

**FORECLOSURE**

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 **600 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 Raymond Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
20:09  
Page 2  
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: **600 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  
Firm file no. 22-09421GA – FT7  
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 of 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&#39;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 &quot;as-is&quot; 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 all 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 30046**. 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  
McCalla Raymond 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, 1984 by Cornerstone Development Consultants, Inc., and being more particularly described as follows:  
Beginning at the northeast intersection of Peachtree Road (80&#39;s/RW) and Mitchell Road (60&#39;s/RW), 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 18.99 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 point; re-bar found, thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2&quot;6&quot; 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.  
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 LOT 10; BLOCK B, THE PRESERVE, UNIT TWO, AS PER PLAT 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 SURVEY FOR WINDWOLD SOMES 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 PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT (50 FOOT SAID POINT WHERE THE

**FORECLOSURE**

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, GWINNETT COUNTY**  
Under and by virtue of the Power of Sale contained in a Security Deed given by 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 ONE 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&#39;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 &quot;as-is&quot; 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 all 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 30046**. 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  
McCalla Raymond 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, 1984 by Cornerstone Development Consultants, Inc., and being more particularly described as follows:  
Beginning at the northeast intersection of Peachtree Road (80&#39;s/RW) and Mitchell Road (60&#39;s/RW), 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 18.99 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 point; re-bar found, thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2&quot;6&quot; 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.  
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 LOT 10; BLOCK B, THE PRESERVE, UNIT TWO, AS PER PLAT 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 SURVEY FOR WINDWOLD SOMES 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 PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT (50 FOOT SAID POINT WHERE THE

**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 of 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&#39;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 &quot;as-is&quot; 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 all 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 30046**. 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  
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McCalla Raymond Leibert Pierce, LLC  
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EXHIBIT A  
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Beginning at the northeast intersection of Peachtree Road (80&#39;s/RW) and Mitchell Road (60&#39;s/RW), 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 18.99 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 point; re-bar found, thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2&quot;6&quot; 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.  
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 LOT 10; BLOCK B, THE PRESERVE, UNIT TWO, AS PER PLAT 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 SURVEY FOR WINDWOLD SOMES 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 PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT (50 FOOT SAID POINT WHERE THE

**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 Home America Mortgage, Inc., its successors and assigns, dated July 21, 2006, and recorded in Deed Book 42508, Page 16, Gwinnett County, Georgia Records.  
MR/chr 4/4/23  
Our file no. 22-103126GA – FT7  
950-95667 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GWINNETT COUNTY**  
Pursuant to the power of sale contained in the Security Deed executed by LLOYD G. PEART AND ISOLYN M.

**FORECLOSURE**

**PEARL REVOCABLE LIVING TRUST TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LENDING, LLC** 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, A COLD WATER CREEK SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 173, AND REVISED AT PLAT BOOK 108, PAGE 65, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.  
Said property being known as: **1120 CHIMNEY TRACE WAY LAWRENCEVILLE, GA 30045**  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are KELY M. 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 it is, 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 this 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; (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:  
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. 23-095895 – TIT  
950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GWINNETT COUNTY**  
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 NATIONAL ASSOCIATION 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 112, 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 undersigned's 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 this 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; (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:  
1855  
Page 2  
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 26-39, Gwinnett County, Georgia Records, which plat is incorporated herein 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 666, 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&#39;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 &quot;as-is&quot; 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 all 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 **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.  
Ameris Bank as Attorney in Fact for Juan F Almazan Martinez  
McCalla Raymond Leibert Pierce, LLC  
1544 Old Alabama Road Roswell, GA 30076  
Page 2  
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, 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 784 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 Ruby F Mott to Global Mortgage &amp; Finance Services, dated April 7, 2004, recorded in Deed Book 38128, Page 230, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTEEN THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$216,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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&#39;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 &quot;as-is&quot; 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 all 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 30046**. 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  
McCalla Raymond 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 240 of the 8th 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.

**FORECLOSURE**

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 POINT OF BEGINNING.  
Said property being known as: **1025 BOULDERVISTA WAY LAWRENCEVILLE, GA 30043**  
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are KELLY M. 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 this 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; (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:  
LuciCare, LLC  
1637 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.

**NOTICE OF SALE UNDER POWER**

**STATE OF GEORGIA, COUNTY OF GWINNETT**  
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 NATIONAL ASSOCIATION 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 112, PAGE