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which

curate survey and inspection of the property, any assessments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mattions, covenants, and mat-ters of record superior to the ters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as required by law. The sale 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 credi loan with the secured credi-for. The property is or may be in the possession of Don-nie Taylor; Amy I. Whitten, successor in interest or ten-ant(s). CitiMortgage, Inc. as Attorney-in-Fact for Donnie Taylor File no. 21-078095 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-Iamra, GA 30346 (770) 225 2536/scd https://www.logs.-com/ \*THE LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE

FORECLOSURE

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

950-58273

1/5,12,19,26,2022

Under and by virtue of the power of sale contained with that certain Security Deed dated December 22, 2016, from Ophelia P. Wilkes to Mortgage Electronic Registration Systems, Inc., as nominee for Finance of America, Reverse LLC, recorded on January 6, 2017 in Deed Book 54853 at Page 244 6 winest Court Cour 724 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to Finance of America Reverse LLC by As America Reverse LLC by Assignment and said Security Deed having been given to secure a note dated December 22, 2016, in the amount of \$405,000.00, and said Note being in default, the undersigned will sell at public autory during the lead hours. outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on February 1, 2022 the following deary 1, 2022 the rollowing de-scribed real property (here-inafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 6TH DISTRICT, GWINNETT DISTRICT, GWINNETT COUNTY, GEORGIA AND BE COUNTY, GEORGIA AND BEING LOT 1, BLOCK A, UNIT
ONE, WOODS OF
PARKVIEW AS PER PLAT
RECORDED AT PLAT BOOK
22, PAGE 209, GWINNETT
COUNTY RECORDS, WHICH
BLAT 18 REFERRED TO PLAT IS REFERRED TO HEREBY AS REFERENCE FOR MORE PARTICULAR DESCRIPTION AND DELIN-EATION OF THE LOT DI-MENSIONS THEREOF The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of de-fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the un-dersigned's knowledge, the person(s) in possession of the property is Ophelia P. Wilkes. The property, being commonly known as 5305 Bowers Brook Drive Sw, Lilburn, GA, 30047 in Gwinnett County, will be sold as the property of Ophelia P. standing ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affect ing title to the property which would be disclosed by accurate survey and inspec-tion thereof, and all assess-ments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A.Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to nenave the full authority to ne-gotiate, amend or modify all terms of the above de-scribed mortgage is as fol-lows: Compu-Link Corpora-tion, d/b/a Celink, 2900 Esperanza Crossing, Austin, TX 78758, 512-691-1699. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, Albertelli Law Attorney Deed. Alberfeill aw Attorney for Finance of America Reverse LLC as Attorney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Brian K Widener For the Firm THIS FIRM IS ACTING



AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 21-007565 A-4739390

01/12/2022

01/05/2022