FORECLOSURE

tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

SELENE FINANCE LP, as Attorney-in-Fact for
VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-016291 – SeV
950-75865 7/27 8/ 10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED to 2004-0000272, LLC in the original principal amount of $103,500.00 dated May 28, 2015 and recorded in Deed Book 53610, Page 327, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC in Deed Book 55078, Page 78 , Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A OF HARBINS LANDING AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 251, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. SAID PROPERTY BEING KNOWN AS 865 HARBINS COVE DRIVE ACCORDING TO THE CURRENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

Said property being known as: **865 NW HARBINS COVE DR LILBURN, GA 30047**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ABDUL SUBHAN MOHAMMED or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 Phone: 855-MYUSMAP (855-698-7627)

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

GUIDANCE RESIDENTIAL, LLC, as Attorney-in-Fact for
ABDUL SUBHAN MOHAMMED
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-028730 – TiT
950-77141 8/10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by SUZANNA L SHOTTENKIRK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in the original principal amount of $114,400.00 dated May 31, 2005 and recorded in Deed Book 43307, Page 0187, Gwinnett County records, said Security Deed being last transferred to ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE-BACKED PASSTHROUGH CERTIFICATES, SERIES 2006-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE in Deed Book 59998, Page 136, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 74 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A OF CANTERBURY FOREST SUBDIVISION, UNIT ONE, SAID PLAT BEING RECORDED AT PLAT BOOK 7, PAGE 67, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: 1735 WEBB GIN HOUSE ROAD SNELLVILLE, GA 30078

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are SUZANNA L SHOTTENKIRK or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

ADJUSTABLE RATE MORTGAGE TRUST 2006-1, ADJUSTABLE RATE MORTGAGE-BACKED PASSTHROUGH CERTIFICATES, SERIES 2006-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
as Attorney-in-Fact for
SUZANNA L SHOTTENKIRK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-031612 – LiV
950-77015 8/10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by LANE L FOWLER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DUNWOODY MORTGAGE SERVICES, INC. in the original principal amount of $94,500.00 dated October 9, 2018 and recorded in Deed Book 56154, Page 2, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC. in Deed Book 57760, Page 517, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING A PORTION OF THE PROPERTY SHOWN ON SURVEY PREPARED BY S.R. FIELDS, SURVEYOR, JANUARY 29, 1974, FOR JAMES H. HENDRICK, DESIGNATED AS LOT 10, BLOCK "B", L. R. MARTIN ESTATE SUBDIVISION AND MORE FULLY DESCRIBED AS FOLLOWS: TO ESTABLISH A POINT OR PLACE OF BEGINNING, BEGING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF PINEVIEW DRIVE AND NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE, AND RUN THENCE SOUTH 28 DEGREES 31 MINUTES WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE A DISTANCE OF 70.1 FEET TO A POINT, WHICH IS THE POINT OR PLACE OF BEGINNING, THENCE RUNNING SOUTH 25 DEGREES 59 MINUTES WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE A DISTANCE OF 113.7 FEET TO A POINT; THENCE RUNNING SOUTH 64 DEGREES 01 MINUTES EAST A DISTANCE OF 110.2 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK TERRACE, WHICH IS THE POINT OR PLACE OF BEGINNING, THE PLAT OF SURVEY REFERRED TO ABOVE IS RECORDED IN PLAT BOOK 1, PAGE 177A, GWINNETT COUNTY RECORDS.

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT NO. 11, SECTION B OF THE L.R. MARTIN SUBDIVISION AS PER PLAT OF S.R. FIELDS, SURVEYOR, RECORDED IN PLAT BOOK F, PAGE 112, GWINNETT COUNTY PLAT RECORDS, AND BEING MORE FULLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: BEGINNING AT A COMMON CORNER WITH LOT 10, OF SAID SUBDIVISION WITH THE WESTERLY SIDE OF OAK TERRACE STREET, AND RUNNING THENCE ALONG THE WESTERLY SIDE OF SAID STREET IN A SOUTHWESTERLY DIRECTION 90 FEET TO LOT 12; THENCE IN A NORTHWESTERLY DIRECTION ALONG LOT 12, 200 FEET TO A COMMON CORNER WITH LOTS 12, 6 AND 7; THENCE IN A NORTHEASTERLY DIRECTION 90 FEET TO A COMMON CORNER WITH LOTS 7, 8 AND 10; THENCE IN A SOUTHEASTERLY DIRECTION 200 FEET ALONG LOT 10 TO OAK TERRACE STREET AND THE POINT OF BEGINNING.

Said property being known as: **110 OAK TERR LAWRENCEVILLE, GA 30046**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are LANE L FOWLER, or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 Phone: 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

as Attorney-in-Fact for LANE L FOWLER,
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-035963 – KaH
950-77578 8/10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by STEPHEN KIRKLAND AND LISA M. CARVALHO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREMONT INVESTMENTS AND LOAN in the original principal amount of $320,000.00 dated January 10, 2007 and recorded in Deed Book 47513, Page 0436, Gwinnett County records, said Security Deed being last transferred to HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 in Deed Book 54036, Page 0581, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 06, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 5TH DISTRICT OF GWINNETT COUNTY, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK A OF BROOKWOOD ESTATES SUBDIVISION, AS MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY RECORDED AT PLAT BOOK 70, PAGE 260, GWINNETT COUNTY RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECOD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Said property being known as: **2740 RUNNELWOOD LANE SNELLVILLE, GA 30078**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are STEPHEN KIRKLAND AND LISA M. CARVALHO or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
Phone: 1-888-480-2432

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1,
as Attorney-in-Fact for
STEPHEN KIRKLAND AND LISA M. CARVALHO
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-050319 – LiV
950-77776 8/10 17 24 31 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by HAZEL DURAN AND BLANCA DURAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR US MORTGAGE CORPORATION in the original principal amount of $219,942.00 dated March 29, 2018 and recorded in Deed Book 55795, Page 619, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION in Deed Book 57559, Page 233, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 92, 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 35, BLOCK B, UNIT ONE, SECTION ONE, SUMMIT CHASE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 227, GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: **2947 OVERWOOD LANE SNELLVILLE, GA 30078**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are HAZEL DURAN AND BLANCA DURAN or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301
855-MYUSMAP (855-698-7627)

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

U.S. BANK NATIONAL ASSOCIATION,
as Attorney-in-Fact for
HAZEL DURAN AND BLANCA DURAN
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-058438 – KaH
8/24 9/7 14 21 28 2022

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by BETTE ANDREWS to MERIDIAN LENDING, INC. DBA ALL-SOURCE MORTGAGE in the original principal amount of $225,000.00 dated December 4, 2007 and recorded in Deed Book 48492, Page 301, Gwinnett County records, said Security Deed being last transferred to REVERSE MORTGAGE FUNDING LLC in Deed Book 56719, Page 701, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on October 04, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK J UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **522 RAVINIA WAY LAWRENCEVILLE, GA 30044**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are BETTE ANDREWS or tenant (s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Compu-Link Corporation
101 W. Louis Henna Blvd., Suite 450
Austin, TX 78728
Phone: 1-866-654-0020

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

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

REVERSE MORTGAGE FUNDING LLC,
as Attorney-in-Fact for
BETTE ANDREWS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-058486 – KaH
950-79141 8/24 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by John Scott Martin to Wells Fargo Bank, N.A., dated October 31, 2012, recorded in Deed Book 51766, Page 659, Gwinnett County, Georgia Records and as re-recorded in Deed Book 52418, Page 488, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59665, Page 136, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-ONE THOUSAND NINE HUNDRED FORTY-FOUR AND 42/100 DOLLARS ($81,944.42), 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 September, 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.

Specialized Loan Servicing 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity 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 John Scott Martin and Estate of John Martin or a tenant or tenants and said property is more commonly known as 674 Egret Ct, Lawrenceville, Georgia 30044. 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.

Specialized Loan Servicing LLC
as Attorney in Fact for
John Scott Martin
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 3, of the 7th District, Gwinnett County, Georgia, being Lot 16, Block B, Unit One, Audobon Forest Subdivision, as per Plat recorded in Plat Book 51, Page 40, Gwinnett County, Georgia Records, said Plat being incorporated herein by reference and made a part of this description.

Assessor's Parcel Number 7-003-241
MR/meh 9/6/22
Our file no. 22-06318GA – FT7
950-78067 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna E Williams and Lenson K Loadholt to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns, dated September 10, 2020, recorded in Deed Book 59617, Page 897, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 59954, Page 149, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWENTY THOUSAND TWO HUNDRED SEVEN AND 0/100 DOLLARS ($220,207.00), 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 September, 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper 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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such entity 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 Edna E Williams or a tenant or tenants and said property is more commonly known as **411 Maple Wood Dr, Lawrenceville, Georgia 30046.** 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper
as Attorney in Fact for
Edna E Williams and Lenson K Loadholt
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 Lots 116 and 141 of the 5th Land District, Gwinnett County, Georgia, being Lot 12, Block J, Unit Six, Forest Hills Subdivision, as shown on a plat recorded in Plat Book O, Page 387, Gwinnett County Records, which plat is incorporated herein and made a part of this description.

MR/meh 9/6/22
Our file no. 22-07642GA – FT2
950-77837 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Joshualyne Roberts and Lucienne Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Home Loans, LLC, its successors and assigns, dated November 5, 2018, recorded in Deed Book 56243, Page 131, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 60021, Page 379, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTEEN THOUSAND TWO HUNDRED EIGHTY AND 0/100 DOLLARS ($217,280.00), 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 September, 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.

Specialized Loan Servicing 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity 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 Joshualyne Roberts and Lucienne Johnson or a tenant or tenants and said property is more commonly known as **2285 Village Centre Dr, Loganville, Georgia 30052.** 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.

Specialized Loan Servicing LLC
as Attorney in Fact for
Joshualyne Roberts and Lucienne Johnson
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 34 of the 5th District, Gwinnett County, Georgia, being Lot 10, Block A, Fall Creek Subdivision, Unit 1, as per plat recorded in Plat Book 83, Page 159, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 9/6/22
Our file no. 22-07742GA – FT7
950-77841 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ginneria Harris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Willamette Valley Bank, its successors and assigns, dated June 7, 2019, recorded in Deed Book 56653, Page 677, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59309, Page 324, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60021, Page 367, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-ONE THOUSAND SIX HUNDRED FORTY-NINE AND 0/100 DOLLARS ($181,649.00), 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 September, 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.

Guild Mortgage Company 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: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note, however, that such entity 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 Ginneria Harris or a tenant or tenants and said property is more commonly known as **3206 Millgate Ct, Buford, Georgia 30519.** 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.

Guild Mortgage Company LLC
as Attorney in Fact for
Ginneria Harris
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 178, 7th District, Gwinnett County, Georgia, being Lot 21, Millgate Crossing, Phase 1, as per plat recorded in Plat Book 90, Pages 161-162, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/ca 9/6/22
Our file no. 22-07910GA – FT17
950-76532 7/27 8/3 10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Raiford Hodges, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated November 17, 2009, recorded in Deed Book 49844, Page 237, Gwinnett County, Georgia Records, as last transferred to Truist Bank by assignment recorded in Deed Book 59907, Page 691, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-SEVEN THOUSAND ONE HUNDRED THIRTY AND 0/100 DOLLARS ($47,130.00), 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 September, 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.

Truist Bank, successor by merger to SunTrust Bank 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: Truist Bank, 111 Millport Circle, , Greenville, SC 29607, 800-827-3722.

Note, however, that such entity 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 Raiford Hodges, III or a tenant or tenants and said property is more commonly known as **6658 September Eve, Norcross, Georgia 30092.** 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.

Truist Bank, successor by merger to SunTrust Bank
as Attorney in Fact for
Raiford Hodges, III
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 281 of the 6th District, Gwinnett County, Georgia being Bldg. 23, Unit B, of Autumn Trace Subdivision, Phase Three, as per plat thereof recorded in Plat Book 20, page 300, Gwinnett County Georgia Records, which plat is incorporated herein by reference and made a part of this description. Being known as 6658 September Eve by the present system of numbering houses in Gwinnett County, Georgia.

MR/meh 9/6/22
Our file no. 22-08114GA – FT17
950-76386 8/3 10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Roland Lyles a/k/a Roland M. Lyles to Wells Fargo Bank, N.A., dated December 14, 2011, recorded in Deed Book 51062, Page 512, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56667, Page 633, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE AND 0/100 DOLLARS ($46,783.00), 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 September, 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.

Wells Fargo Bank, N.A.
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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such entity 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 Roland Lyles a/k/a Roland M. Lyles and Estate of Roland Lyles or a tenant or tenants and said property is more commonly known as **3256 Sarah Lou Dr, Snellville, Georgia 30078.** 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.

Wells Fargo Bank, N.A.
as Attorney in Fact for
Roland Lyles a/k/a Roland M. Lyles
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
*Auction services provided by Auction.com (www.auction.com)
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, UNIT TWO, MURELL ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 31, PAGE 34, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY

THIS REFERENCE, AND BEING KNOWN AS 3254-3256 SARAH LOU DRIVE, SNELLVILLE, GA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING.

THIS IS THE SAME PROPERTY THAT WAS CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANTY DEED DATED APRIL 6. 2010, FILED APRIL 27, 2010, AND RECORDED AT DEED BOOK 50043, PAGE 039, GWINNETT COUNTY RECORDS.

THE CURRENT TAX PARCEL I.D. NUMBER IS: R6051 252

MR/ca 9/6/22
Our file no. 22-08211GA – FT5
950-74355 6/29 7/6 13 20 27 8/ 10 17 24 31 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jermaine D Van Holten and Natasha D Van Holten to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Watermark Financial Partners, Inc., its successors and assigns, dated August 24, 2004, recorded in Deed