

FORECLOSURE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK 6, TROTTER'S BRIDGE SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 289, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF; KNOWN AS 4290 ROYAL MUSTANG WAY, SNELLVILLE, GEORGIA 30039.
MR/mac 2/7/23
Our file no. 22-07412GA - FT1
950-90888 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Areba Danielle Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., its successors and assigns, dated November 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED THIRTY-ONE AND 0/100 DOLLARS (\$121,831.00), 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 February, 2023, 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 undersigned. JPMorgan Chase Bank, National Association as Attorney in Fact for Dawn Garrison McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA, COUNTY OF GWINNETT, STATE OF GEORGIA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 79, BLOCK A, BIRCHWOOD, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 82, GWINNETT COUNTY RECORDS, SAID PLAT INCORPORATED HEREIN BY REFERENCE THERETO.

SUBJECT TO THAT CERTAIN SECURITY DEED FROM DAWN GARRISON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 25, 2005, AND RECORDED IN DEED BOOK 42404, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS.
MR/mac 2/7/23
Our file no. 22-07623GA - FT3
950-91108 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ROBERT FERRY AND SARA FERRY to BANK OF AMERICA, N.A. in the original principal amount of \$609,280.00 dated February 9, 2007 and recorded in Deed Book 47591, Page 738, 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 February 07, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK B, UNIT IV, CARMEL EAST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 101, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING SAID PROPERTY KNOWN AS 558 NEWLIN COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, BEING THE SAME PROPERTY CONVEYED TO ROBERT FERRY AND SARA FERRY BY DEED FROM JARVIS J. SUMMERS AND DEBRA J. SUMMERS AND RECORDED 09/06/1990 IN DEED BOOK 5966 PAGE 188, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

Said property being known as: **558 NEWLIN COURT LAWRENCEVILLE, GA 30045**
To the best of the undersigned's knowledge, the party or parties in possession of the said property is/are ROBERT FERRY AND SARA FERRY 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 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 undersigned. JPMorgan Chase Bank, National Association as Attorney in Fact for Dawn Garrison McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

FORECLOSURE

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 undersigned. JPMorgan Chase Bank, National Association as Attorney in Fact for Dawn Garrison McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA, COUNTY OF GWINNETT, STATE OF GEORGIA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 79, BLOCK A, BIRCHWOOD, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 82, GWINNETT COUNTY RECORDS, SAID PLAT INCORPORATED HEREIN BY REFERENCE THERETO.

SUBJECT TO THAT CERTAIN SECURITY DEED FROM DAWN GARRISON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MARKET STREET MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 25, 2005, AND RECORDED IN DEED BOOK 42404, PAGE 189, GWINNETT COUNTY, GEORGIA RECORDS.
MR/mac 2/7/23
Our file no. 22-07623GA - FT3
950-91108 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ROBERT FERRY AND SARA FERRY to BANK OF AMERICA, N.A. in the original principal amount of \$609,280.00 dated February 9, 2007 and recorded in Deed Book 47591, Page 738, 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 February 07, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK B, UNIT IV, CARMEL EAST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 101, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING SAID PROPERTY KNOWN AS 558 NEWLIN COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, BEING THE SAME PROPERTY CONVEYED TO ROBERT FERRY AND SARA FERRY BY DEED FROM JARVIS J. SUMMERS AND DEBRA J. SUMMERS AND RECORDED 09/06/1990 IN DEED BOOK 5966 PAGE 188, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

Said property being known as: **558 NEWLIN COURT LAWRENCEVILLE, GA 30045**
To the best of the undersigned's knowledge, the party or parties in possession of the said property is/are ROBERT FERRY AND SARA FERRY 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 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 undersigned. JPMorgan Chase Bank, National Association as Attorney in Fact for Dawn Garrison McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

FORECLOSURE

erty, 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: PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 561-503-5559

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.

NEW AMERICAN FUNDING, INC. dba NEW AMERICAN FUNDING, as Attorney-in-Fact for ROBERT FERRY AND SARA FERRY, and Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 File No. 22-077101 - GaR
950-89854 12/21/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ronda P Maurer and Geoffrey E Maurer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns, dated September 20, 2019, recorded in Deed Book 56901, Page 478, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59634, Page 761, Gwinnett County, Georgia Records, as last transferred to Broker Solutions Inc. dba New American Funding by assignment recorded in Deed Book 60368, Page 649, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-ONE THOUSAND THREE HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (\$381,365.00), 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 February, 2023, 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 undersigned. Broker Solutions Inc. dba New American Funding 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: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

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 Ronda P Maurer and Geoffrey E Maurer or a tenant or tenants and said property is more commonly known as **3005 Home Town Court, Buford, Georgia 30519**. 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. Broker Solutions Inc. dba New American Funding as Attorney in Fact for Ronda P Maurer and Geoffrey E Maurer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Rafael Gutierrez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Investment & Loan, its successors and assigns, dated May 23, 2006, recorded in Deed Book 46657, Page 837, Gwinnett County, Georgia Records, as last transferred to HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM2, Asset Backed Pass-Through Certificates by assignment recorded in Deed Book 60146, Page 26, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$150,400.00), 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 February, 2023, 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 undersigned. HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM2, Asset Backed Pass-Through Certificates 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: Seleco Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Suite 100, Cary, NC 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 Rafael Gutierrez or a tenant or tenants and said property is more commonly known as **2521 Crofton Ct, Suwanee, Georgia 30024**. 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.

HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM2, Asset Backed Pass-Through Certificates 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: Seleco Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Suite 100, Cary, NC 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 Miguel I Alvarez Giron or a tenant or tenants and said property is more commonly known as **195 Comstock Ct, Lawrenceville, Georgia**

Under and by virtue of the Power of Sale contained in a Security Deed given by Miguel I Alvarez Giron to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pacific Union Financial, LLC, its successors and assigns, dated July 7, 2016, recorded in Deed Book 54428, Page 395, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56279, Page 712, Gwinnett County, Georgia Records, as last transferred to Pacific Union Financial, LLC by assignment recorded in Deed Book 55437, Page 224, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-SIX THOUSAND FOUR HUNDRED FIFTEEN AND 0/100 DOLLARS (\$236,415.00), 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 February, 2023, 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).

FORECLOSURE

ure 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 undersigned.

Nationstar Mortgage LLC, successor by merger to Pacific Union Financial, 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 Fabion Brooks or a tenant or tenants and said property is more commonly known as **0035 Williams Trail, Duluth, Georgia 30052**. 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, successor by merger to Pacific Union Financial, LLC as Attorney in Fact for Fabion Brooks 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 302 OF THE 5 DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK A, WHISPER WOODS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 85, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCED AND MADE A PART OF THIS DESCRIPTION, SAID PROPERTY BEING KNOWN AS 2552 WHISPER COURT, DACULA, GA 30019

MR/jay 2/7/23
Our file no. 22-08244GA - FT2
950-91723 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Miguel I Alvarez Giron to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Alterra Group, LLC a/k/a Panorama Mortgage Group, LLC dba Alterra Home Loans, its successors and assigns, dated July 19, 2019, recorded in Deed Book 56789, Page 181, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59424, Page 289, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59413, Page 360, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED FIFTY-THREE AND 0/100 DOLLARS (\$235,653.00), 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 February, 2023, 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 undersigned. Lakeview 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 is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd, Coppell, TX 75019 1-888-480-2432

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 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).

FORECLOSURE

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.

Lakeview Loan Servicing, LLC as Attorney in Fact for Miguel Alvarez Giron 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 5th District, Gwinnett County, Georgia, being Lot 44, Block A, Sarago Springs Subdivision, Unit One, as per plat recorded in Plat Book 47, Page 25, Gwinnett County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

MR/jay 2/7/23
Our file no. 22-08384GA - FT2
950-91125 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by KENNETH R PHILLIPS JR AND CYNTHIA J PHILLIPS TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOAN CORPORATION in the original principal amount of \$12,000.00 dated April 24, 2016, recorded in Deed Book 47859, Page 50, Gwinnett County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC in Deed Book 52755, Page 778, 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 February 07, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK A, WHISPER WOODS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 85, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCED AND MADE A PART OF THIS DESCRIPTION, SAID PROPERTY BEING KNOWN AS 2552 WHISPER COURT, DACULA, GA 30019

MR/jay 2/7/23
Our file no. 22-08244GA - FT2
950-91723 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Miguel I Alvarez Giron to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Alterra Group, LLC a/k/a Panorama Mortgage Group, LLC dba Alterra Home Loans, its successors and assigns, dated July 19, 2019, recorded in Deed Book 56789, Page 181, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59424, Page 289, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59413, Page 360, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED FIFTY-THREE AND 0/100 DOLLARS (\$235,653.00), 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 February, 2023, 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