

**ZONING**

velopment on a 3.43-acre site located adjacent to the Olde Hickory Village subdivision, 2045-2055-2065-2075 E. Main Street, Snellville, Georgia (Tax Parcel: 5059 248, 5059 485, 5059 486, and 5059 487).

A Public Hearing with the Planning Commission, as provided by law, on the request is scheduled for **Tuesday, May 24, 2022 at 7:30 p.m.** in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said request and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later date.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the city's website at [www.snellville.org](http://www.snellville.org). 934-67818 5/4, 2022

**FORECLOSURE**

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Pursuant to the Power of Sale contained in a Security Deed given by Nancy Sue Wernert-Wright and Craig Wright to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SOUTHPOINT FINANCIAL SERVICES, INC., its successors and assigns, dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$295,075.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia, or such other area as designated by Order of the Superior Court of said county, within the legal hours of sale on June 7, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVISION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **6089 Grand Loop Road, Sugar Hill, GA 30518-8178** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Nancy Sue Wernert-Wright and Craig Wright or tenant or tenants.

PennyMac Loan Services, LLC is the agent or individually designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsend Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entry or individual is not required by law to negotiate, amend or modify the terms of the loan.

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) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record; (c) the right of redemption of any taxing authority; (d) any matters which might be disclosed by an accurate survey and inspection of the property; and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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 non-judicial 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 immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright, Aldridge Pte, LLP 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23475A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23475A 950-68553 4/27 5/4 11 18 25 6/1/2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by Terrence Deon Wiggins and Omlara Theresa Wiggins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage,

**FORECLOSURE**

LLC, its successors and assigns, dated July 17, 2020, recorded in Deed Book 57690, Page 485, Gwinnett County, Georgia Records, as last transferred to or acquired by CrossCountry Mortgage, LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIX THOUSAND THREE HUNDRED FORTY EIGHT AND 0/100 DOLLARS (\$306,348.00), 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 in June, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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); 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 any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

CrossCountry Mortgage, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

however, that such entry is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Terrence Deon Wiggins and Omlara Theresa Wiggins, 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 192 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 204 OF LAUREL MIST SUBDIVISION, PHASE 2, UNIT 3, AS ON PLAT RECORDED IN PLAT BOOK 141, PAGES 260-262, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. MR/ca 6/7/22

Our file no. 22-06653GA - FT18 950-68656 4/27 5/4 11 18 25 6/1/2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY SEVEN AND 0/100 DOLLARS (\$284,747.00), 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 in June, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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); 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.

**FORECLOSURE**

branches, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to 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.

Cardinal Financial Company, Limited Partnership is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cardinal Financial Company, Limited Partnership, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entry is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as **1714 Lake Heights Circle, Decatur, Georgia 30031**. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Cardinal Financial Company, Limited Partnership as Attorney in Fact for Richard L Winstead and Cheryl C Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Decatur, GA 30019

TAX PARCEL ID/AP: R3001 304

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Dunwoody's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R3001-304 Commonly Known As: 1714 Lake Heights Circle, Decatur, Georgia 30019 MR/ca 6/7/22

Our file no. 22-07226GA - FT18 950-68659 4/27 5/4 11 18 25 6/1/2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from FERNANDO JIMENEZ to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., dated May 15, 2001, recorded June 15, 2001, in Deed Book 23535, Page 12, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hundred Ninety-Two and 00/100 dollars (\$93,492.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.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 June, 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 247 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, LAKE WINDSOR HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE 140A, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as **122 NORTH WOODLAND DRIVE, DORAVILLE, GA 30340**. 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 the above-named or the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY SEVEN AND 0/100 DOLLARS (\$284,747.00), 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 in June, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 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); 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.

**FORECLOSURE**

162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A., Attorney in Fact for FERNANDO JIMENEZ 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. 950-69799 5/4,11,18,25,6/1,2022

**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 **Alta Patmon and Robert Billie, hereinafter referred to as Grantor, to Mortgage Electronic Registration Systems, Inc., as nominee for Movement Mortgage, LLC** recorded in Deed Book 53667, beginning at page 845, and modified at Deed Book 55672, Page 1, 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 June 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 210 of the 5th District, Gwinnett County, Georgia, being Lot 1 of the 3rd District, Dunwoody's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R3001-304 Commonly Known As: 1714 Lake Heights Circle, Decatur, Georgia 30019 MR/ca 6/7/22

Our file no. 22-07226GA - FT18 950-68659 4/27 5/4 11 18 25 6/1/2022

**NOTICE OF SALE UNDER POWER, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from FERNANDO JIMENEZ to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., dated May 15, 2001, recorded June 15, 2001, in Deed Book 23535, Page 12, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Ninety-Three Thousand Four Hundred Ninety-Two and 00/100 dollars (\$93,492.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to BANK OF AMERICA, N.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 June, 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 247 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK C, LAKE WINDSOR HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF SUBJECT PROPERTY RECORDED AT PLAT BOOK F, PAGE 140A, GWINNETT COUNTY, GEORGIA REAL ESTATE RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 122 NORTH WOODLAND DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as **122 NORTH WOODLAND DRIVE, DORAVILLE, GA 30340**. 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, but not yet due and payable); the right of redemption of any taxing authority; matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, 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 party in possession of the property is believed to be Alta Patmon and Robert Billie, or tenant(s). MidFirst Bank, as Assignee, and Secured Creditor as attorney-in-fact for the aforesaid Grantor Campbell & Brannon, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 20-6273 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. 950-68677 4/27,5/4,11,18,25,6/1

**NOTICE OF SALE UNDER POWER, STATE OF GEORGIA, COUNTY OF GWINNETT**

By virtue of a Power of Sale contained in that certain Security Deed from **Kathy R Rodgers to National Mortgage Investment Co., Inc.**, recorded May 02, 1995 and dated on May 18, 1995 in Deed Book 11314, Page 313, 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 One Hundred Thousand Three Hundred and 00/100 dollars (\$100,300.00) with interest thereon as provided therein, as last transferred to **Nationstar Mortgage LLC d/b/a Mr. Cooper**, recorded in Deed Book 57341, Page 646, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in June, 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 42 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK "A", UNIT TWO, CRYLWATER DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 153, GWINNETT COUNTY RECORDS WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Said property may more commonly be known as 2275 Glynmoore Lane, Lawrenceville, GA 30045. 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); the right of redemption of any taxing authority; matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, 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 party in possession of the property is believed to be Kathy R Rodgers and National Mortgage Investment Co., Inc., as grantee, as nominee for Finance of America Reverse LLC, recorded on January 6, 2017 in Deed Book 54853 at Page 724 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1** 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 outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 2022 the following described real property 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. Albertelli Law Attorney for Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 as Attorney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242; By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-69754 5/4,11,18,25,6/1,2022

**FORECLOSURE**

for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given), the undersigned or entity that has full authority to negotiate, amend and modify all terms of the loan is Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Dallas, TX 75019. 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: 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 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 belief of the undersigned, the owners and party in possession of the property are Kathy R Rodgers and or tenant(s). 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. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Kathy R Rodgers Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 427-2525 Ad Run Dates: 05/12/2022, 05/04/22, 05/11/22, 05/18/22, 05/25/22; 06/01/22; 950-68955 4/27,5/4,11,18,25,6/1,2022

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

Because of a default under the terms of the Security Deed executed by **Cynthia Troup to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and assigns** dated May 29, 2009, and recorded in Deed Book 49511, Page 121, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage LLC**, securing a Note in the original principal amount of \$93,789.00, 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 sale contained in said Deed, will on the first Tuesday, June 7, 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 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 15, BLOCK B, QUAIL HOLLOW EAST SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 39, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERENCE. Said property is known as **3391 Quail Hollow Trail, Snellville, GA 30039**, 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 Cynthia Troup, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Cynthia Troup File no. 17-063477 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-67519 4/13,20,27,5/4,11,18,25,6/1, 2022

**STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER**

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 724 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1** 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 outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on June 7, 2022 the following described real property 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. Albertelli Law Attorney for Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 as Attorney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242; By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-69754 5/4,11,18,25,6/1,2022

**FORECLOSURE**

PARKVIEW AS PER PLAT RECORDED AT PLAT BOOK 22, PAGE 209, GWINNETT COUNTY RECORDS, WHICH PLAT IS REFERRED TO HEREBY AS REFERENCE FOR MORE PARTICULAR DESCRIPTION AND DELINEATION OF THE LOT DIMENSIONS THEREOF PARCEL ID R6121 169 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 default, 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 undersigned'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. Wilkes, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, 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 negotiate, amend or modify all terms of the above described mortgage is as follows: Compulink Corporation, 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 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. Albertelli Law Attorney for Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 as Attorney in Fact for Ophelia P. Wilkes 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242; By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-69754 5/4,11,18,25,6/1,2022

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