FORECLOSURE

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2049-078A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-078A
950-77363 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 38386 Page 0244 and modified at Deed Book 52780 Page 803, again at Deed Book 54094 Page 212 and again at Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, conveying the after-described property to secure a Note in the original principal amount of $151,106.00, 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 Courthouse 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 October 4, 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 70 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1835 ARBORWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, 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 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 **1835 Arborwood Drive, Grayson, GA 30017** 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): Carlton B. Russell, III or tenant or tenants.

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

Note, however, that such entity 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.

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attorney in Fact for Carlton B. Russell, III

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2191-2506A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2506A
950-78575 8/17 24 31 9/7 14 21 28 2022

NOTICE OF SALE UNDER POWERSTATE OF GEORGIA, COUNTY OF GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from Aljo Mrsic toMortgage Electronic Registration Systems, Inc., solely as nominee for CALIBER HOME LOANS,INC., dated March 13, 2018 and recorded on March 26, 2018 in Deed Book 55776, Page 0505, in theOffice of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having beengiven to secure a Note of even date, in the original principal amount of One Hundred Four Thousandand 00/100 dollars ($104,000.00) with interest thereon as provided therein, as last transferred toNewRez LLC dba Shellpoint Mortgage Servicing, by assignment to be e-recorded in Office of theClerk of Superior Court of Gwinnett County, Georgia, will be sold at public outcry to the highestbidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as has or maybe lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday inSeptember, 2022, all property described in said Security Deed including but not limited to thefollowing described property:ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7THDISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 53, BLOCK B, THE WILDINGSSUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 22, PAGE 25, GWINNETTCOUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PARTHEREOF BY REFERENCE. BEING IMPROVED PROPERTY KNOWN AS 1327 WILDFLOWERDOWNS, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY,GEORGIA.Said property may more commonly be known as **1327 Wildflower Downs, Lawrenceville,GA 30044.**The debt secured by said Security Deed has been and is hereby declared due because of, amongCase #: 22-006016-1

other possible events of default, non-payment of the monthly installments on said loan. The debtremaining in default, this sale will be made for the purpose of paying the same and all expenses of thissale, including attorneys fees (notice of intent to collect attorneys fees having been given).The individual or entity that has full authority to negotiate, amend and modify all terms of theloan is NewRez LLC dba Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100 MS 561,Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an as-is basis without any representation, warranty or recourseagainst the above-named or the undersigned. The sale will also be subject to the following items whichmay affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate surveyor by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, whichconstitute liens upon said property whether or not now due and payable; d) special assessments; e) theright of redemption of any taxing authority; f) all outstanding bills for public utilities which constituteliens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters ofrecord superior to said Security Deed. To the best of the knowledge and belief of the undersigned, theowners and party in possession of the property are Aljo Mrsic and or tenant(s). The sale will beconducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and2) final confirmation and audit of the status of the loan with the holder of the Security Deed.NewRez LLC dba Shellpoint Mortgage Servicingas Attorney-in-Fact forAljo MrsicContact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520Ad Run Dates: 08/10/22; 08/17/22; 08/24/22; 08/31/22
950-76840

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ to TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in the original principal amount of $117,927.00 dated November 1, 1999 and recorded in Deed Book 19571, Page 248, Gwinnett County records, said Security Deed being last transferred to SELENE FINANCE LP in Deed Book 59920, Page 830, 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 174 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK D OF PARK FOREST SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 124, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREIN INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

Said property being known as: **1048 PARK FOREST DR LILBURN, GA 30047**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are VALENTINE JOSE ELORZA AND YOLANDA RAMIREZ 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:

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 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, BEING 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 SARAH E EVANS AND MATTHEW P EVANS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CAPITAL CITY HOME LOANS, LLC in the original principal amount of $242,572.00 dated May 20, 2021 and recorded in Deed Book 58818, Page 829, Gwinnett County records, said Security Deed being last transferred to CMG MORTGAGE, INC. in Deed Book 59988, Page 363, 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 November 01, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 30, BLOCK A, MEADOW FOREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 2880 FOREST CLOSE DRIVE, ACCORDING TO THE RECENT SYSTEM OF NUMBER HOUSES IN SAID COUNTY.

Said property being known as: **2880 FOREST CLOSE DRIVE DULUTH, GA 30097**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are SARAH E EVANS AND MATTHEW P EVANS 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:

Cenlar Federal Savings Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: (609) 883-3900

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.

CMG MORTGAGE, INC.,
as Attorney-in-Fact for
SARAH E EVANS AND MATTHEW P EVANS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-062650 – LiV
950-79707 8/31 10/5 12 19 26 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 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 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 Book 39746, Page 277, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56619, Page 483, Gwinnett County, Georgia Records, as last transferred to PNC Bank, National Association by assignment recorded in Deed Book 51245, Page 387, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SEVEN THOUSAND EIGHT HUNDRED TWENTY-NINE AND 0/100 DOLLARS ($147,829.00), 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.

PNC Bank, National Association 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: PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, OH 45342, 800-523-8654.

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 Natasha D Van Holten or a tenant or tenants and said property is more commonly known as **4578 James Wade Drive, Snellville, Georgia 30039.** 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.

PNC Bank, National Association
as Attorney in Fact for
Jermaine D Van Holten and Natasha D Van Holten
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 347 of the 4th Land District, Gwinnett County, Georgia, being known and designated as Lot 26, Block A, Unit One, Medlock Ridge Subdivision, as per plat of said subdivision recorded in Plat Book 85, Page 123, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Being the same property conveyed to Jermaine D. Van Holten and Natasha D. Thomas by deed from Montana Homes, Inc. recorded 08/09/2001 in Deed Book 24112 Page 53, the the Office of the Clerk of the Superior Court of Gwinnett County, Georgia.

MR/ca 9/6/22
Our file no. 22-08234GA – FT1
950-78073 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 Pam T N'Diaye and Abdoulaye N'-Diaye to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BancMortgage, a division of National Bank of Commerce, its successors and assigns , dated November 8, 2004, recorded in Deed Book 40728, Page 153, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49725, Page 783, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS ($192,400.00), 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.

MIDFIRST 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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 Pam T N'Diaye and Abdoulaye N'Diaye or a tenant or tenants and said property is more commonly known as **3925 Yosemite Park Lane, Snellville, Georgia 30039.** 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.

MIDFIRST BANK
as Attorney in Fact for
Pam T N'Diaye and Abdoulaye N'Diaye
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 337, OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING IN LOT 32, BLOCK A OF WYNTERHAVEN SUBDIVISION, UNIT TWO, AND BEING RECORDED IN PLAT BOOK 100, PAGE 298 IN THE GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERENCED AND MADE A PART OF THIS DESCRIPTION.

MR/meh 9/6/22
Our file no. 22-08254GA – FT17
950-76140 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 Chad Hayhurst to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, dated October 12, 2018, recorded in Deed Book 56187, Page 484, Gwinnett County, Georgia Records, as last transferred to Matrix Financial Services Corporation by assignment recorded in Deed Book 58929, Page 558, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWELVE THOUSAND AND 0/100 DOLLARS ($212,000.00), 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.

MATRIX FINANCIAL SERVICES CORP 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: Flagstar Bank, F.S.B., 5151 Corporate Drive, , Troy, MI 48098, 800-945-7700.

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 Chad Hayhurst or a tenant or tenants and said property is more commonly known as **505 Middleton Place, Grayson, Georgia 30017.** 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.

MATRIX FINANCIAL SERVICES CORP
as Attorney in Fact for
Chad Hayhurst
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 155 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK B, MIDDLETON SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGE 147, 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. 22-08388GA – FT18
950-77579 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 Misty R Mcghee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home Mortgage Corporation, its successors and assigns, dated August 19, 2015, recorded in Deed Book 53781, Page 310, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 58605, Page 784, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 58282, Page 661, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-EIGHT THOUSAND TWO HUNDRED SIXTY-FIVE AND 0/100 DOLLARS ($148,265.00), 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 October, 2022, the following described property:

SEE EXHIBIT A ATTACHED