

FORECLOSURE

NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BEING THAT SAME PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED AT DEED BOOK 2757, PAGE 89, QUIT CLAIM DEED RECORDED AT DEED BOOK 35307, PAGE 176; ALL IN GWINNETT COUNTY, GEORGIA RECORDS.

Said property being known as: **2457 SWEET SHRUB CIRCLC LAWRENCEVILLE, GA 30044**

To the best of the undersigned knowledge, the party or parties in possession of said property is/are OSCAR D PEREZ MARTINEZ 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 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.

Said property will be sold 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:

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 855-690-5900

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 mortgage.

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

FREEDOM MORTGAGE CORPORATION, AS Attorney-in-Fact for OSCAR D PEREZ MARTINEZ.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-034274 - Sev

950-71289 6/1 7/6 13 20 27 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed given by Earnest Thomas and Leona F Thomas to Mortgage Electronic Registration Systems, Inc. AS NOMINEE FOR DIRECT MORTGAGE LOANS, LLC, in the original principal amount of \$158,760.00 dated August 23, 2013 and recorded in Deed Book 52514, Page 0833, Gwinnett County records, said Security Deed being last transferred to Freedom Mortgage Corporation in Deed Book 59998, Page 716, 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 August 02, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 337 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, PRESERVE AT OAK HOLLOW, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 180-181, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

"FOR INFORMATIONAL PURPOSES ONLY THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 4086 PRESERVE TRAIL, SNELLVILLE, GA 30039.

BEING THE SAME PROPERTY, WHICH BY WARRANTY DEED DATED 12/29/05 AND RECORDED 1/26/06 IN BOOK 46093, PAGE 80, AS INSTRUMENT NO. 0014607 IN THE OFFICE OF THE CLERK OF DEEDS OF GWINNETT COUNTY, GEORGIA, WAS GRANTED AND CONVEYED BY NORTHPOINTE COMMUNITIES, LLC UNTO ANTHONY JEAN-LOUIS PARCEL ID NO. R4337 502. Said property being known as: **4086 PRESERVE TRL, SNELLVILLE, GA 30039**

To the best of the undersigned knowledge, the party or parties in possession of said property is/are ANTHONY JEAN-LOUIS 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 fees (notice of intent to collect attorneys fees having been given).

Said property will be sold 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
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 mortgage.

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

LAKVIEW LOAN SERVICING, LLC, AS Attorney-in-Fact for JONATHAN QUENTIN LOGAN Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-043902 - TIT

950-74742 7/6 13 20 27 2022

FORECLOSURE

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:

Freedom Mortgage Corporation 907 Pleasant Valley Avenue, Suite 3 Mount Laurel, NJ 08054 Phone: 1-855-690-5900

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 mortgage.

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

FREEDOM MORTGAGE CORPORATION, AS Attorney-in-Fact for ANTHONY JEAN-LOUIS Robertson, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-035840 - TIT

950-74242 7/6 13 20 27 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 JONATHAN QUENTIN LOGAN TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORKING FUNDING, L.P. in the original principal amount of \$290,000.00 dated February 20, 2012 and recorded in Deed Book 58379, Page 00681, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59709, Page 628, 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 August 02, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 290 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING LOT 9, BLOCK E, PARK VIEW NORTH SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 237, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. PARCEL ID: R7290 257

Said property being known as: **671 SIMMONS MINE CIR SUGAR HILL, GA 30518**

To the best of the undersigned knowledge, the party or parties in possession of said property is/are JONATHAN QUENTIN LOGAN 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 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.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The party in possession of the property is Thomas K Vance, Jr and Pamela J Vance, as joint tenants and said property is more commonly known as **3033 Glyn Mill Dr, 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.

Specialized Loan Servicing LLC as Attorney in Fact for Thomas K Vance, Jr and Pamela J Sheffer Vance, M/Calla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 17, BLOCK B, NORTH SUBDIVISION, UNIT ONE ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 41, PAGE 109, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

NOTE: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Thomas K Vance, Jr from Brent L Robertson and Pamela E Robinson by that deed dated 10/25/1999 and recorded 10/20/1999 in deed book 19418, at page 0114 of the Gwinnett County, GA public registry.

Parcel NUMBER(S): R6034 167
MR/meh 8/2/22
Our file no. 22-07149GA - FT5

950-75079 7/6 13 20 27 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 Adrian Rodolfo Barrantes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated April 25, 2019, recorded in Deed Book 56587, Page 601, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60031, Page 707, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED NINETY-TWO THOUSAND THIRTY-EIGHT AND 10/100 DOLLARS (\$392,038.00), 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 August, 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 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 this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

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:

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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

MR/meh 8/2/22
Our file no. 22-07561GA - FT7

FORECLOSURE

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.

Ameris 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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the loan with the holder of the security deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is Adrian Rodolfo Barrantes and Stephanie Perdomo o a tenant or tenants and said property is more commonly known as **3478 Crayton Glen Way, Gwinnett County, GA 30097**. 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.

Ameris Bank as Attorney in Fact for Adrian Rodolfo Barrantes M/Calla 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 182 OF THE 7th District, Gwinnett County, Georgia, being Lot 7, Block D of The Preserve at Reed Mill Subdivision, Phase 2, as per plat thereof recorded in Plat Book 140, Pages 67-71, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 8/2/22
Our file no. 22-07350GA - FT18

950-74844 7/6 13 20 27 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 Artemio Aguilar and Ricardo Aguilar to Mortgage Electronic Registration Systems, Inc., as nominee for Encors Credit Corp, its successors and assigns, dated May 5, 2005, recorded in Deed Book 42711, Page 0001, Gwinnett County, Georgia Records, as last transferred to HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2 by assignment recorded in Deed Book 60011, Page 662, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED AND 100/100 DOLLARS (\$15,200.00), 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 August, 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 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 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.

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:

Acopia LLC, 11000 Acopia Way, Suite 200, Atlanta, GA 30328, 404.525.4444.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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FORECLOSURE

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.

Ameris 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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the loan with the holder of the security deed.

To the best knowledge and belief of the undersigned, the party in possession of the property is Adrian Rodolfo Barrantes and Stephanie Perdomo o a tenant or tenants and said property is more commonly known as **3478 Crayton Glen Way, Gwinnett County, GA 30097**. 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.

Ameris Bank as Attorney in Fact for Adrian Rodolfo Barrantes M/Calla 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 182 OF THE 7th District, Gwinnett County, Georgia, being Lot 7, Block D of The Preserve at Reed Mill Subdivision, Phase 2, as per plat thereof recorded in Plat Book 140, Pages 67-71, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 8/2/22
Our file no. 22-07350GA - FT18

950-74844 7/6 13 20 27 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 Artemio Aguilar and Ricardo Aguilar to Mortgage Electronic Registration Systems, Inc., as nominee for Encors Credit Corp, its successors and assigns, dated May 5, 2005, recorded in Deed Book 42711, Page 0001, Gwinnett County, Georgia Records, as last transferred to HSBC BANK USA, NATIONAL ASSOCIATION, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2 by assignment recorded in Deed Book 60011, Page 662, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED AND 100/100 DOLLARS (\$15,200.00), 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 August, 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 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 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.

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:

Acopia LLC, 11000 Acopia Way, Suite 200, Atlanta, GA 30328, 404.525.4444.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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Note, however, that such entity is not required by law to negotiate, amend or modify all terms of the mortgage with