

FORECLOSURE

AMERICAN FUNDING in the original principal amount of \$227,950.00 dated April 8, 2020 and recorded in Deed Book 57403, Page 00855, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59698, Page 133, 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 October 04, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 78 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 78, BLOCK A, TOWNE PARK SUBDIVISION, PHASE V, AS PER PLAT RECORDED IN PLAT BOOK 76, PAGES 28-29 OF THE GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. PARCEL: R5078

Said property being known as: **35 ROSEMARY PLACE LAWRENCEVILLE, GA 30044**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ALMA YIMBERT 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 attorneys fees (notice of intent to collect attorneys fees having been given).

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

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
Phone: 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage as follows:

10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-054661 – SeV
950-79964 9/7 14 21 28 2022

FORECLOSURE

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 and described as follows:

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:

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301
955-MYUSMV (855-698-7627)

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.

U.S. BANK NATIONAL ASSOCIATION,
as Attorney-in-Fact for
HAZEL DURAN AND BLANCA DURAN
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-056438 – KaH
8/24 9/7 14 21 28 2022

FORECLOSURE

HERETO AND MADE A PART HEREOF

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 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.

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 Security Deed 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 Zemin Liu or a tenant or tenants and said property is more commonly known as **3979 Bennigan Lane, Duluth, Georgia 30097**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Specialized Loan Servicing LLC, as Attorney in Fact for
Zemin Liu
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 243 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 66, BLOCK A, OF CASTLEMAINE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 142, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE.

Property Address: 3979 Bennigan Lane Duluth, GA 30097
Parcel ID: R7243 223
MR/chr/10/4/22
Our file no. 22-06515GA – FT7
950-79937 9/7 14 21 28 2022

FORECLOSURE

more commonly known as **2911 Spruce Cir, 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, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA as Attorney in Fact for Sheikh M Rahman
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net EXHIBIT A

The following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lot 51 of the 6th District, of Gwinnett County, Georgia, being Lot 9, Block C of the Lanier Mountain Woods Subdivision, as per plat recorded in Plat Book 29, Page 18 of Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference.

MR/jac/10/4/22
Our file no. 22-06774GA – FT5
950-80055 9/7 14 21 28 2022

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 Sarah Nwani to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated April 7, 2020, recorded in Deed Book 57393, Page 699, Gwinnett County, Georgia Records, as last transferred to Acopia, LLC by assignment recorded in Deed Book 60063, Page 46, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOUSAND SIX HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$345,824.00), 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 October, 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.

Acopia 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: Acopia LLC, 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 Sarah Nwani or a tenant or tenants and said property is more commonly known as **4225 Sharpton Georgia 30011**. Should a conflict arise between the property address and 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.

Acopia LLC, as Attorney in Fact for Sarah Nwani
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 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat recorded in Plat Book 138, Page 167, et seq., Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference.

MR/meh/10/4/22
Our file no. 22-07703GA – FT18
950-80336 9/7 14 21 28 2022

FORECLOSURE

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.

Athene Annuity and Life Company 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: Select Portfolio Servicing, LLC, 3217 S. Decker Ave. Dr., Salt Lake City, UT 84119, 888-818-6032.

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 Estate of Robert C Stays Sr or a tenant or tenants and said property is more commonly known as **780 Arbor Gate Lane Unit 2308, 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.

Athene Annuity and Life Company, as Attorney in Fact for Robert C Stays Sr,
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 5 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A, ARBORS AT SUGARLOAF CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGES 265 AND 266, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. TOGETHER WITH CERTAIN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE ARBORS AT SUGARLOAF CONDOMINIUM, AS SET FORTH AND PROVIDED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE ARBORS AT SUGARLOAF CONDOMINIUM BY BEAZER HOMES, CORP. A TENANT OF THE PROPERTY, AS RECORDED IN DEED BOOK 37467, PAGE 247, AFORESAID RECORDS; AS AMENDED FROM TIME TO TIME AS PROVIDED THEREIN; SAID UNIT BEING KNOWN AS UNIT 780 IN BUILDING 23 AND HAVING AN ADDRESS OF 780 ARBOR GATE LANE, LAWRENCEVILLE, GA. MR/chr/10/4/22
Our file no. 22-08279GA – FT1
950-79799 9/7 14 21 28 2022

FORECLOSURE

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 Gregory S John
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, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, MANOVIA MILL, AS PER PLAT RECORDED IN PLAT BOOK 121, PAGES 59 THROUGH 61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MR/meh/10/4/22
Our file no. 22-08287GA – FT2
950-79848 9/7 14 21 28 2022

FORECLOSURE

Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 0/100 DOLLARS (\$153,419.00), 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 October, 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 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, 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 Michele English or a tenant or tenants and said property is more commonly known as **3844 Sagebrush Lane, Snellville, Georgia 30039**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC, as Attorney in Fact for Michele English
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 336 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 336 OF THE WOODGATE HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268&270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039
MR/ca/10/4/22
Our file no. 22-08564GA – FT2
950-80423 9/7 14 21 28 2022

FORECLOSURE

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 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, 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 Michele English or a tenant or tenants and said property is more commonly known as **3844 Sagebrush Lane, Snellville, Georgia 30039**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Nationstar Mortgage LLC, as Attorney in Fact for Michele English
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 336 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 336 OF THE WOODGATE HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268&270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039
MR/ca/10/4/22
Our file no. 22-08564GA – FT2
950-80423 9/7 14 21 28 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Pursuant to the power of sale contained in the Security Deed executed by BETTE ANDREWS to MERIDIAN LENDING, INC. DBA ALL-SOURCE MORTGAGE in the original principal amount of \$225,000.00 dated December 4, 2007 and recorded in Deed Book 48492, Page 301, Gwinnett County records, said Security Deed being last transferred to REVERSE MORTGAGE FUNDING LLC in Deed Book 56719, Page 701, 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 October 04, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 49, BLOCK J UNIT 3 OF THE MOORINGS AT RIVER PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **522 RAVINIA WAY LAWRENCEVILLE, GA 30044**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are BETTE ANDREWS 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 attorneys fees (notice of intent to collect attorneys fees having been given).

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

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
Phone: 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage as follows:

10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-054661 – SeV
950-79964 9/7 14 21 28 2022

FORECLOSURE

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 and described as follows:

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
Phone: 1-800-274-6600

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage as follows:

10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-054661 – SeV
950-79964 9/7 14 21 28 2022

FORECLOSURE

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.

Acopia 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: Acopia LLC, 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 Sarah Nwani or a tenant or tenants and said property is more commonly known as **4225 Sharpton Georgia 30011**. Should a conflict arise between the property address and 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.

Acopia LLC, as Attorney in Fact for Sarah Nwani
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 243 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 66, BLOCK A, OF CASTLEMAINE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 142, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE.

Property Address: 3979 Bennigan Lane Duluth, GA 30097
Parcel ID: R7243 223
MR/chr/10/4/22
Our file no. 22-06515GA – FT7
950-79937 9/7 14 21 28 2022

FORECLOSURE

more commonly known as **2911 Spruce Cir, 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, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA as Attorney in Fact for Sheikh M Rahman
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 51 of the 6th District, of Gwinnett County, Georgia, being Lot 9, Block C of the Lanier Mountain Woods Subdivision, as per plat recorded in Plat Book 29, Page 18 of Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference.

MR/jac/10/4/22
Our file no. 22-06774GA – FT5
950-80055 9/7 14 21 28 2022

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 Frank A Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10, 1997, recorded in Deed Book 14088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54844, Page 496, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 59482, Page 398, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE HUNDRED AND 0/100 DOLLARS (\$139,100.00), 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 October, 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.

Acopia 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: Acopia LLC, 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 Sarah Nwani or a tenant or tenants and said property is more commonly known as **4225 Sharpton Georgia 30011**. Should a conflict arise between the property address and 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.

Acopia LLC, as Attorney in Fact for Sarah Nwani
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 243 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 66, BLOCK A, OF CASTLEMAINE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 82, PAGE 142, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE.

Property Address: 3979 Bennigan Lane Duluth, GA 30097
Parcel ID: R7243 223
MR/chr/10/4/22
Our file no. 22-06515GA – FT7
950-79937 9/7 14 21 28 2022

FORECLOSURE

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.

Athene Annuity and Life Company 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: Acopia LLC, 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 Sarah Nwani or a tenant or tenants and said property is more commonly known as **4225 Sharpton Georgia 30011**. Should a conflict arise between the property address and 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.

Acopia LLC, as Attorney in Fact for Sarah Nwani
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 2 of the 2nd District, GMD 1587 of Gwinnett County, Georgia, being Lot 54, Block A, Parkside at Mulberry, as per plat recorded in Plat Book 138, Page 167, et seq., Gwinnett County Records, which plat is incorporated herein and made a part hereof by reference.

MR/meh/10/4/22
Our file no. 22-07703GA – FT18
950-80336 9/7 14 21 28 2022

FORECLOSURE

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 Gregory S John
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 336 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 336 OF THE WOODGATE HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGES 268&270, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

Property Address: 3844 Sagebrush Lane, Snellville, GA 30039
MR/ca/10/4/22
Our file no. 22-08564GA – FT2
950-80395 9/7/14 21 28 2022

FORECLOSURE

Agreement recorded in Deed Book 57401, Page 730, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 52435, Page 657, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED NINETEEN AND 0/100 DOLLARS (\$153,419.00), 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 October, 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 is the holder of the Security Deed to the property in accordance with OCGA § 44-1