

**FORECLOSURE**

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 STANTON MORTGAGE LOAN TRUST** as agent and Attorney in Fact for Santos I. Mejia Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 2191-2323A

**THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** 2191-2323A 950-57613 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Dominique R Johnson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Capital Mortgage, LLC its successors and assigns, dated July 8, 2016, recorded in Deed Book 54428, Page 839, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 56913, Page 837, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (\$137,365.00), 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 March, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**LAKEVIEW 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: **Walker McGraw and Susan McGraw**, as Attorney in Fact for **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 the city limits of Suwanee in Land Lot 198 of the 7th District of Gwinnett County, Georgia, being Lot 64, Block A of Maple Ridge Subdivision - Unit Four, as more particularly shown and delineated on that certain Plat recorded in Plat Book 51401, Page 884, Gwinnett County, Georgia Records, which Plat is incorporated herein by this reference and made a part hereof.  
 MR/meh 2/1/22  
 Our file no. 51077712 - FT7 950-57348 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Ernest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc., its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOUSAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$308,302.00), 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 March, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**LAKEVIEW 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: **Walker McGraw and Susan McGraw**, as Attorney in Fact for **McCalla Raymer Leibert Pierce, LLC**  
 1544 Old Alabama Road Roswell, GA 30076  
 www.foreclosurehotline.net EXHIBIT A  
 ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATED IN LAND LOT 108 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 31, BLOCK B, UNIT SEVEN HICKORY HILLS SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 28818, PAGE 33, SAID RECORDS.  
 MR/meh 3/1/22  
 Our file no. 2021642GA - FT18 950-59651 1/26 2/2 9 16 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated December 20, 2002, recorded in Deed Book 30024, Page 94, Gwinnett County, Georgia Records and as recorded in Deed Book 42965, Page 209, Gwinnett County, Georgia Records and as modified by that cer-

**FORECLOSURE**

tain Loan Modification Agreement recorded in Deed Book 52489, Page 347, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing, LLC by assignment recorded in Deed Book 57495, Page 881, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$174,500.00), 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 February, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**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., Greenwood Village, CO 80111, 800-306-6059.  
 To the best knowledge and belief of the undersigned, the party in possession of the property is Susan T. McGraw, Walker T. McGraw and Six Eight Capital Investments, LLC or a tenant or tenants and said property is more commonly known as **1385 Maple Ridge, Suwanee, Georgia 30024**.  
 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 Walker McGraw and Susan McGraw 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 the city limits of Suwanee in Land Lot 198 of the 7th District of Gwinnett County, Georgia, being Lot 64, Block A of Maple Ridge Subdivision - Unit Four, as more particularly shown and delineated on that certain Plat recorded in Plat Book 51401, Page 884, Gwinnett County, Georgia Records, which Plat is incorporated herein by this reference and made a part hereof.  
 MR/meh 2/1/22  
 Our file no. 51077712 - FT7 950-57348 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Ernest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc., its successors and assigns, dated December 10, 2012, recorded in Deed Book 51868, Page 607, Gwinnett County, Georgia Records, as last transferred to NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing by assignment recorded in Deed Book 56718, Page 258, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHT THOUSAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$308,302.00), 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 March, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**LAKEVIEW 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: **Walker McGraw and Susan McGraw**, as Attorney in Fact for **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 286 of the 8th District, Gwinnett County, Georgia, being Lot 33, Medlock Trace Subdivision, as per plat recorded in Plat Book 123, Page 189 and revised Plat recorded in Plat Book 126, Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property, being known as **3181 Rock Port Circle**, according to the present system of numbering property in Gwinnett County, Georgia, Parcel ID Number. Subject to any easements or restrictions of record.  
 MR/ca 3/1/22  
 Our file no. 5245814 - FT5 950-57352 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Ernest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc., its successors and assigns, dated December 20, 2002, recorded in Deed Book 30024, Page 94, Gwinnett County, Georgia Records and as recorded in Deed Book 42965, Page 209, Gwinnett County, Georgia Records and as modified by that cer-

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ing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.  
 To the best knowledge and belief of the undersigned, the party in possession of the property is Ernest Thomas, Leona F Thomas, Donegal Way Trust, LLC, NU Alliance Company and Jason Morton or a tenant or tenants and said property is more commonly known as **3410 Donegal Way, Snellville, Georgia 30039**.  
 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.

NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing as Attorney in Fact for Ernest Thomas and Leona F Thomas 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 15 and 18 of the 6th District, Gwinnett County, Georgia, being Lot 4, Block B, Lochwoide Subdivision, Unit III, as per plat recorded in Plat Book 42, Page 43, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as **3410 Donegal Way**, according to the present system of numbering property in Gwinnett County, Georgia, Parcel ID Number: R6018-248  
 Subject to any Easements or Restrictions of Record.  
 MR/meh 3/1/22  
 Our file no. 5206218 - FT18 950-59374 2/2 9 16 23 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Taira Elizabeth Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., a Corporation, its successors and assigns, dated April 10, 2012, recorded in Deed Book 51401, Page 884, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53769, Page 659, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52924, Page 628, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$196,879.00), 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 February, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**CARRINGTON MORTGAGE SERVICES, 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: **Fredy Martinez**, as Attorney in Fact for **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 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by reference and made a part hereof for a more complete description.  
 MR/ca 2/1/22  
 Our file no. 5361910 - FT17 950-57318 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Freddie Martinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationalstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 March, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**NATIONSTAR MORTGAGE SERVICES, 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: **Taira Elizabeth Duncan**, as Attorney in Fact for **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 286 of the 8th District, Gwinnett County, Georgia, being Lot 33, Medlock Trace Subdivision, as per plat recorded in Plat Book 123, Page 189 and revised Plat recorded in Plat Book 126, Page 230, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property, being known as **3181 Rock Port Circle**, according to the present system of numbering property in Gwinnett County, Georgia, Parcel ID Number. Subject to any easements or restrictions of record.  
 MR/ca 3/1/22  
 Our file no. 5245814 - FT5 950-57352 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Ernest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Real Estate Mortgage Network, Inc., its successors and assigns, dated December 20, 2002, recorded in Deed Book 30024, Page 94, Gwinnett County, Georgia Records and as recorded in Deed Book 42965, Page 209, Gwinnett County, Georgia Records and as modified by that cer-

**FORECLOSURE**

**FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Freddie Martinez to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns, dated November 17, 2006, recorded in Deed Book 47435, Page 622, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), 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 February, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**CARRINGTON MORTGAGE SERVICES, 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: **Freddie Martinez**, as Attorney in Fact for **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 1 of the 8th District, Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference, being known as **3228 Winter Creek**, according to the present system of numbering property in Gwinnett County, Georgia, MR/ca 3/1/22  
 Our file no. 5961812 - FT2 950-59811 1/26 2/2 9 16 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14, 2005, recorded in Deed Book 46151, Page 298, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54637, Page 488, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 March, 2022, the following described property:

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**NATIONSTAR MORTGAGE SERVICES, 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: **Freddie Martinez**, as Attorney in Fact for **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 48 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block E, The Moorings at River Park, Unit One, as per plat recorded in Plat Book 54, Page 13, Gwinnett County records, which plat is incorporated herein by reference and made a part hereof for a more complete description.  
 MR/ca 2/1/22  
 Our file no. 5361910 - FT17 950-57318 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Freddie Martinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationalstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 March, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF  
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**NATIONSTAR MORTGAGE SERVICES, 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: **Freddie Martinez**, as Attorney in Fact for **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 1 of the 8th District, Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference, being known as **3228 Winter Creek**, according to the present system of numbering property in Gwinnett County, Georgia, MR/ca 3/1/22  
 Our file no. 5961812 - FT2 950-59811 1/26 2/2 9 16 2022

**FORECLOSURE**

14405 Walters Road, Suite 200, Houston, TX 77014, 866-503-8559.  
 To the best knowledge and belief of the undersigned, the party in possession of the property is Katie V Forsythe and the Estate of Katie V Forsythe or a tenant or tenants and said property is more commonly known as **4153 Wellington Hills Dr, Snellville, Georgia 30039**.  
 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.

Bank of America, N.A. as Attorney in Fact for Katie V Forsythe McCalla Raymer Leibert Pierce, LLC  
 1544 Old Alabama Road Roswell, GA 30076  
 www.foreclosurehotline.net EXHIBIT A  
 All that certain lot or parcel of land situate in the County of Gwinnett, State of Georgia, and being more particularly described as follows: Being in Land Lot 54 of the 6th District, Gwinnett County, Georgia, being Lot 17 of Block A, Unit No. 1, Wellington Hills, as per plat recorded in Plat Book U, Page 229, Gwinnett County Records, which plat is incorporated herein by reference and made a part of hereof, being improved property known as **4153 Wellington Hills Drive**, according to the present system of numbering houses in Gwinnett County, Georgia, Being the fee simple property which, by Warranty Deed dated July 7, 1995, and recorded in the Office of the Register of Deeds of the County of Gwinnett, Georgia, in Book 11621, Page 163, was granted and conveyed by Patricia Eddinger FKA Patricia L. VandeHoop unto John L. Forsythe and Katie V. Forsythe, MR/ca 2/1/22  
 Our file no. 5448616 - FT17 950-57797 1/5 12 19 26 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Melissa G Howe and Willis D Howe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated November 14, 2005, recorded in Deed Book 46151, Page 298, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54637, Page 488, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 March, 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 of intent to collect attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

**NATIONSTAR MORTGAGE SERVICES, 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: **Freddie Martinez**, as Attorney in Fact for **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 1 of the 8th District, Gwinnett County, Georgia, being Lot 35, Block A, of Summer Place Subdivision, Unit Two, as per plat recorded in Plat Book 8, Page 223, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference, being known as **3228 Winter Creek**, according to the present system of numbering property in Gwinnett County, Georgia, MR/ca 3/1/22  
 Our file no. 5961812 - FT2 950-59811 1/26 2/2 9 16 2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 Under and by virtue of the Power of Sale contained in a Security Deed given by Freddie Martinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationalstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 53168, Page 452, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$128,881.00), 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 March, 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