FORECLOSURE

Said property may more commonly be known as 3745 Aristocrat Court, Loganville, GA 30052.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect atfees having been

given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Broker Solutions Inc. dba New American Funding, New American Funding c/o Home Retention De-

11001 Lakeline Blvd. Ste.

Austin, TX 78717

Said property will be sold on an "as-is" basis without on an any representation. warranty 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any out-standing ad valorem taxes, including taxes which constanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon acid constitute liens upon said property; g) all restrictive easements. rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Debra Y. Fabian and or ten-Debra Y. Fabian and or ten-ant(s). The sale will be con-ducted subject to 1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
Broker Solutions Inc. dba
New American Funding as Attorney-in-Fact for Debra Y. Fabian

03/16/22: 03/23/22; 950-62698 3/9,16,23,30, Notice of Sale Under Power. State of Georgia

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312;

Ad Run Dates: 03/09/22:

Contact:

203, Tallahasse (850) 422-2520

County of GWINNETT.
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ANTHONY R FIELDS to MORTCAGE LIFETDONIC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMI-NEE FOR EQUIFIRST COR-

said property, if any. Said property will be sold subject to any outstanding ad val-orem taxes (including taxes which are a lien, whether or PORATION dated 04/11/2006, and Recorded on 04/18/2006 as Book No. 46395 and Page No. 0726, GWINNETT County, Georgia not now due and payable), the right of redemption of any taxing authority, any matters which might be dis-US BANK NATIONAL ASSOclosed by an accurate survey CIATION, AS TRUSTEE FOR STRUCTURED ASSET SECUand inspection of the prop STRUCTURED ASSET SECU-RITIES CORPORATION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$262,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to erty, any assessments, liens, erty, any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity 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 be distributed as provided by law. The sale will be con-ducted subject (1) to confir-mation that the sale is not dersigned at public outcry to the highest bidder for cash the GWINNETT County hours of sale on the first Tuesday in April, 2022, the Bankruptcy Code and (2) to final confirmation and audit following described proper-ty: ALL THAT TRACT OF PARCEL OF LAND LYING of the status of the loan with the secured creditor. The property is or may be in the possession of The Repre-sentative of the Estate of AND BEING IN LAND LOT 320 AND 326 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING James D Fouts and Lynore R Fouts, successor in interest or tenant(s). Wells Fargo Bank, N.A as Attorney-in-Fact for James D Fouts and Lynore A Fouts File no. 22-078284 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 DEBT COLLECTOR. ANY IN-James D Fouts and Lynore R COUNTY, GEORGIA, BEING LOT 15, SPRING HILL STATION, PHASE I, MINK LIVESAY, AS PER PLAT RECORDED IN PLAT BOOK 110, PAGES 200 203, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREING INCORPO IN BY REFERENCE THERE-TO. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-DEBT COLLECTOR. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-61760 3/9.16,23,30,2022 NOTICE OF SALE UNDER POWER

vided in the Note and Deed

are a lien, but not yet due and payable), (b) any mat-ters which might be dis-closed by an accurate survey

and inspection of the prop

erty, and (c) all matters of

record superior to the Deed

to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning

ordinances, easements, re-

The sale will be conducted

strictions, covenants, etc.

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, GEORGIA, GWINNETT COUNTY By virtue of a Power of Sale contained in that certain Seas provided in the Deed to 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). US BANK NATIONAL ASSOCIATION, AS TRUSTEFOR STRUCTURED ASSET SECURITIES CORPORAcurity Deed from SANDRA D FRIDAY to Mortgage Electronic Registration Systems Inc. as Grantee, as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), dated November 14, 2007, recorded November 19, 2007, in Deed Book 48434, TION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 holds the 2007, in Deed Book 48434, Page 0865, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Iwo Hundred Twenty-Five Thousand and 00/100 dollars (\$225,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORA-TION, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 EQ1 (the cursigned and transferred to senies 2006 Eul (line cuir rent investor on the loan), is the entity with the full au-thority to negotiate, 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 conte Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD, FORT MILL, SC 29715, 800 288 3212. Please Courthouse, within the legal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but 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 undergined the not limited to the following described property: ALL THAT TRACT OR PARCEL THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT 300 OF THE
4TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 125, BLOCK B, LAKE
PORT SUBDIVISION, UNIT
III, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGE
158, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED PLAT IS
INCORPORATED HEREIN BY undersigned, the party/parties in possession of the subject partyparties in possession of the subject property known as 3505 BRITTANY OAK TRACE, SNELLVILLE, GEORGIA 30039 is/are: AITHONY R FIELDS A/K/A AN-THONY FIELDS or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DE-SCRIPTION. Said legal de-

scription being controlling, however the property is more commonly known as 2850 LAKEPORT DRIVE, SNELLVILLE, GA 30039. 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 expens-

FORECLOSURE

FORECLOSURE

950-63559

3/9.16.23.30.2022

Courthouse door in said County, sell at public outers 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 311 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 31, BLOCK A OF BROOKTON DOWNS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 132

AS PER FLAT RECURDED IN PLAT BOOK 58, PAGE 132 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFER-

ENCE. Said property is known as 2800 Brookton Ln, Dacula, GA 30019-1566, together with all fixtures and personal property attached to and constituting a part of caid property if any Said

es 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, varrently or requires against that the sale is not prohibit-ed 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 cartain procedures reagring certain procedures regarding 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 valthe rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be proorem 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 vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES an accurate survey or by an TURED ASSET SECURITIES
CORPORATION, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES
2006 EQ1 as Attorney in Fact
for ANTHONY R FIELDS.
A/K/A ANTHONY FIELDS.
THIS LAW FIRM IS ACTING 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 said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is SANDRA D FRIDAY, or tendential the control of the property of the post of the post of the property of the THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009408014 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 BELINE ROAD, TEXAS 75001 Telephone: (972) 341 5398. 950-63559 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 final confirmation and audit of the ctrue of the part with 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 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by James D Fouts and Lynore A Fouts to Unity Mortgage Corp. dated November 10, 1998, and recorded in Deed Book 17293, Page 75, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveved to Wells Farof the loan (although not required by law to do so) is: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: (800) 508-0944. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify of the loan (although not rerequire a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE. LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. as Attorney in Fact for SANDRA D FRIDAY 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: Rusold, assigned, transferred and conveyed to **Wells Far-go Bank NA**, securing a Note in the original principal in the original principal amount of \$112,442.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the en-tire amount of said indebtedtire amount of said indection ness 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

> 950-63385 3/9,16,23,30,2022 NOTICE OF SALE

03/16/2022.

GEORGIA, GWINNETT COUNTY

BE USED FOR IHAI PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-16-02283-18 Ad Run Dates 18 Ad Run 1945 Purpose 18 Ad Ru

03/09/2022

03/23/2022,

STRICKI AND

in the manner provided in the Note and Security Deed.

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 fee busing keapering.

ney's fees having been giv-en). Your mortgage servicer can be contacted at 800-603-0836 - Loss Mitigation

Dept., or by writing to SN Servicing Corporation (Servicer), 323 Fifth Street, Eure-ka, CA 95501, to discuss possible alternatives to avoid

foreclosure. Said property will be sold subject to any

will be sold subject to any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by

an accurate survey and in-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, zones assessments are specifically assessments.

restrictions, covenants, and matters of record superior to

matters of record superior the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Susan Groce; Michael

Groce: or tenant(s): and said

property is more commonly known as 509 Strickland Court, Lawrenceville, GA 30046 A/K/A 509 Strickland

Court, Lawrenceville, GA
30045. 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 audie of the citatus of the learn with

of the status of the loan with

of the status of the loan with the holder of the security deed. U.S. Bank Trust Na-tional Association, as Trustee of the Bungalow Se-ries IV Trust as Attorney in

ries IV Trust as Attorney in Fact for Susan Groce and Michael Groce. Quinn Legal, P.A. 19321 US Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: (727) 474-

9603 eservice@quinnlegal.-com By: /s/ Erin M. Rose Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833

950-63969

3/9.16.23.30.2022

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Se-

curity Deed from **JORGEN S**.

HAGMAN to MORTGAGE ELECTRONIC REGISTRA-

ELECTRUNIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS, INC., dat-ed April 19, 2017, recorded April 28, 2017, in Deed Book

55081, Page 0370, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note

of even date in the original

principal amount of One Hundred Twenty-Six Thou-sand Nine Hundred and 00/100 dollars (\$126,900.00), with interest

this sale will be made for the

purpose of paying the same, all expenses of the sale, in-

By virtue of a Power of Sale contained in that certain Security Deed from KENNETH B FROUG, MARILEE FROUG to WASHINGTON MUTUAL BANK, NA, dated March 8, 2004, recorded March 18. 2004, recorded March 16, 2004, in Deed Book 37424, Page 28 , Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Four Thousand Three Hundred and 00/100 dollars (\$234,300.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of cale on the first Tuesday. nouse, within the legal mouse of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but not limit-ed to the following described property: ALL THAT CER-TAIN PARCEL OF LAND SIT-UATE IN LAND LOT 1,
ROCKY CREEK GMD 1587 2ND HEADRIGHT, IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 49, BLOCK H, UNIT TWO, RIVERSIDE AT APPALACHEE FARMS, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGES 63 AND 64, GWINNETT COUNTY, GEORGIA RECORDS.

64, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HERBEY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly known as 1064 FAIRVIEW CLUB CIR, DACULA, GA 30019. The indebtedness secured by said Securiness secured by said Security Deed has been and is hereby declared due be-cause 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 expens-es of the sale, including at-torneys' 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 warranty or recourse against 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

(\$126,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC 1/k/a Quicken Loans, LLC 1/k/a Quicken Loans, LLC 1/k/a Quicken Loans Inc., there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in April, 2022, all 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 KENNETH B FROUG, MARILEE FROUG, 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 con-Tuesday in April, 2022, all property described in said Security Deed including but not limited to the following described property: LAND SITUATED IN THE COUNTY ed under the J.S. Ballikrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full author-ity to negotiate, amend or modify all terms of the loan (3though ent required by OF GWINNETT IN THE STATE OF GA ALL THAT TRACT OR PARCEL OF TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 26, BLOCK A, CONCORD PLACE SUBDIVISION, UNIT III, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 2, GWINNETT COUNTY, GEORGIA BECORDS, SAID PLAT BERLORD PLAT BERLORD PLAT BERLORD PLAT BERLORD PLAT BERLORD SAID PLAT BERLORD (although not required by law to do so) is: Community Loan Servicing, LLC fka Bayview Loan Servicing, LLC, Loss Mitigation Dept., Ltc, Loss Minigation Depti., 4425 Ponce de Leon Blyd., 5th Floor, Coral Gables, FL 33146, Telephone Number: 800-771-0299. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to RECORDS, SAID PLAI BEING INCORPORATED HEREIN AND MADE REFERENCE
HERETO. Said legal description being controlling, however the property is more
commonly known as 1082
PROVIDENCE
WAY,
AMPENCIPIE negotiate, amend, or modify the terms of the mortgage instrument. COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVIC-30046. The indebtedness secured by said Security Deed has been and is hereby de-clared due because of de-fault under the terms of said Security Deed. The indebt-edness remaining in default, this cale will be made for the ING, LLC as Attorney in Fact for KENNETH B FROUG, MARILEE FROUG THE BE-MARILEE FROUG HE BE-LOW 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

FORECLOSURE FORECLOSURE

PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite

100 Peachtree Corners, GA

100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BVF-22-00187-1 Ad Run Dates 03/09/2022, 03/16/2022, 03/23/2022,

950-63382

3/9,16,23,30,2022

cluding attorneys' fees (no-tice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis 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: of the status of the loan with the holder of the Security

NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
MAIL DE LIECTO FOR THAD WILL BE USED FOR THAT PURPOSE. all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to Under and by virtue of the Power of Sale contained in a Security Deed given by Su-san Groce and Michael Groce to Associates Home Equity Services Inc. dated December 15, 1999, and recorded in Deed Book 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 JORGEN S. HAGMAN, or tenants(s). The sale will be 76COTGEG IN DEED BOOK 9773, Page 0002, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the **Bungalow** tenants(s). 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 Series IV Trust by assignment recorded in Deed Book 58596, Page 418 in the Office of the Clerk of Superior Court of Gwinnett County, Deed. The entity having full authority to negotiate, amend or modify all terms Georgia Records, conveying the after-described property to secure a Note in the ori to secure a Note in the origi-nal principal amount of one hundred seven thousand fifty-nine and 70/100 (\$107,059.70), with interest thereon as set forth therein, of the loan (although not reof the loan (although not required by law to do so) is:
Rocket Mortgage, LLC t/k/a
Quicken Loans, LLC, Loss
Mitigation Dept., 635 Woodward Ave., Detroit, MI
48226, Telephone Number:
(800) 508-0944. Nothing in
O.C.G.A. Section 44-14162.2 shall be construed to
require a secured creditor to
negotiate, amend, or modify there will be sold at public there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on April 5, 2022, the following described property: ALL THAT 5, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, UNIT THREE, CARMEL EAST SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 46, GWINTY NETT COUNTY, BECORDS. negotiate, amend, or modify the terms of the mortgage instrument. ROCKET MORT-GAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN
LOANS INC. as Attorney in
Fact for JORGEN S. HAGMAN THE BELOW LAW
FIRM MAY BE HELD TO BE FIRM MAY BE HELD TO BE ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, AMY INFOR-MATION OBTAINED WILL BE USED FOR THAT PUR-POSE. Attorney Contact: Ru-bin Lublin, LLC, 3145 Avalon Ridge Piace Suite 100 NETT COUNTY, RECORDS WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS A PART HEREIN, BEING KNOWN AS 509 Bilde Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. QKN-22-00870-1 Ad Run COURT STRICKLAND COURT, LAWRENCEVILLE, GEORGIA. 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 03/09/2022 03/16/2022, 03/23/2022,

03/30/2022, 03 03/30/2022 950-63850 3/9,16,23,30,2022

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF GWINNETT By virtue of a Power of Sale contained in that certain Secontained if ind certain se-curity Deed from Eric S. Hol-lifield and Jennifer L. Rue-busch to Citibank, N.A., dated January 24, 2007 and recorded on February 7, 2007 in Deed Book 47553, 2007 in Deed Book 47553,

Page 184, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Eighty-Seven Thousand and 00/100 dollars (\$87,000.00) with interest thereon as provided therein, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2022, all property described in said Security Deed including but not limited to the following outcry to the highest bidder not limited to the following not imited to the following described property: All tract or parcel of land lying and being in land Lot 2 of the 3rd District (Duncan's 1749 GMD) of Gwinnett County, Georgia, being Lot 24, Block "X", Hamilton Mill - A Home Town subdivision, Phase 12B and 12C, as per plat recorded in Plat Book 86, Page 60, Gwinnett County, Georgia Records, which plat is incorporated herein by this reference and made a this reference and made a part of this description. This sale is being conducted subject to the Security Deed recorded as Book 22688, Page 140 in the Office of the Clerk of Superior Court of Gwinnett County on April 2003. Said property may more commonly be known as 3374 Mill Grove Terrace, Dacula, GA 30019. The debt

Dacula, GA 30019. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remain-ing in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including penses of this sale, including attorney?s fees (notice of intent to collect attorney?s fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Cenlar FSB, 425 Phillips Boulevard, Ewing, NJ 08618. Said property will be sold on an ?as-is? basis without any represenbasis 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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which

constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and wood Circle, Lawrenceville, Georgia 30044.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) final confir-mation and audit as to the status of the amounts owed with the holder of the Secu-rity Deed best of the knowledge and belief of the undersigned, the owners and party in pos-session of the property are Eric S. Hollifield a/k/a Eric S. Hollifield and Jennifer L. Ruebusch and or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptritv Deed. rrty Deed.
Jon David W. Huffman, at
Poole Huffman, LLC, 3562
Habersham at Northlake,
Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a repcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Citibank, N.A. as Attorney-in-Fact for Eric S. Hollifield a/k/a Eric S. Hollifield and Jennifer L. Ruebusch Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad

03/23/22;

950-61404 3/9,16,23,30, 2022

Under and by virtue of the Power of Sale contained in

NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Run D 03/16/22; Dates:

950-63972 3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GWINNETT COUNTY,

GEORGIA Under and by virtue of the Power of Sale contained in that certain Security Deed given by International Prop-erty Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC dat-

FORECLOSURE

that certain Security Deed given by International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC dated August 31, 2018 and recorded on September 13, 2018, in Deed Book 56131, Date, 2008, the second of th 2018, in Deed Book 56131, Page 908, et seq., of the Gwinnett County, Georgia land records, and having been assigned to **Atlanta Home Providers, LLC** in that certain Assignment of Mort-gage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on Deeffective as of December 14, 2021 and recorded on December 20, 2021, in Deed Book 59530, Page 621, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 22, 2021, in Deed Book 59540, recorded on December 22, 2021, in Deed Book 59540, Page 49, et seg., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being diven to secure an In-Deed). Sald Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated August 31, 2018, in the original principal amount of SEVENTY THOUSAND AND 00/100 DOLLARS (\$70,000.00), together with interest on the gether with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the court-house door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"): All that tract or parcel of land lying and being in Land Lot 147 of the 5th District, Gwinnett County, Georgia, and being identified and depicted as Dwelling Unit 56 (hereinafter referred to as the "Dwelling") on that certain as-built site plan for Sandalwood Townhomes Unit II, a Condominium, datpaid, there will be sold by

Sandaiwood Townnomes
Unit II, a Condominium, dated February 25, 1981,
recorded in Condominium
Plat Book 1, Page 56, Gwinnett County Records, togethnetr county records, togeth-er with all right, title and in-terest of Grantor in the Dwelling and the appurte-nances thereto under that certain Declaration of Con-dominium for Sandalwood Townhomes Unit II, a Con-dominium recorded in Deed dominium, recorded in Deed Book 2288, Page 13, afore-said records, as may be amended from time to time by amendments thereto filed for record on the aforesaid records (said Declaration in-cluding "Declaration of Con-dominium for Sandalwood Townhom"s, Unit II, a Con-dominium") The interest herein conveyed includes, without limiting the generality of the foregoing, the undivided percentage of interest in the common elements of in the common elements of Sandalwood Townhomes, Unit II, a Condominium appurtenant to the Dwelling as the same is specified in the Declaration of Condominium of Sandalwood Townhomes, Unit II, a Condominium This conveyance is subject

to all the terms, provisions, and restrictions of Georgia Condominium Act, as subse-Condominium Act, as subšequently amended, and said beclaration, which provisions Grantee herein assume and agree to observe and perform.

This conveyance is further subject to the aforesaid Declaration of Condominium for Sandalwood. Townhomes Sandalwood Townhomes Unit II, a Condominium which may be amended from time to time, Declaration of Reserved Easement

recorded in Deed Book 1395, Page 58, Sewer Ease-1395, Page 58, Sewer Easement to Dewes Enterprises, Inc, recorded in Deed Book 555, Page 78 and Deed Book 638, Page 234, Easement from Sandalwood Properties, Ltd to Sandalwood Townhomes Recreation Association Inc., recorded in Deed Book 2042, Page 145 and Declaration of Easements between Sandalwood Properties and Sandalwood Properties and Sandalwood Homeowners Unit I associations. rity Deed. Homeowners Unit Lassocia tion Inc, dated November 20, 1981, recorded in Deed Book 2288, Page 13, Gwin-

nett County Records. TAX ID: R5147D028 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, failure to comply with the repayment terms of the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for under the terms of the Note. der the terms of the Note cer tile territis of tile Note.
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 held
subject to the following 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; matter which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; as sessments; liens; encumbrances: restrictions

brances; restrictions; covenants, and any other matters of records superior to said Security Deed.

To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as 56 Sandalmonly known as 56 Sandalwood Circle, Lawrenceville,

resentative for Lender, is the individual who has full authority to negotiate, amend. thority to negotiate, amend, and modify all terms of the Note and Security Deed.

FORECLOSURE

ed July 31, 2018 and recorded on August 2, 2018, in Deed Book 56049, Page 697, et seq., of the Gwinnett County, Georgia land records, and having been as-signed to Atlanta Home Providers, LLC in that cer-Providers, LLC in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 20, 2021, in Deed Book 59530, Page 629, et seq. of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LtC ("Lender") in that certain Assignment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 22 recorded on December 22, 2021, in Deed Book 59539, Page 467, et seq., of the Gwinnett County, Georgia land records ("Security Deed"). Said Security Deed being given to secure an In-Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated July 31, 2018, in the original principal amount of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$120,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until the unpaid balance until paid, there will be sold by pand, there will be solid by the undersigned at public outcry to the highest bidder for cash before the court-house door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following described property (the "Property"): All that tract or parcel of land lying and being in Land Lot 116 of the 6th District, Lot 116 of the 6th District, Gwinnett County, Georgia, being Lot 6, Block B, North Clouds Subdivision, Unit Six as per plat recorded in Plat Book Z, Page 177, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

description. Said property being known as 353 Old Rosser Rd according to the present system of numbering property in Gwinnett County, Georgia.

Subject to any easements or restrictions of record.
TAX ID: R6116 245 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to comply with the re-payment terms of the Note. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of this sale, including attor-neys? fees (notice of intent to collect attorneys? fees having been given) and all other payments provided for under the terms of the Note. 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 held 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; assessments; liens; encumrestrictions brances:

covenants, and any other matters of records superior to said Security Deed. to said Security used.

To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more company. monly known as 353 Old Rosser Road. Stone Moun-

tain, Georgia 30087.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) final confir-mation and audit as to the status of the amounts owed with the holder of the Secu-Jon David W. Huffman, at

Jon David W. Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tuck-er, Georgia 30084, Tele-phone: 404-373-4008, a representative for Lender, is the individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-63973

3/9,16,23,30,2022 NOTICE OF SALE UNDER POWER GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in that certain Security Deed given by International Property Consortium, LLC ("Borrower") to and in favor of Lafayette Lending, LLC dated August 31, 2018 and recorded on September 13, 2018, in Deed Book 56131, Page 918, et seq., of the Gwinnett County, Georgia land records, and having been assigned to Atlanta Home Providers, LLC in that certain Assignment of Morterty Consortium, LLC ("Borcertain Assignment of Mort-gage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, effective as of December 14, 2021 and recorded on December 28, 2021, in Deed Book 59551, Page 739, et seq., of the Gwinnett County, Georgia land records, and being further assigned to Huffman Group, LLC ("Lender") in that certain Assignment of Mortgage signment of Mortgage, Assignment of Rents, Security Agreement, Note, and Other Loan Documents effective as of December 14, 2021 and recorded on December 29, 2021, in Deed Book 59559, Page 522, et seq., of the Gwinnett County, Georgia land records ("Security Dead"). Seid Souvity Dead land records ("Security Deed"). Said Security Deed Deed"). Said Security Deed being given to secure an Interest Only Balloon Note ("Note") made by Borrower in favor of Lender, dated August 31, 2018, in the original principal amount of FIFTY-SEVEN THOUSAND AND 00/100 DOLLARS 00/100 DOLLARS (\$57,000.00), together with interest on the Note from the date thereof at the rate as provided therein on the unpaid balance until paid, there will be sold by the under-signed at public outcry to the highest bidder for cash before the courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022, the following de-scribed property (the "Prop-

erty"):
All that tract or parcel of All that that of paties in Land lying and being in Land Lot 188 of the 6th District, Gwinnett County, Georgia, Shady Oaks Townhomes, a Condominium, as more particularly described in that contain declaration for Shady certain declaration for Shady Oaks Townhomes, a condo-minium dated December 23.

FORECLOSURE

1983 as filed on December 29, 1983 and recorded in Deed Book 2693, Page 190, Gwinnett County, Georgia records as may be amended Unit 894A, as per plat recorded in Plat Book 1 Page 106, Gwinnett County Georgia records as may be amended, which plat is incorporated herein by this reference and made a part of this description.
TAX ID: R6188A006

The debt secured by said Security Deed has been and Security Deed nas been and is hereby declared due because of, among other possible events of default, failure to comply with the repayment terms of the Note. The debt remaining in default, this sale will be made for the nurse of paying the for the purpose of paying the same and all expenses of this sale, including attor-neys' fees (notice of intent to collect attorneys' fees having been given) and all other payments provided for un-der the terms of the Note. Said property will be sold on an "as-is" basis without any representation, warranty any representation, warranty or recourse against the above-named or the undersigned. The sale will be held 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 any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumrestrictions brances;

brances; restrictions; covenants, and any other matters of records superior to said Security Deed.

To the best knowledge and belief of Lender, the described Property is in the possession of Borrower International Property Conservational Property possession of Borrower International Property Consortium, LLC, or tenant(s), and said Property is more commonly known as 894 Six Oaks Circle, Unit A, Norcross, Georgia 30093.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) final confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) final confirmation

cy Code and (2) final confir mation and audit as to the status of the amounts owed with the holder of the Security Deed.

Jon David W. Huffman, at Deels Huffman, at Deels Huffman

Jon David W Huffman, at Poole Huffman, LLC, 3562 Habersham at Northlake, Building J, Suite 200, Tucker, Georgia 30084, Telephone: 404-373-4008, a representative for Lender, is the individual whe had full as individual who has full authority to negotiate, amend, and modify all terms of the Note and Security Deed. 950-63975 3/9,16,23,30,2022

Notice of Sale Under Power State of Georgia, County of Gwinnett

Under and by virtue of the Power of Sale contained in a Security Deed given by Hy-acinth Lewis to Sun America Mortgage Corporation (the Secured Creditor), dated November 24, 1999, and November 24, 1999, and Recorded on December 3, 1999 as Book No. 19653 and Page No. 0195, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$125,450.00, with interest at the rate specified therein, as the rate specified therein, as last assigned to BankUnited N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 181 of the 7th District, Gwinnett County, Georgia, being Lot 15, Block C, Millwood Farms Subdivision, Unit One, as Subdivision, Unit One, as shown on plat recorded in Plat Book 81, Pages 141 and 142, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Tax ID: R7181 071 The debt sequent by said Scruris ence. lax ID: R/181 0/1 The debt secured by said Securi-ty 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. Because the debt remains in default this sale will be made for the 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). BankU-nited N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Car-Deed to the property. Carrington Mortgage Services, LLC 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, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. 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, party/parties in possession of the subject property known as 3363 WOODASH COURT, BUFORD, GA 30519 is/are: Hyacinth Lewis 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 a popuratory when the payable of the control of the payable of the control of the payable o closed by an accurate survey and inspection of the prop-erty, and (c) all matters record superior to the Secu-rity Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted cubicated. 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. §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 confirmation that the sale is Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as providstatus of the lound as proving ed in the preceding paragraph. Funds used at sale shall be in certified funds and payable to ?Bell Carrington Price & Gregg, LLC?. BankUnited N.A. as Attorney in Fact for Hyacinth Lewis. Any information obtained on Any information obtained on this matter may be used by the debt collector to collect

best knowledge and belief of

FORECLOSURE

the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-40129 950-61400, 2/13,16,23,3/2,9,16,23,30,20

Under and by virtue of the Power of Sale contained in that certain Security Deed from Esperanza O. Lotshaw (collectively the "Grantor") to Associated Credit Union ("Grantor") dated December 19 of the Company of the C

to Associated Credit Union ("Grantee"), dated December 4, 2007, filed and recorded December 13, 2007, in Deed Book 48492, Page 123, Gwinnett County, Georgia Records, as modified by that certain Agreement to Modify Deed to Secure Debt, dated December 21, 2012, filed and recorded January 8, 2013, in Deed

Dollars

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

January 8, 2013, in Book 51924 Page Gwinnett County, Georgia records, (as modified, the "Security Deed"), conveying the after-described property to secure that certain Bal loon Note dated December 4, 2007 from Granton payable to Grantee, in the original principal amount One Hundred Eighty-One Thousand Five Hundred and 00/100 00/100 Dollars (\$181,500.00), with interest thereon as set forth therein (hereinafter the "Note"), there will be sold at public outcry to the highest bidder for each before the court for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April, 2022, the following described The following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GWINNETT COUNTY, GEOR-LAND LOT 23 PROPERTY OF THE 1ST DISTRICT, GWINNETT COUNTY, GEOR-LANDEING LOT 23 PLOCK GWINNET LOUNTY, GEORGIA, BEING LOT 21, BLOCK
A, WYNDHAM PARK, UNIT
THREE, AS PER PLAT
RECORDED IN PLAT BOOK
74, PAGE 129, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
ND MADIA ADART HERE. INCORPORATED HEREINAND MADE A PART HEREINFOF, BEING IMPROVED PROPERTY KNOWN AS 2585 WYNDHAM PARK DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY CERT NUMBERING HOUSES IN GWINNETT COUNTY, GEOR-GIA. The indebtedness se-cured by said Security Deed has been and is hereby de-clared due and payable because of, among other pos-sible events of default and failure to pay the indebted-ness as and when due and in the manner provided in the Note. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attor-ney's fees (notice of intent to collect attorney's fees having been given as provided by law). The property will be law). The property will be sold for cash or certified funds and subject to any and all other matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and in spection of the zoning ordinances, restrictions, covenants, easements against the property, if any, and subject to any and subject to any unpaid water and waste bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth heretion 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 the Securiby. the holder of the Security Deed. Grantee reserves the right to sell the property in or in such parcels as Grantee may elect, as permitted in the Security Deed. The following information is being provided in accordance with O.C.G.A. § 44-1622 Associated Credit 14-162.2. Associated Union is the secured creditor Union is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated Note on behalf of the secured creditor: Associated Credit Union, Attn: Andrew Zimmer, 6251 Crooked Creek Road, Peachtree Coreas (A) 2000 2107, 7770 creek Road, Feachtree Corners, GA 30092- 3107, (770) 368-2114. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to quire a secured creditor to negotiate, amend, or modify the terms of a mortgage in-strument." To the best of the undersigned's knowledge and belief, the property is known as: 2585 Wyndham Park Drive, NE, Buford, GA 30519, and the parties in possession of the property are Esperanza O. Lotshaw, or their tenant or tenants.
Associated Credit Union, as
Attorney-in-Fact for EsperanZa O. Lotshaw Thompson,
O'Brien, Kappler & Nasuti,
P.C. 2 Sun Court, Suite 400 Peachtree Corners, Georgia 30092 (770) 925-0111 This is notice that we are attempting to collect a debt and any information obtained will be used for that purpose. This communication is from a communication is from a debt collector. 950-63970 3/9,16,23,30,2022

unpaid

NOTICE OF SALE UNDER POWER GEORGIA, GWIN-NETT COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Nell Byers Mc-Cright to MetLife Home Loans, a Division of MetLife Bank, N.A., dated 12/20/2010, recorded 12/27/2010 in Deed Book 50458, Page 385, Gwinnett County, Georgia records, and as last assigned to Wilmington Savings Fund Society, FSB, not individually but soley as trustee for Nationstar HECM Acquisition
Trust 2020-1 by virtue of assignment recorded in Deed
Book 58166, Page 471,

BOOK 5816b, Page 47, Gwinnet County, Georgia Records, said Security Deed having been given to secure a Note of even date in the principal amount of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00), 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 courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in April 2022 by the secured creditor, as Attorney in Fact for Nell Byers McCright, 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 GMD 1749

AND BEING IN GMD 1749 OF GWINNETT COUNTY