

FORECLOSURE

THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK B OF THE COLLECTIONS AT WOLF CREEK, PHASE ONE, AS SHOWN ON PLAT 149D INCORPORATED IN PLAT BOOK 149, PAGES 87-92. GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Said property being known as: **819 COLLECTIONS DR LAWRENCEVILLE, GA 30043** as Attorney in Fact for Areba Danielle Duncan McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net EXHIBIT A

Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 59743, Page 00415, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

950-89868 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 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 THIRTY-ONE HUNDRED 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 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 of intent to collect attorneys fees having been given).

The 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
919 BOX 24608
West Palm Beach, FL 33416-4605
866-503-5559

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.

BANK OF AMERICA, N.A., as Attorney-in-Fact for ROBERT FERRY AND SARA FERRY

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-077101 – GA#R

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 Rondda P Maurer and Geoffrey E Maurer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for 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 791, 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 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 of intent to collect attorneys fees having been given).

The 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:

1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net EXHIBIT A

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA OF GWINNETT COUNTY 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, UNITS AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 82, GWINNETT COUNTY RECORDS, SAID PLAT BEING 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
Firm file no. 22-07623GA – FT3

FORECLOSURE

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 Areba Danielle Duncan McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net EXHIBIT A

Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 59743, Page 00415, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

950-89868 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 Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association 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 TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

950-89868 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 Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association 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 TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

FORECLOSURE

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 100, PAGE 101, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AN MADE A PART OF THIS DESCRIPTION, BEING AN IMPROVED PROPERTY KNOWN AS 568 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 JACOB FRA SUMMERS AND DEBRA MARIE SUMMERS RECORDED 09/08/1991 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** as Attorney in Fact for Rondda P Maurer and Geoffrey E Maurer to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pacific Union Financial LLC, its successors and assigns, dated May 23, 2016, 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 SIX 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

950-89868 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 Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association 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 TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

950-89868 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 Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association 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 TWENTY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), 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 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 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 of intent to collect attorneys fees having been given).

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LIV

FORECLOSURE

by 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 Lakeland 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 Rondda 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 to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

The 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:

3639 Care Lane LLC
1603 Santa Way
Virginia Beach, VA 23452
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.

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 YOLANDA ODOM AND HAL D ODOM

Robertson, Anschutz, Schneid, Crane & Partners, P.C.
10700 Abbots Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-07954GA – FT17

950-91730 01/11/2023, 01/18/2023, 01/25/2023, 02/01