FORECLOSURE

**NOTICE OF SALE UNDER POWER**
**GEORGIA, GWINNETT COUNTY**
Under and by virtue of the Power of Sale contained in a Security Deed given by Larry Ezell, II and Jennifer Ezell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Angel Oak Home Loans LLC, its successors and assigns, dated November 15, 2017, recorded in Deed Book 55550, Page 273, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59044, Page 671, Gwinnett County, Georgia Records, as last transferred to U.S. BANK NATIONAL ASSOCIATION by assignment recorded in Deed Book 57869, Page 644, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED SIXTY-FIVE THOUSAND SEVENTY-NINE AND 0/100 DOLLARS ($365,079.00), 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 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 abovenamed or the undersigned.
U.S. BANK NATIONAL ASSOCIATION is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: U.S. Bank National Association, 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 Larry Ezell, II and Jennifer Ezell or a tenant or tenants and said property is more commonly known as **1485 Mill Place Dr, 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.
U.S. BANK NATIONAL ASSOCIATION
as Attorney in Fact for
Larry Ezell, II and Jennifer Ezell
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 GMD 1749 of Gwinnett County, Georgia, being Lot 55, Block V, Stonewood (a.k.a. Phase 14) for Hamilton Mill - A Home Town Subdivision, as per plat thereof recorded in Plat Book 79, Page 133, Gwinnett County, Georgia Records which plat and legal description thereon are incorporated herein by reference thereto.
Parcel ID: R3001 564
MR/ca 8/2/22
Our file no. 22-06974GA – FT8
950-74246 6/29 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 Aisha F Rollins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LOANDEPOT.-COM, LLC, its successors and assigns, dated January 9, 2019, recorded in Deed Book 56370, Page 524, Gwinnett County, Georgia Records, as last transferred to Fifth Third Bank, National Association by assignment recorded in Deed Book 59756, Page 74, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND AND 0/100 DOLLARS ($156,000.00), 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 abovenamed or the undersigned.
Fifth Third Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fifth Third Bank, National Association, 5001 Kingsley Drive, MD 1MOB-BW, Cincinnati, OH 45227, 800-375-1745opt3.
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 Aisha F Rollins or a tenant or tenants and said property is more commonly known as **2430 Skylars Mill Way, Snellville, Georgia 30078.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Fifth Third Bank, National Association
as Attorney in Fact for
Aisha F Rollins
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 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, SKYLARS MILL SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 94, PAGE 29, 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 2430 SKYLARS MILL WAY ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.
MR/ca 7/5/22
Our file no. 22-07014GA – FT17
950-72529 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 abovenamed 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
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 abovenamed 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 abovenamed 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 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 abovenamed 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 abovenamed 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 abovenamed 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, 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 abovenamed or the undersigned.
Specialized Loan Servicing LLC
is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Andra Lynn Petro and Richard V Petro or a tenant or tenants and said property is more commonly known as **2242 Windland Dr, Lawrenceville, Georgia 30044.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Specialized Loan Servicing LLC
as Attorney in Fact for
Andra Lynn Petro and Richard V Petro
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 44 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block B, Unit One of Singley Springs Subdivision, as per plat thereof recorded in Plat Book 45, page 130, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.
MR/meh 7/5/22
Our file no. 22-07876GA – FT7
950-72487 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 Roland Lyles a/k/a Roland M. Lyles to Wells Fargo Bank, N.A., dated December 14, 2011, recorded in Deed Book 51062, Page 512, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56667, Page 633, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FORTY-SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE AND 0/100 DOLLARS ($46,783.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2022, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.
Wells Fargo Bank, N.A.
is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Roland Lyles a/k/a Roland M. Lyles and Estate of Roland Lyles or a tenant or tenants and said property is more commonly known as **3256 Sarah Lou Dr, Snellville, Georgia 30078.** Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Roland Lyles a/k/a Roland M. Lyles
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
*Auction services provided by Auction.com (www.auction.com)
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, UNIT TWO, MURELL ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 31, PAGE 34, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY
THIS REFERENCE, AND BEING KNOWN AS 3254-3256 SARAH LOU DRIVE, SNELLVILLE, GA 30078 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING.
THIS IS THE SAME PROPERTY THAT WAS CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SPECIAL WARRANTY DEED DATED APRIL 6. 2010, FILED APRIL 27, 2010, AND RECORDED AT DEED BOOK 50043, PAGE 039, GWINNETT COUNTY RECORDS.
THE CURRENT TAX PARCEL I.D. NUMBER IS: R6051 252
MR/ca 9/6/22
Our file no. 22-08211GA – FT5
950-74355 6/29 7/6 13 20 27 8/ 10 17 24 31 2022

**NOTICE OF SALE UNDER POWER**
**GEORGIA, GWINN