

**FORECLOSURE**

LAND LYING AND BEING IN LAND LOT 14 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA BEING 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 COUNTY, GEORGIA RECORDS, WHICH PLAT IS 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 sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also 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; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is LETITIA Y. NICOLL, ERIC J. NICOLL, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: 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 the terms of the mortgage instrument. NRZ INVENTORRY 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 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. FA19-20-00067-8 Ad Run Dates: 01/05/2022, 01/12/2022, 01/19/2022, 01/26/2022, 950-58279 1/5,12,19,26,2022

**FORECLOSURE**

of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. 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 documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for ANTHONY W. RICHARDSON AND JENNIFER D. RICHARDSON, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000006704613 BARRETT DAFIN FRAPPER TURNER SAGEL LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398, 950-57975 1/5,12,19,26,2022

**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 security deed executed by **Gordon W. Schilling and Teresa L. Schilling**, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc. as 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 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 undersigned attorney-in-fact for the aforesaid Grantor (which 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 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 lot 48 of the 5th District, Gwinnett County, Georgia, being Lot 17, Block D, Shannon Woods Subdivision, Unit Two, as per plat recorded 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, as joint tenants with survivorship and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder 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 County, Georgia. Said legal description 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, restrictions, 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 entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgage at its 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 is believed to be Gordon W. Schilling, or tenant(s), MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor Campbell & Brammon, 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. 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 Mortgage Corporation** dated March 21, 2003, and recorded in Deed Book 31637, Page 101, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **ABN AMRO Mortgage Group, Inc.** securing a Note in the original principal amount of \$144,636.00, the holder thereof of pursuant to said 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, February 1, 2022, during the

**FORECLOSURE**

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 incorporated herein by reference thereto. Said property is known as **3261 Shady Valley Ct, Loganville, GA 30052**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Donnie Taylor; Amy I. Whitten, successor in interest or tenant(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) 220-2535/scd https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 950-58273 1/5,12,19,26,2022

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# MARKETPLACE

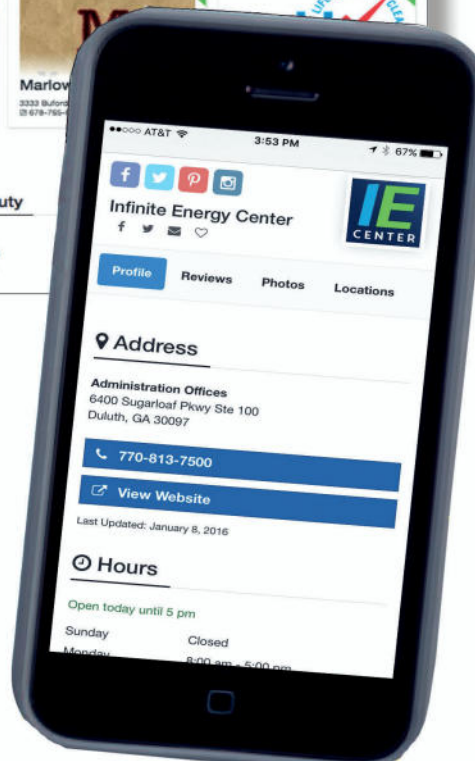
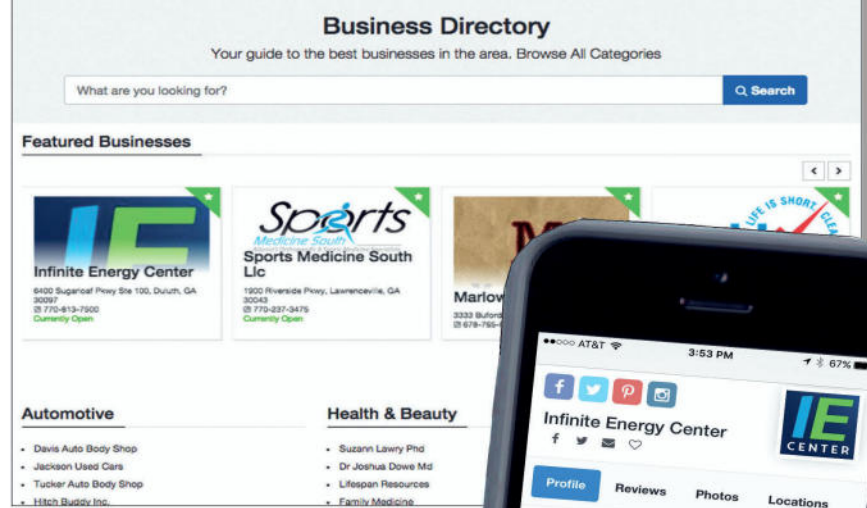
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