FORECLOSURE

NETT COUNTY, GEORGIA BEING LOT 16, BLOCK B OF THE COLLECTIONS AT WOLF CREEK, PHASE ONE AS SHOWN ON PLAT AS SHOWN ON PLAT RECORD IN PLAT BOOK 149, PAGES 87-92, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE

Said property being known is: 819 COLLECTIONS DR LAWRENCEVILLE, GA 30043

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are YOLANDA ODOM AND HAL

D ODOM 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 de fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paving the same and all expenses of sale, including at torneys fees (notice of intent to collect attorneys fees hav-

ing been given). Said property will be sold subject to the following: (1) 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 dis-closed by an accurate survey and inspection of the property; and (4) any assess ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters 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 confirmational and distributions and subject to the confirmation of the confirmation nal confirmation and audit of the status of the loan with the holder of the Security

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 fol-

LoanCare, LLC 3637 Sentara 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 nego-tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. LAKEVIEW LOAN SERVIC-

ING, LLC, as Attorney-in-Fact for YOLANDA ODOM AND HAL Robertson. Anschutz.

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-059788 -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 Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for Metlife Home and assigns, dated November 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC to Nationstar Mortgage LLC by assignment to be record-ed in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED TWENTY-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 output, but the biphet hidder. outcry to the highest bidder for cash before the court-house door of Gwinnett house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale within the legal hours of sale on the first Tuesday in February, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

tv Deed first set out above Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, TX 75019, (888) Coppell, 1 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned

the party in possession of the property is Areba Danielle Duncan or a tenant or tenants and said property is more commonly as 404 Simonton Oak Lane Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal descrip-

FORECLOSURE

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the nolder 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

AU that tract or parcel of AU that tract or parcel of land lying and being in Land Lot 182 of the 5th District, Gwinnett County, Georgia, being Lot 76, Block A, of Ridgeview Subdivision, Unit Two, as per plat thereof recorded in Plat Book 105, page 272-273, Gwinnett County, Georgia Records, which recorded plat is incorporated the second sec porated herein by reference and made a part of this de-

MR/mac 2/7/23 Our file no. 22-07474GA

950-88715 12/07/2022 12/14/2022 12/28/2022 01/11/2023 12/21/2022 01/04/2023 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER 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 s, as last JPMorgan transferred to JPMorgan Chase Bank, National Assocriation by assignment recorded in Deed Book 59743 , Page 00415, Gwin-nett County, Georgia Records, conveying the af-Records, conveying the after-described property to secure a Note in the original principal amount of TWEN-TY-SIX THOUSAND AND 0/100 DULLARS (\$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

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

Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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

peed 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 out with use and provible), the not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, 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 of recourse against the abovenamed or the undersigned JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14

The entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, Na tional Association 3415 Vi Columbus, OH sion Drive.

43219, 800-446-8939.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of the property is Dawn Garri-

son or a tenant or tenants and said property is more commonly known as 250 Riverbirch Ln, Georgia Lawrenceville, Georgia 30044. Should a conflict arise between the property

address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the ILS Bankrunt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. JPMorgan Chase Bank, Na-

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 LOCAT-

EYING AINU BEING LUCATE
D 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 BEING IN LAND LOT 46 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 79, BLOCK A, BIRCHWOOD, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 82 GWINNETT COUNTY
RECORDS, SAID PLAT BEING INCORPORATED HERE-

IN BY REFERENCE THERE-

SUBJECT TO THAT CER-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 SUCCESORS AND ASSIGNS, DATED MARCH 25, 2005. AND ED MARCH 25, 2005, AND RECORDED IN DEED BOOK 42404, PAGE 189, GWIN-NETT COUNTY, GEORGIA NETT COUNTY, GEORGIA RECORDS. MR/mac 2/7/23 Our file no. 22-07623GA –

01/11/2023 950-91108 01/25/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUANT TO THE POWER OF SAIR CONTAINED TO THE SECURITY

DEED EXPENSIVE THE POWER OF A MARKET FERRY TO BANK OF AMERICAN NATIONAL THE POWER OF A MARKET FERRY TO BANK OF AMERICAN NATIONAL THE POWER OF T CA, N.A. in the original principal amount of \$609,280.00 dated February 9, 2007 and

FORECLOSURE

recorded in Deed Book 47591, Page 738, Gwinnett County records, the under-signed 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

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, GWIN-PLAI RECORDED IN PLAI BOOK 10, PAGE 101, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AN MADE A PART OF THIS DESCRIP-TION, BEING IMPROVED PROPERTY KNOWN AS 558

NEWLIN COURT, ACCORD-ING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY. BEING THE SAME PROPERTY CONVEYED TO ROBERT FERRY AND SARA ROBERT FERRY AND SARA FERRY BY DEED FROM JA-COB IRA SUMMERS AND DEBRA MARIE SUMMERS 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

Said property being known 558 NEWLIN COURT LAWRENCEVILLE, GA 30045
To the best of the undersigneds knowledge, the party or parties in possession of said proper of 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 de-fault, failure to pay the in-debtedness 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 ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees hav-ing 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 dis-closed by an accurate survey closed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances zoning ordinances, restric-tions, covenants, and mat-ters 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 fol-

lows:
PHH Mortgage Corporation
PO BOX 24605
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 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.

DETAILED MAY DE LISED.

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,

10700 Abbotts Bridge Road Suite 170

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077101 -950-89854 12/21/2022,

01/18/2023. 01/25/2023, 02/01/2023. NOTICE OF SALE UNDER GEORGIA

GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ron-da P Maurer and Geoffrey E da P Maurer and Geoffrey E Maurer to Mortgage Elec-tronic 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 Lag. Modification

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 afrecours, conveying the air-ter-described property to se-cure a Note in the original principal amount of THREE HUNDRED EIGHTY-ONE THOUSAND THREE HUN-DRED SIXTY-FIVE AND 0/100 DOLLARS (2381 355 00) with interest (\$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 be-cause of, among other pos-sible events of default, fail-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 as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.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

taxing authority, any matters which might be disclosed by

an accurate survey and in-

spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and

any matters of record in-cluding, but not limited to, those superior to the Securi-

conveying the 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 HFRF0F

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 0.C.G.A. § 13-1-11 baying hear given)

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 in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. HSBC Bank USA, National Acceptation on Truston in

Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM2, Asset Backed Pass-Through Certification in the holder of the tificates is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-

the entity trait has full and the hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake 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 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 will control. belief of the undersigned, tion will control. The sale will be conducted

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. ers of ACE Securities Corp. Home Equity Loan Trust, Series 2006-FM2. Asset Backed Pass-Through Certificates as Attorney in Fact for

McCalla Raymer Leibert Pierce, LLC

Rafael Gutierrez

FORECLOSURE

ED HEREIN BY REFERENCE

NOTICE OF SALE UNDER

Under and by virtue of the

Power of Sale contained in a Security Deed given by Fabion Brooks to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as

tems, 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 Lean Medifica.

that certain Loan Modifica-tion Agreement recorded in Deed Book 56279, Page 712, Gwinnett County, Georgia Records, as last transferred

to Pacific Union Financial

to Pacific Union Financial, LLC by assignment recorded in Deed Book 55437, Page 224, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of TWD

principal amount of TWC HUNDRED THIRTY-SIX

HUNDRED THIRTY-SIX THOUSAND FOUR HUN-DRED FIFTEEN AND 0/100 DOLLARS (\$236,415.00), with interest thereon as set

with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or

at such place as may be law-

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2023, the fol-lowing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART

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 Pood and by law isolutions.

beed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding

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 in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those surprise to the Securi-

those superior to the Securi-

tious superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

Nationstar Mortgage LLC

successor by merger to Pa-cific Union Financial, LLC is the holder of the Security Deed to the property in ac-

cordance with OCGA § 44-

14-162.2

01/11/2023,

01/25/2023,

GWINNETT

HERETO.

MR/ca 2/7/23 Our file no. 22-08203GA

950-91110

01/18/2023

02/01/2023.

POWER GEORGIA,

COUNTY

ty Deed first set out above. Said property will be sold on an "as-is" basis without any 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net representation, warranty or **EXHIBIT A** recourse against the above-named or the undersigned. Broker Solutions Inc. dba ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 81, BLOCK A, New American Funding is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. PHASE I, BERKSHIRE SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 297A, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORAT.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, Funding, Slyd Suite New Afficial Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

FORECLOSURE

Note, however, that such note, however, that such a control of the control of 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 control 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 scile will be conducted.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the bedder of the court in deep holder of the security deed Broker Solutions Inc. dba New American Funding as Attorney in Fact for Ronda P Maurer and Geof-

frey E Maurer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A EXHIBIT A
All tract or parcel of land lying and being in Land Lot 3
of the 1st District, Puckett
GMD 1397, Gwinnett County, Georgia, being Lot 56,
Block A, Old Friendship
Place fka Old Friendship
Community of the Place of the Place Plat Community, as per plat thereof recorded in Plat Book 134, pages 1-2, Gwin-nett County, Georgia records, which recorded plat incorporated herein reference and made a part of this description. MR/jay 2/7/23 Our file no. 22-07954GA –

FT17 950-91730 01/11/2023, 01/18/2023 01/25/2023. 02/01/2023

NOTICE OF SALE UNDER GWINNETT

GFORGIA. Under and by virtue of the Power of Sale contained in a Security Deed given by Rafael Gutierrez to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Investment & Loan, its successors and assigns, dated May 23, 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

tificates by assignment recorded in Deed Book 60146, Page 26, Gwinnett County, Georgia Records, after-described property to secure a scribed property to secure a Mote 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 white output to the highest the secure of the sold at white output to the highest with the sold at the sold a 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

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. HEREOF
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other pos-Note, however, that such entity is not required by law to negotiate, amend or modi-To the best knowledge and belief of the undersigned, the party in possession of sible events of default, failas 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

the party in possession of the property is Fabion Brooks or a tenant or ten-ants and said property is more commonly known as 1033 Deadwood Trail, Lo-ganville, Georgia 30052. Should a conflict arise be-tween the property address tween the property address and the legal description the 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 con-firmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC,

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 227 of the 5th District of Courty, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per plat recorded in Plat Book 133, pages 290-295, Gwinnett County, Georgia Records, which plat is made a part hereof and in-corporated herein by refer-

MR/jay 2/7/23 Our file no. 22-08244GA -01/11/2023, 01/25/2023, 950-91723 01/18/2023, 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 CYNTHIA J PHILLIPS or ten 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 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 Modifica tion Agreement recorded in Deed Book 59424 , Page 289, Gwinnett County, Geor-

gia Records, as last trans-ferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59413, Page 360, Gwinnett County, Georgia Records, conveying the after-deconveying the after-de-scribed property to secure a scribed 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

FORECLOSURE

outcry to the highest bidder for cash before the court-house door of Gwinnett house 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, failter the new the indebtdeness 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 bed and by law, including attorney's fees (notice pursuant to 0.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, contrictions assessments. brances, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the 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 au-

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 Miguel I Al-varez Giron or a tenant or tenants and said property is more commonly known as Comstock

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 Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal deaddress 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. Bankrupt

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing. as Attorney in Fact for Miguel I Alvarez Giron McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 ww.foreclosurehotline.net land lying and being in Land Lot 51 of the 5th District, Gwinnett County, Georgia, being Lot 44, Block A, Saratoga Springs Subdivi-sion, Unit One, as per plat recorded in Plat Book 47, Page 25, Gwinnett County, Cogretia records Georgia records, which recorded plat is incorporated herein by this reference and made a part of this descrip-

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

01/18/2023, 02/01/2023. STATE OF GEORGIA NOTICE OF SALE UNDER

POWER Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by KEN-NITH 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 original principal amount of \$112,000.00 dated April 24, 2007 and recorded in Deed 2007 and 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 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 PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 302 OF THE 5 DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 8, BLOCK A, WHISPER WOODS SUBDI-VISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 39, PAGE 85, GWIN-NETT COUNTY, GEORGIA RECORDS. WHICH RECORDS, WHICH RECORDED PLAT IS INCOR WHICH PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-KNOWN WHISPER COURT. AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

Said property being known as: 2552 WHISPER COURT DACULA, GA 30019

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are KEN-NITH R PHILLIPS JR AND

ant(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 indebtodness as provided for debtedness 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 ex-penses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

to conect attorneys less 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 prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

FORECLOSURE

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) fithe status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-Nationstar Mortgage LLC

d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 I-866-480-2432
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.
THIS LAW FIRM IS ACTING AS A DERT COLLECTOR AT-

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

as Attorney-in-Fact for KENNITH R PHILLIPS JR AND CYNTHIA J PHILLIPS Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-085254 suant 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,

950-90895 01/11/2023 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER GWINNETT GEORGIA. COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Omar K Smith to Navy Federal Credit Union, dated July 16, 2018, recorded in Deed Book 56026, Page 550 Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED TEN THOUSAND SEVEN HUNDRED EIGHTEEN AND 0/100 DOLLARS (\$410,718.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 16, 2018, recorded in Deed outcry to the highest bidder for cash before the court-house 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:

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 purpose of paying the same and all expenses of this sale, as provided in the Security

bed and by law, including attorney's fees (notice pursuant to 0.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 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 in-spection of the property, any spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, ty 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.

Navy Federal Credit Union is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The actify that has full au.

GA
All that tract or parcel of land lying and being in Land Lot 204 of the 7th District, Lot 204 of the 7th District, Gwinnett County, Georgia, being Lot 79, Block K, The Villas at Riverbrooke Subdi-vision, Phase One, as per plat recorded in Plat Book 62, Page 227, Gwinnett County, Georgia records, which recorded plat is process. The entity that has full authe entity that has told and hority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)255-5948. County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. description. The property address and tax parcel identification number listed are provided solely for informational pur-

To the best knowledge and belief of the undersigned, the party in possession of the property is Omar K Smith and Mary Cy Duffoo-Smith or a tenant or tenants and said property is more commonly known as 4030 Lantern Hill Drive, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control

scription 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 con-firmation and audit of the status of the loan with the holder of the security deed. Navy Federal Credit Union as Attorney in Fact for Omark Kemith Omar K Smith McCalla Raymer Leibert

rce IIC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 2 of the 2nd District, GMD 1749, Gwinnett County, Georgia, being Lot 105, Block KK (formerly Block MM) of Ridgebrooke at Hamilton Mill Subdivision, Phase 8C, as per plat recorded in Plat Book 99, Page 132, Gwinnett County Records, said plat being incorporated herein by refercorporated herein by reference thereto

Conveyance subject to all easements and restrictions of record, if any.
Parcel ID R3002B380 MR/ca 2/7/23 Our file no. 22-08596GA -FT8 950-90919 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023,

NOTICE OF SALE UNDER POWER GEORGIA GWINNETT

gia Records and as modified

gla Hecords and as mounted by that certain Loan Modifi-cation Agreement recorded in Deed Book 56043, Page 73, Gwinnett County, Geor-gia Records, as last trans-ferred to Quicken Loans,

LLC by assignment recorded

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-Under and by virtue of the Power of Sale contained in a Security Deed given by Stephen A. Lanum AKA Stephen A. Lanum AKA Stephen A. Lanum and Michelle Delisa Grffin also known as Michelle DeLisa Lanum to Mortgage Electronic Registration Systems, log as granten as promises 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 Itoline Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 18, 2016, recorded in Deed Book 54398, Page 151, Gwinnett County, Georgia Poereits and as medified 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

FORECLOSURE

FORECLOSURE

855, Gwinnett County, Geor gia Records, conveying the after-described property to secure a Note in the original principal amount of ONE

principal amount of ONE HUNDRED SIXTY-FIVE

THOUSAND FOUR HUNDRED NINETY-SIX AND 0/100 DOLLARS

0/100 DOLLARS (\$165,496.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

house 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 follow-

ing described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

The debt secured by said

Security Deed has been and

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, a provided in the Security.

as provided in the Security

Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

brances, zoning ordinances, restrictions, covenants, and

any matters of record in-

to the property in accordance with OCGA § 44-14-162.2.
The entity that has full audicity that the state of the control of the

the entity time labs full are the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is. Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

Note, however, that such

entity is not required by law

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Stephen A. Lanum AKA Stephen A. Lanum AKA Stephen A. Lanum AKA Stephen A.

nun or a tenant or tenants and said property is more commonly known as **2630**

Kingsbrooke Ln, Duluth, Georgia 30097. Should a conflict arise between the property address and the le-gal description the legal de-scription will control.

The sale will be conducted

subject (1) to confirmation

that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

holder of the security deed

Pierce, LLC 1544 Old Alabama Road

of Gwinnett in the State of

poses. Commonly known as: 2630

Kingsbrooke Lane, Duluth, GA 30097-7395

Our file no. 22-08689GA -

NOTICE OF SALE UNDER

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the

Power of Sale contained in a

Security Deed given by John G Andrews to Bank of Amer-

ica, N.A., dated May 1, 2007, recorded in Deed Book 47891, Page 49, Gwin-

nett County, Georgia Records, as last transferred

to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as trustee for RCF 2 Acquisition

trustee for RCF 2 Acquisition Trust by assignment record-ed in Deed Book 60361, Page 632, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND EIGHT HUN-DRED AND 0/100 POLLARS

THOUSAND EIGHT HUNDEDRED AND 0/100 DOLLARS (\$168,800.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be Jawfully

place as may be lawfully designated as an alternative,

within the legal hours of sale

on the first Tuesday on the first luesday in February, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

01/11/2023

01/25/2023,

MR/jay 2/7/23

950-91707

02/01/2023.

POWER

537

spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record including, but not limited to, these supprier to the Security those superior to the Securi ty 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. U.S. Bank Trust National Association, not in its indi-Association, not in its indi-vidual capacity but solely as trustee for RCF 2 Acquisition Trust is the holder of the Se-curity Deed to the property in accordance with OCGA §

44-14-162 2 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 713625034 7136252034.
Note, however, that such entity is not required by law

to negotiate, amend or modi fy the terms of the loan.

To the best knowledge and belief of the undersigned the party in possession of the property is John G Andrews and John M Monzon Zepeda or a tenant or ten-ants and said property is more commonly known as 1698 Mulberry Lake Drive, Dacula, Georgia 30019. Dacula, Georgia 30019. Should a conflict arise between the property address The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association not in its indi-Association, not in its indi

cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on rustee for RCF 2 Acquisition Trust as Attorney in Fact for an "as-is" basis without any John G Andrews representation, warranty or McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed

vidual capacity but solely as

THE FOLLOWING PROPERTY:
THAT TRACT OR PARCEL
OF LAND LYING AND BEING
IN LAND LOT(S) 2 OF DISTRICT 3, GWINNETT COUNTY, GEORGIA, BEING LOT
(S) 7, BLOCK JJ, HAMILTON
MILL A HOME TOWN
PHASE SUBDIVISION,
PHASE 6A, A.K.A. PHASE 4,
AS PER PLAT RECORDED
IN GWINNETT COUNTY,
GEORGIA RECORDS AT
PLAT BOOK 77, PAGE 267,
GWINNETT COUNTY, GEORGIA. THE FOLLOWING PROPER-

GIA. BEING AND INTENDING TO DESCRIBE THE SAME PREMISES CONVEYED IN A DEED RECORDED 05/09/2003, IN BOOK 32445 PAGE 89 KNOWN AS 1698 MULBER-

RY LAKE DRIVE PARCEL: R3001 367 MR/meh 2/7/23 Our file no. 22-08987GA -T8 950-91366 01/11/2023,

01/18/2023, 02/01/2023. NOTICE OF SALE UNDER GEORGIA GWINNETT

01/25/2023

COUNTY
Under and by virtue of the Power of Sale contained in a Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Power of Sale contained in a Security Deed given by Megan Kaye to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated July 23, 2000. as Attorney in Fact for Stephen A. Lanum AKA Stephen A. Lanum and Michelle Delisa Grffin also known as Michelle DeLisa Lanum McCalla _ERaymer Leibert and assigns, dated July 23, 2009, recorded in Deed Book 49667, Page 782, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A d/b/a Mr. Cooper by assign-ment recorded in Deed Book Tax Id Number(s): R7204 59507, Page 864, Gwinnett County, Georgia Records, Land situated in the County scribed property to secure a Note in the original principal amount of ONE HUNDRED NINETY-SIX THOUSAND NINETY-SIX THOUSAND THREE HUNDRED SEVEN-TY-SEVEN AND 0/100 DOL-LARS (\$196,377.00), with interest thereon as set forth thorois there will be cold at 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,

described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fain-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 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 0.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, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encum brances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi Those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au The entity trait has full au-hority 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 Megan Kaye or a tenant or tenants and said property is more commonly known as 2605 Preston Ridge Lane, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description the legal description will control. scription will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 tional Association 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 Suall to U.C.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 in-spection of the property, any assessments, liens, encum assessments, liens, encuri-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

tion will contro The sale will be conducted