

FORECLOSURE

PART HEREOF. MR/meh 4/5/22. Our file no. 20-03809GA – FT2 950-62479 3/9 16 23 30 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 THOMAS CHRISTOPHER JOHNSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS, in the original principal amount of \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55196 – Page 126, Gwinnett County records, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY in Deed Book 55964, Page 610, 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 April 05, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVISION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID PLAT BEING REVISED AND RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE PARCEL ID# R5249 091

Said property being known as: **1675 RIVERPARK DR, DACULA, GA 30019**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are THOMAS CHRISTOPHER JOHNSON 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, but not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452-1800-274-6600

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 terms of the mortgage.

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

LAKEVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for ZANETA RAINEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors or assigns, in the original principal amount of \$147,283.00 dated December 30, 2019 and recorded in Deed Book 57145, Page 573, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59452, Page 463, Gwinnett County records, the undersigned will sell at public outcry for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 05, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK B, OF MEADOWBROOK VILLAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 138, GWINNETT COUNTY RECORDS; WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

PARCEL ID: R6305B044

Said property being known as: **6466 MEADOW RUE DR, PEACHTREE CORNERS, GA 30092**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MARYANN MCKENDRY 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, but not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452-1800-274-6600

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LAKEVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for ZANETA RAINEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors or assigns, in the original principal amount of \$209,142.00 dated June 13, 2019 and recorded in Deed Book 56665, Page 383, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59452, Page 459, 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 April 05, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK B, UNIT 1, SENTINEL RIDGE SUBDIVISION, PHASE 7, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 194, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **3092 SENTINEL CIR, LAWRENCEVILLE, GA 30043**

FORECLOSURE

To the best knowledge and belief of the undersigned, the party in possession of the property is Valerie C Chung or a tenant or tenants and the property is more commonly known as **483 Marsh Lake Road, Lawrenceville, Georgia 30045**. 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.

HSBC Bank USA, National Association as Trustee for the DMSI Mortgage Loan Trust, Series 2004-4 Mortgage Pass Through Certificates as Attorney in Fact for Valerie C Chung 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, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 4, BLOCK A OF SPRINGLAKE FALLS AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 43 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452-1800-274-6600

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

LAKEVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for MARYANN MCKENDRY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-133119 950-59633 1/26 3/9 16 23 30 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 ZANETA RAINEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., its successors or assigns, in the original principal amount of \$137,153.00 dated June 16, 2010 and recorded in Deed Book 50158, Page 235, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59452, Page 461, 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 April 05, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 230, BLOCK F, THE PRESERVE AT HAYNES CREEK, UNIT 4, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 14-15, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Said property being known as: **1840 WOODLAND RUN TRL, LOGANVILLE, GA 30052**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ZANETA RAINEY 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, but 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.

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STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by AARON SHERRILL AND VENUS SHERRILL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors or assigns, in the original principal amount of \$209,142.00 dated June 13, 2019 and recorded in Deed Book 56665, Page 383, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59452, Page 459, 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 April 05, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 4, BLOCK A OF SPRINGLAKE FALLS AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 43 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE.

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, but 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.

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FORECLOSURE

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HSBC Bank USA, National Association as Trustee for the DMSI Mortgage Loan Trust, Series 2004-4 Mortgage Pass Through Certificates as Attorney in Fact for Valerie C Chung McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

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STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

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Said property being known as: **1840 WOODLAND RUN TRL, LOGANVILLE, GA 30052**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ZANETA RAINEY 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).

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Said property being known as: **1840 WOODLAND RUN TRL, LOGANVILLE, GA 30052**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ZANETA RAINEY 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).

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