

FORECLOSURE

the original principal amount of \$225,391.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in March, 2022, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK B, UNIT TWO, CRICKET RIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 28, PAGE 238, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by 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 (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, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **570 BATTERSEA DR. LAWRENCEVILLE, GEORGIA 30044** is/are: **KATHERINE R. PIECUCH AND MICHAEL LEE PIECUCH** 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 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 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.

PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for **KATHERINE R. PIECUCH AND MICHAEL LEE PIECUCH**

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
 4004 Belt Line Road, Suite 100
 Addison, Texas 75001
 Telephone: (972) 341 5398
 950-59587 1/26, 2022

Notice of Sale Under Power. State of Georgia, County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **ANTHONY W. RICHARDSON AND JENNIFER D. RICHARDSON** to **WELLS FARGO BANK, N.A.**, dated 10/31/2008, and Recorded on 11/04/2008 as Book No. 49151 and Page No. 0186, AS AFFECTED BY BOOK 54715, PAGE 209, GWINNETT County, Georgia records, as last assigned to **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 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 AND BEING IN LAND LOT 183 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 123, 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 hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). **WELLS FARGO BANK, N.A.** holds the duly endorsed Note and is the current assignee of the Security Deed to the property. **WELLS FARGO BANK, N.A.**, acting on behalf of and, as necessary, in consultation with **WELLS FARGO BANK, N.A.** (the current investor on the loan), is the entity with the full authority to negoti-

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ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, **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 O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1149 LEYBOURNE COVE, LAWRENCEVILLE, GEORGIA 30045** is/are: **ANTHONY W. RICHARDSON AND JENNIFER D. RICHARDSON** 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 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 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 DAFFIN FRAPPIER TURNER & ENGEL, LLP**
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 1/5,12,19,26,2022

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **James M. Scott** to **Regions Bank dba Regions Mortgage**, dated June 15, 2011, and recorded in Deed Book 50759, Page 477, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Nine Hundred Forty-Four and 0/100 dollars (\$155,944.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 84 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 31, BLOCK "A", THE GLEN AT WHITE HAWK SUBDIVISION, UNIT ONE, AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 58, PAGE 14, GWINNETT COUNTY, GEORGIA RECORDS. REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **Regions Mortgage** they can be contacted at (800) 748-9498 for Loss Mitigation Dept, or by writing to 6200 Poplar Avenue, Memphis, Tennessee 38119, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any 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.

To the best knowledge and belief of the undersigned, the party in possession of the property is **James M. Scott** or tenant (s); and said property is more commonly known as **1145 MEADOW PERCH CT, Lawrenceville, GA 30043.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. **Regions Bank DBA Regions Mortgage** as Attorney in Fact for **James M. Scott, Brock & Scott, PLLC** 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341 404-2661 B&S file no.: 22-00148 950-60128 1/26,3/9,16,23,30 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 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

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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 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 to (1) 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); **Charm Mortgage, 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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