FORECLOSURE

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11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lake Summit Alternative Loan Trust 2019-1 Series A 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Roger Williamson and Saundra Plunkett or a tenant or tenants and said property is more commonly known as **4191 Lantern Hill Dr, Dacula, Georgia 30019.** 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.

Lake Summit Alternative Loan Trust 2019-1 Series A
as Attorney in Fact for
Roger Williamson and Saundra Plunkett McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
20:18
Page 2

All that tract or parcel of land lying and being in Land Lot 2 of the 3rd District Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 47, Block KK, Ridgebrooke at Hamilton Mill - A Home Town Subdivision, Phase 8B, as per plat recorded in Plat Book 95, Page 1, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference Property Address: 4191 Lantern Hill Drive, Dacula, GA 30019 Parcel ID Number: R3002B229

Subject to any Easements or Restrictions of Record.

Subject to that certain security from Roger Williamson and Saundra Plunkett, as Joint Tenants with Rights of Survivorship, to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for TJC Mortgage, Inc., its successors and assigns, dated December 15, 2015, and recorded in Deed Book 53993, Page 865, Gwinnett County, Georgia Records.

MR/ca 4/4/23
Our file no. 22-08941GA – FT7
950-96652 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Donald A Yoder and Carol A Yoder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, its successors and assigns, dated September 19, 2017, recorded in Deed Book 55447, Page 557, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 59593, Page 760, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND FOUR HUNDRED AND 0/100 DOLLARS ($178,400.00), 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 April, 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 the undersigned.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Donald A Yoder and Carol A Yoder or a tenant or tenants and said property is more commonly known as **690 Rock Elm Dr, Auburn, Georgia 30011.** 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
as Attorney in Fact for
Donald A Yoder and Carol A Yoder
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
20:19
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EXHIBIT A

Tax Id Number(s) R2003 468 Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 2ND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 58, BLOCK C, BROOKSIDE CROSSING, PER PLAT BOOK 110, PAGES 299-300, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

Commonly known as: **690 Rock Elm Drive, Auburn, GA 30011-4618**

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

MR/mac 4/4/23
Our file no. 22-09421GA – FT1
950-96039 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mauricio Lopez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, its successors and assigns, dated December 21, 2012, recorded in Deed Book 51967, Page 817, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59854, Page 284, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-THREE THOUSAND AND 0/100 DOLLARS ($243,000.00), 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 April, 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 the undersigned.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Mauricio Lopez or a tenant or tenants and said property is more commonly known as **2618 Lake Manor Circle, Duluth, Georgia 30096.** Should a conflict arise between the property address and the legal description the legal description will control.

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

Specialized Loan Servicing LLC as Attorney in Fact for
Mauricio Lopez
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
20:09
Page 2
EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 240 of the 6th District, Gwinnett County, Georgia, being Lot 35, Block A, The Villages at Old Norcross §South Tract, as per plat recorded in Plat Book 121, Pages 294 - 295, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

MR/ca 4/4/23
Our file no. 22-09583GA – FT7
950-96649 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by James Edward Powell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Network Funding, L.P., its successors and assigns, dated April 21, 2005, recorded in Deed Book 42508, Page 42, Gwinnett County, Georgia Records, as last transferred to FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee by assignment recorded in Deed Book 60395, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FOUR THOUSAND AND 0/100 DOLLARS ($94,000.00), 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 April, 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 the undersigned.

FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is James Edward Powell or a tenant or tenants and said property is more commonly known as **2225 Mitchell Rd, Lawrenceville, Georgia 30043.** 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.

FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral
Trust Trustee
as Attorney in Fact for
James Edward Powell
14:59
Page 2
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 103 of the 7th District of Gwinnett County, Georgia, being 4.56 as shown on that boundary survey for C.C. Jenkins, dated September 29, 1994 by Cornerstone Development Consultants, Inc., and being more particularly described as follows:

Beginning at the northeast intersection of Peachtree Road (80' R/W) and Mitchell Road (60' R/W), running thence in a Northwesterly direction along the northeastern right of way of Mitchell Road a distance of 973.19 feet to a point, said being the TRUE POINT OF BEGINNING; thence north 41 degrees 16 minutes 08 seconds West for a distance of 161.75 feet to a point on the right of way of Mitchell Road; thence North 42 degrees 23 minutes 08 seconds West for a distance of 18.98 feet to a point on the right of way of Mitchell Road; thence North 79 degrees 05 minutes 26 seconds East for a distance of 805.52 feet to a point; thence South 32 degrees 41 minutes 53 seconds East for a distance of 92.87 feet to a point; thence South 42 degrees 21 minutes 53 seconds East for a distance of 188.22 feet to a 1/2" re-bar found; thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 56 minutes 17 seconds West for a distance of 674.06 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGINNING.

Subject to that certain security deed from James Edward Powell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Network Funding, L.P., its successors and assigns, dated April 21, 2005, and recorded in Deed Book 42508, Page 16, Gwinnett County, Georgia Records.

MR/chr 4/4/23
Our file no. 22-10312GA – FT7
950-95667 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by LLOYD G. PEART AND ISOLYN M. PEART REVOCABLE LIVING TRUST to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP in the original principal amount of $382,500.00 dated November 5, 2020 and recorded in Deed Book 58254, Page 461, Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES, LLC in Deed Book 60430, Page 405, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 215 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 173, AND REVISED AT PLAT BOOK 98, PAGE 65, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS RFERENCE AND MADE A PART OF THIS DESCRIPTION.

Said property being known as: **1120 CHIMNEY TRACE WAY LAWRENCEVILLE, GA 30045**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are LLOYD G. PEART AND ISOLYN M. PEART REVOCABLE LIVING TRUST or tenant (s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

Compu-Link Corporation
101 W. Louis Henna Blvd., Suite 450
Austin, TX 78728
1-866-654-0020

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.

CARRINGTON MORTGAGE SERVICES LLC,
as Attorney-in-Fact for
LLOYD G. PEART AND ISOLYN M. PEART REVOCABLE LIVING TRUST
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-092461 – DaG
950-95938 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC in the original principal amount of $257,254.00 dated December 6, 2017 and recorded in Deed Book 55573, Page 843, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 59727, Page 613, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, THE PRESERVE, UNIT TWO, AS PER PIAT RECORDED IN PLAT BOOK 78, PAGE 44, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING A PORTION OF LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, ACCORDING TO A SURVEY FOR WINDWOOD HOMES PREPARED BY SURVEY CONCEPTS, INC., O. EUGENE KAY, G.R.L.S. NO. 1943, DATED JANUARY 29, 1999, AS RECORDED IN PLAT BOOK 78, PAGE 44, GWINNETT COUNTY, GEORGIA RECORDS, SAID TRACT BEING MORE PARTICULADY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT (50 FOOT RIGHT-OF-WAY) LOCATED AT A POINT WHERE THE PROPERTY LINE DIVIDING LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, AND LOT 11, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION INTERSECTS WITH BOULDERVISTA COURT AND RUN THENCE ALONG SAID RIGHT-OF-WAY OF BOULDERVISTA COURT IN A GENERALLY NORTHEASTERLY DIRECTION, A DISTANCE OF 2.3 FEET ALONG THE ARC OF A CURVE BEARING NORTH 69 DEGREES 02 MINUTES 51 SECONDS EAST; LEAVING SAID RIGHT-OF-WAY LINE; RUN THENCE NORTH 58 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.4 FEET TO A POINT LOCATED ON THE PROPERTY LINE DIVIDING LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, FROM LOT 11, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION; RUN THENCE ALONG SAID PROPERTY LINE SOUTH 44 DEGREES 30 MINUTES 28 SECONDS EAST A DISTANCE OF 6.0 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT, SAID POINT BEING THE TRUE PLACE OR POINT OF BEGINNING.

Said property being known as: **1025 BOULDERVISTA WAY LAWRENCEVILLE, GA 30043**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

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

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
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
KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-095895 – TiT
950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by YHONNY P. SANTANA SAN PABLO to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC in the original principal amount of $216,015.00 dated August 12, 2019 and recorded in Deed Book 56813, Page 648, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60353, Page 127, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A OF HARRISON COVE SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 224, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY REFERENCE, BEING IMPROVED PROPERTY HAVING A HOUSE LOCATED THEREON KNOWN AS 365 ROCKY COVE TRAIL ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY.

Said property being known as: **365 ROCKY COVE TRL LAWRENCEVILLE, GA 30044**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are YHONNY P. SANTANA SAN PABLO or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

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

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452
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
YHONNY P. SANTANA SAN PABLO
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-096160 – TiT
950-94904 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ISRAEL PIOTTER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION in the original principal amount of $202,482.00 dated December 10, 2015 and recorded in Deed Book 53997, Page 272, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONALASSOCIATION in Deed Book 60243, Page 366, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 245 AND 246 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, FREEMAN CROSSING SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 118, PAGE 156, AS LAST REVISED IN PLAT BOOK 126, PAGE 17, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Said property being known as: **1572 BALVAIRD DR LAWRENCEVILLE, GA 30045**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ISRAEL PIOTTER or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

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

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

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

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

U.S. BANK NATIONAL ASSOCIATION,
as Attorney-in-Fact for
ISRAEL PIOTTER
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-096173 – TiT
950-95713 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ayisha Byanka Wilkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns, dated March 19, 2021, recorded in Deed Book 58544, Page 617, Gwinnett County, Georgia Records, as last transferred to UNITED WHOLESALE MORTGAGE, LLC by assignment recorded in Deed Book 60436, Page 145, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED NINETY-NINE THOUSAND ONE HUNDRED THIRTY-SIX AND 0/100 DOLLARS ($399,136.00), 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 April, 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 the undersigned.

UNITED WHOLESALE MORTGAGE, LLC. is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ayisha Byanka Wilkins or a tenant or tenants and said property is more commonly known as 1252 Towncastle Way, Buford, Georgia 30518. 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.

UNITED WHOLESALE MORTGAGE, LLC.
as Attorney in Fact for
Ayisha Byanka Wilkins
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
18:55
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EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 230 of the 7th District, Gwinnett County, Georgia, being Lot 47, Block C, Castleberry Hills Subdivision, Phase 2, Unit 4, as per plat recorded in Plat Book 147, Pages 267-270, as revised in Plat Book 150, pages 36-39, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.

1252 Towncastle Way, Buford, GA 30518
Parcel ID R7230 280
MR/meh 4/4/23
Our file no. 23-10578GA – FT2
950-95169 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Juan F Almazan Martinez to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated July 23, 2021, recorded in Deed Book 59054, Page 214, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60441, Page 656, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED THIRTY-SIX AND 0/100 DOLLARS ($382,936.00), 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 April, 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 the undersigned.

Ameris Bank 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: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Juan F Almazan Martinez or a tenant or tenants and said property is more commonly known as 6398 Panasa Court, Tucker, Georgia 30084. 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.

Ameris Bank
as Attorney in Fact for
Juan F Almazan Martinez
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
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17:42
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6398 PANASA COURT, TUCKER, GA 30084

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, CREEKSIDE HERITAGE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 150, PAGES 133-137, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TAX ID # R6165 226
MR/mac 4/4/23
Our file no. 23-10647GA – FT18
950-96007 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Aaron G Swift-Davis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated June 30, 2010, recorded in Deed Book 50216, Page 0115, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 58926, Page 249, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 51452, Page 124, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-FOUR THOUSAND ELEVEN AND 0/100 DOLLARS ($124,011.00), 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 April, 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 the undersigned.

Wells Fargo Bank, N.A. 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

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 Aaron G Swift-Davis or a tenant or tenants and said property is more commonly known as **3482 Newtons Crest Circle, Snellville, Georgia 30078.** Should a conflict arise between the property address and the legal description the legal description will control.

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

Wells Fargo Bank, N.A.
as Attorney in Fact for
Aaron G Swift-Davis
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
19:22
Page 2
Roswell, GA 30076
www.foreclosurehotline.net
*Auction services provided by Auction.com (www.auction.com)
EXHIBIT A

All that piece, parcel or lot of land with improvements thereon lying and being in land lot 5 of the 5th land district, Gwinnett County, Georgia, being lot 49, block A, Newton's Crest Subdivision, as per a plat recorded in Plat Book 96, pages 185 - 186, Gwinnett County Public Records.

(Parcel ID # R5005 247 / 3482 Newtons Crest Circle, Snellville, GA 30078).

MR/chr 4/4/23
Our file no. 23-10864GA – FT5
950-96529 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Tope Alebiosu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46858, Page 803, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60353, Page 724, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOLLARS ($38,500.00), 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 April, 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 the undersigned.

MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Tope Alebiosu or a tenant or tenants and said property is more commonly known as **594 Reading Ct, Lawrenceville, Georgia 30043.** 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.

MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee as Attorney in Fact for Tope Alebiosu McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
21:26
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www.foreclosurehotline.net
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 23, BLOCK B, OLDE PEACHTREE STATION SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 62, PAGE 204, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.

SUBJECT TO THAT CERTAIN SECURITY DEED FROM TOPE ALEBIOSU TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, DATED JULY 21, 2006, AND RECORDED IN DEED BOOK 46858, PAGE 786, GWINNETT COUNTY, GEORGIA RECORDS.

MR/mac 4/4/23
Our file no. 23-10897GA – FT7
950-96558 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Sharon A Griffin and Melinda Jean Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns, dated December 18, 2013, recorded in Deed Book 52734, Page 218, Gwinnett County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 59067, Page 773,