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scription 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.

Lakeview Loan Servicing, LLC
as Attorney in Fact for
Karkeis Artis
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 235 of the 5th District Gwinnett County, Georgia, being more completely described as Lot 29, Block A, Wilson Manor, Phase Two, as shown on Final Plat for Phase Two, Wilson Manor, recorded in Plat Book 116, Pages 28-29, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia.

MR/meh 7/5/22
Our file no. 22-07122GA – FT18
950-71802 6/8 15 22 29 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 Justin Massey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated February 7, 2005, recorded in Deed Book 41695, Page 138, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB by assignment recorded in Deed Book 55185, Page 561, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-FIVE THOUSAND AND 0/100 DOLLARS ($135,000.00), 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 July, 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB 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: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, (800) 365-7107.

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 Justin Massey or a tenant or tenants and said property is more commonly known as **1440 Worthy Court, 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB
as Attorney in Fact for
Justin Massey
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 89, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK B OF PINECREST, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 198, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

MR/ca 7/5/22
Our file no. 22-07210GA - FT18

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 0/100 DOLLARS ($284,747.00), 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 July, 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.

Cardinal Financial Company, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 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 the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl C Felder or a tenant or tenants and said property is more commonly known as **1714 Lake Heights Circle, Dacula, Georgia 30019.** 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.

Cardinal Financial Company, Limited Partnership
as Attorney in Fact for
Richard L Winstead and Cheryl C Felder
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019

TAX PARCEL ID/AP: R3001 304

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Rook 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R3001-304
Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019
MR/meh 7/5/22
Our file no. 22-07226GA – FT18
950-72394 6/8 15 22 29 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 Andrew S West to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and assigns, dated May 13, 2019, recorded in Deed Book 56617, Page 161, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 59814, Page 764, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS ($168,650.00), 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 July, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Andrew S West or a tenant or tenants and said property is more commonly known as **3336 Rae Pl, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
as Attorney in Fact for
Andrew S West
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 105 AND 108 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 24, BLOCK A, RAE WOODS SUBDIVISION, UNIT FOUR, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 199, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE.

Commonly known as: **3336 Rae Place, Lawrenceville, GA 30044-5646**

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIRCATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL. PURPOSES

MR/ca 7/5/22
Our file no. 22-07254GA – FT1
950-72288 6/8 15 22 29 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 Craig K Briley and Heidi Briley to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns, dated July 27, 2006, recorded in Deed Book 46830, Page 644, Gwinnett County, Georgia Records, as last transferred to NS193, LLC by assignment recorded in Deed Book 57308, Page 610, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS ($100,000.00), 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 July, 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.

NS193, 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: Statebridge Company, LLC, 4600 S. Syracuse Street, Suite 700, Denver, CO 80237, 303-962-6753.

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 Craig K Briley and Heidi Briley or a tenant or tenants and said property is more commonly known as **195 Lake Drive, Doraville, Georgia 30340.** 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.

NS193, LLC
as Attorney in Fact for
Craig K Briley and Heidi Briley
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

All that certain parcel of land situate In Land Lot 247, 6th District of the County of Gwinnett and State of Georgia, bounded and described as follows:

Beginning at a point located on the Southwesterly right of way of Lake Drive (50 foot right of way) 573.23 feet Northwesterly, as measured along the Southwesterly right of way of Lake Drive from its intersection with North Woodland Drive, and running thence South 62§ 30' 00§ West, 105.00 feet to an Iron pin placed; running thence North 29§ 05' 00" West, 63.64 feet to a point; running thence North 61§ 53'00" East, 104.92 feet to an iron pin found on the Southwesterly right of way of Lake Drive; running thence South 29§ 07' 55" East along the Southwesterly right of way of Lake Drive, 64.77 feet to the point of beginning, being improved property known as No. 199 Lake Drive, according to the present system of numbering houses in Gwinnett County, Georgia, and being more particularly shown on survey prepared by J.A. Evans Surveying Company, Inc., dated 09/20/1996.

The above described property is conveyed together with the right of ingress and egress over and across gravel drive, as created in Driveway Easement dated 04/08/1975, as recorded in Deed Book 943 at Page 63, Gwinnett County Records.

Tax ID: R6247-245
MR/meh 7/5/22
Our file no. 22-07305GA – FT17
950-72473 6/8 15 22 29 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 Souleymane Diarra to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, its successors and assigns, dated October 15, 2015, recorded in Deed Book 53886, Page 259, Gwinnett County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 69661, Page 737, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED NINETY-FOUR AND 0/100 DOLLARS ($130,494.00), 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 July, 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.

M&T 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: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

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 Souleymane Diarra and Yarie Fataoumata Toure or a tenant or tenants and said property is more commonly known as **147 Caldwell Rd, 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.

M&T Bank
as Attorney in Fact for
Souleymane Diarra
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 179 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block F, Village Gate Subdivision, Unit Three, as per plat recorded In Plat Book 13, Page 247 and revised plat recorded in Plat Book 16, Page 208, Gwinnett County, Georgia Records, which plat is Incorporated herein by reference and made a part of this description. Said property being known as 147 Caldwell Road according to the present system of numbering property in Gwinnett County, Georgia.

Parcel ID Number: R5179-170.

Subject to any Easements or Restrictions of Record.

MR/meh 7/5/22
Our file no. 22-07396GA – FT5
950-72365 6/8 15 22 29 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 Alice D Branning to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated June 8, 2011, recorded in Deed Book 50734, Page 691, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 58170, Page 397, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND AND 0/100 DOLLARS ($145,000.00), 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 July, 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 Alice D Branning or a tenant or tenants and said property is more commonly known as **700 Alcovy Way, Lawrenceville, Georgia 30043.** 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
Alice D Branning
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 16 of the 7th Land District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an Iron Pin located on the Southerly Right-of-Way Line of Alcovy Way, 1,120.11 feet Southerly as measured along the Westerly and Southerly Right-of-Way Line of Alcovy Way and following the Curvature thereof from the Point of Intersection of said Right-of-Way Line with the Southerly Right-of-Way Line of Hood Road; said POINT OF BEGINNING being located at the Corner of Lot 7, Block "B", Unit One of Saddlewood Estates Subdivision; thence running Easterly along the Southerly Right-of-Way Line of Alcovy Way and following the Curvature thereof, 43.78 feet to an Iron Pin; thence running South 36 degrees East, 269.58 feet to an Iron Pin; thence running South 55 degrees 17 minutes East, 287.70 feet to an Iron Pin; thence running South 67 degrees 06 minutes East, 145.00 feet to an Iron Pin; thence running South 10 degrees 53 minutes 30 seconds West, 99.33 feet to a Point in the Center of a Branch and following the Meanderings thereof, 925.00 feet, more or less, to a Point; thence running South 54 degrees 21 minutes East, 232.56 feet to an Iron Pin located in the Line dividing the 7th and 5th Land Districts of Gwinnett County, Georgia; thence running South 59 degrees 52 minutes 26 seconds West along said District Line, 255.79 feet to an Iron Pin; thence running North 87 degrees 37 minutes 40 seconds West, 999.22 feet to an Iron Pin; thence running North 30 degrees 09 minutes 35 seconds West, 433.83 feet to a Point located in the Center of the Alcovy River; thence running Northeasterly along the Center Line of said River, 275.00 feet, more or less, to a Point; thence running North 55 degrees 17 minutes West, 119.01 feet to an Iron Pin; thence running North 36 degrees West, 291.66 feet to an Iron Pin located on the Southerly Right-of-Way Line of Alcovy Road, at THE POINT OF BEGINNING; said Property being described as Tract Number 1 containing 12 Acres as per Plat of Survey for E. Carter Bullard dated April 11, 1978 by Hannon, Meeks and Bagwell, Registered Land Surveyors.

ALSO CONVEYED is a Perpetual Non-Exclusive Easement for Ingress and Egress, ten (10) feet in Width (Total Width 20 feet, 10 feet of which is included in the above description), which Easement Borders the following Dimensions of the above described Property Extending from Alcovy Way to the Center Line of a Branch, to wit: South 36 degrees East, 269.58 feet; South
55 degrees 17 minutes East, 287.71; South 67 degrees 00 minutes East, 145.00 feet; South 10 degrees 62 minutes 30 seconds West, 99.32 feet.

BEING IMPROVED REAL PROPERTY known as 700 Alcovy Way, Lawrenceville, Georgia according to the present system of numbering Houses in Gwinnett County.

MR/meh 7/5/22
Our file no. 22-07532GA – FT5
950-71747 6/8 15 22 29 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 Amalu Kassa to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Co-Owner, 2004-000094, LLC, its successors and assigns
, dated January 9, 2019, recorded in Deed Book 56392, Page 00882, Gwinnett County, Georgia Records, as last transferred to GUIDANCE RESIDENTIAL, LLC by assignment recorded in Deed Book 58458, Page 835, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS ($318,750.00), 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 July, 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.

GUIDANCE RESIDENTIAL, 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: Guidance Residential, LLC, 4801 Frederica Street, Owensboro, KY 42301-0005, 855-698-7627.

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 Amalu Kassa or a tenant or tenants and said property is more commonly known as **728 Barongate Drive, 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.

GUIDANCE RESIDENTIAL, LLC
as Attorney in Fact for
Amalu Kassa
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 76TH OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 227, BLOCK B, OF FLOWERS CROSSING AT THE MILL, UNIT TEN, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 18, GWINNETT COUNTY RECORDS; SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/ca 7/5/22
Our file no. 22-07622GA – FT8
950-72540 6/8 15 22 29 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 Cameron Shaun Johns to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated February 7, 2014, recorded in Deed Book 52785, Page 819, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 58040, Page 496, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED FIFTY-NINE AND 0/100 DOLLARS ($148,359.00), 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 July, 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 Cameron Shaun Johns or a tenant or tenants and said property is more commonly known as **1958 Kelvin Drive, Lawrenceville, Georgia 30043.** 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
Cameron Shaun Johns
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 90 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, THOUSAND OAKS SUBDIVISION UNIT 1-B AS PER PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGE 122 GWINNETT COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE

MR/meh 7/5/22
Our file no. 22-07627GA – FT5
950-71607 6/8 15 22 29 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 00149, 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 July, 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 d/b/a Mr. Cooper, 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 7/5/22
Our file no. 22-07642GA – FT2
950-72471

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Alison H Woodward to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated September 26, 2017, recorded in Deed Book 55457, Page 830, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 59658, Page 425, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-TWO THOUSAND FIVE HUNDRED NINETY-TWO AND 0/100 DOLLARS ($92,592.00), 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 July, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Alison H Woodward or a tenant or tenants and said property is more commonly known as **679 Fernstone Trl, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
as Attorney in Fact for
Alison H Woodward
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

Tax Id Number(s): R5117 156

Land situated In the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C, RIVERMILL STATION SUBDIVISION, UNIT TWO, AS PER PLAT OF RECORD IN PLAT BOOK 56, PAGE 251, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Commonly known as 679 Fernstone Trail, Lawrenceville, GA 30046-6176

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

MR/meh 7/5/22
Our file no. 22-07715GA – FT1
950-70953 6/1 8 15 22 29 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 Dawn L Nielson and Robert D Nielson to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc., its successors and assigns, dated October 19, 2017, recorded in Deed Book 55498, Page 237, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 56352, Page 846, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED AND 0/100 DOLLARS ($155,500.00), 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 July, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Dawn L Nielson and Robert D Nielson or a tenant or tenants and said property is more commonly known as **1444 Hada Ln, Lawrenceville, Georgia 30043.** 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
as Attorney in Fact for
Dawn L Nielson and Robert D Nielson
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

Tax Id Number(s): R7025 210

Land situated In the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 317, BLOCK C THE HADAWAY SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 74, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Commonly known as: 1444 Hada In, Lawrenceville, GA 30043-7218

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

MR/ca 7/5/22
Our file no. 22-07788GA – FT1
950-72535 6/8 15 22 29 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 Susan Joy Pattee to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Quicken Loans Inc, its successors and assigns, dated June 22, 2015, recorded in Deed Book 53675, Page 475, Gwinnett County, Georgia Records, as last transferred to Quicken Loans Inc. by assignment recorded in Deed Book 55260, Page 611, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETEEN THOUSAND THREE HUNDRED FIFTY-TWO AND 0/100 DOLLARS ($119,352.00), 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 July, 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, encum-