

FORECLOSURE

for Robert L. Williams, Sr. Aldridge Pte. LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-8837. MR/chr 1/21/2022, 12/14/2022, 12/28/2022.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED to 2007-000272, 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 60232, Page 894, 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 January 03, 2023, the property in said Security Deed and 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 HARBINS COVE DRIVE NW LILBURN, GA 30047**

To the best of the undersigned's 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 attorney's 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-MYUSMART (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, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Firm File No. 22-028730 - LIV
950-88320 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JEFFREY A. WEAVER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING in the original principal amount of \$124,540.00 dated November 23, 2015 and recorded in Deed Book 54013, Page 0521, Gwinnett County records, said Security Deed being last transferred to AMERIHOMES MORTGAGE COMPANY, LLC in Deed Book 56450, Page 151, 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 January 03, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 90 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK B, PINEHURST TRACE SUBDIVISION UNIT 1 ACCORDING TO PLAT RECORDED IN PLAT BOOK 40, PAGE 51, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER:

FORECLOSURE

R5090070
Said property being known as: **2166 PINELLA DR GRAYSON, GA 30017**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JEFFREY A. WEAVER 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 attorney's 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:

Centar Federal Savings Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: 1-800-223-6527

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.

AMERIHOMES MORTGAGE COMPANY, LLC, as Attorney-in-Fact for JEFFREY A. WEAVER, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Firm File No. 22-029156 - TIT
950-87407 11/30 12/7 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 Chan Yeh Lin to Washington Mutual Bank, FA, dated February 19, 2004, recorded in Deed Book 37158, Page 233, Gwinnett County, Georgia Records, as last transferred to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

recorded in Deed Book 60276, Page 896, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED TWENTY AND 0/100 DOLLARS (\$355,120.00), 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 January, 2023, 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).

FORECLOSURE

Chan Yeh Lin
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 284 OF THE 7th District of Gwinnett County, Georgia, and being more particularly described as Lot 7029, Block N, Unit 7C, Rivermoore Park aka Parkside, Phase II, as per plat recorded in Plat Book 90, Page 247, Gwinnett County, Georgia Records, which plat is incorporated herein by reference, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 according to the present system of numbering properties in said County.

Said property being known as: **400 BERCKMAN DR NW LILBURN, GA 30047**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LEE CHIN KEMP AND ALLAN KEMP 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 attorney's 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
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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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:

Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166

NOTE, HOWEVER, THAT SUCH ENTITY IS NOT REQUIRED BY LAW TO NEGOTIATE, AMEND OR MODIFY THE TERMS OF THE LOAN.

FORECLOSURE

the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 49, OF BARRINGTON RIDGE FEESIMPLE TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 132-134, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property being known as: **400 BERCKMAN DR NW LILBURN, GA 30047**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LEE CHIN KEMP AND ALLAN KEMP 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 attorney's 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
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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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:

Fay Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166

NOTE, HOWEVER, THAT SUCH ENTITY IS NOT REQUIRED BY LAW TO NEGOTIATE, AMEND OR MODIFY THE TERMS OF THE LOAN.

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as **404 Simonton Oak Lane, Lawrenceville, Georgia 30045**. 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.

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
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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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
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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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
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.

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Deed executed by SHAWNETTE DEWVS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUTHERLAND MORTGAGE OF GEORGIA, INC. in the original principal amount of \$336,688.00 dated February 26, 2020 and recorded in Deed Book 57305, Page 549, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60248, Page 843, 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 January 03, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 14C, OZORA LAKE, PHASE 2A, AS SHOWN ON THAT CERTAIN FINAL PLAT PREPARED BY PRECISION SURVEYING, INC. AND BEING RECORDED IN PLAT BOOK 142, PAGE 137, GWINNETT COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.

Said property being known as: **3655 SPRING PLACE CT LILBURN, GA 30055**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SHAWNETTE DEWVS 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 attorney's 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

NOTE, HOWEVER, THAT SUCH ENTITY IS NOT REQUIRED BY LAW TO NEGOTIATE, AMEND OR MODIFY THE TERMS OF THE LOAN.

FORECLOSURE

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 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.

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 attorney's 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

NOTE, HOWEVER, THAT SUCH ENTITY IS NOT REQUIRED BY LAW TO NEGOTIATE, AMEND OR MODIFY THE TERMS OF THE LOAN.

FORECLOSURE

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 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.

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 attorney's 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:

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Roswell, GA 30076
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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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.

The 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
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NOTE, HOWEVER, THAT SUCH ENTITY IS NOT REQUIRED BY LAW TO NEGOTIATE, AMEND OR MODIFY THE TERMS OF THE LOAN.

FORECLOSURE

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 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.

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 attorney's 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:

MEB Loan Trust VI
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

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 Chan Yeh Lin or a tenant or tenants and said property is more commonly known as **970 Winnbrook Drive, Decatur, Georgia 30030**. Should a conflict arise between the property address and the legal description the legal description will control.