FORECLOSURE

the party in possession of the property is Donald A Yo-der and Carol A Yoder or a tenant or tenants and said 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 which (1) the confirmation subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupted under the Jos. Balkrupt-cy Code and (2) to final con-firmation 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

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, BROOK-SIDE 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

Rock Elm Drive, Auburn, GA 30011-4618 The Property Address And Tax Parcel Identifi-Cation Number Listed Are Provided Solely FOR INFORMATIONAL PUR-POSES MR/mac 4/4/23 Our file no. 22-09421GA -

950-96039 03/08/2023, 03/22/2023,

03/15/2023, 03/29/2023.

NOTICE OF SALE UNDER GEORGIA, COUNTY GWINNETT

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 Dood 2012, recorded in Deed Book 51967, Page 817, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicng LLC by assignment ecorded in Deed Book 59854, Page 284, Gwinnett County, Georgia Records, conveying the after-deconveying the scribed 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 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 April, 2023, the following de-

scribed 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 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, 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 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 ad valorem taxes (including taxes which are a lien, but yet due and payable) 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 inspection of the property, any assessments liens encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, 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.

Specialized Loan Servicing LLC is the holder of the Se-curity Deed to the property in accordance 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: 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 prohibit-ed 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. Specialized Loan Servicing LLC as Attorney in Fact for Mauricio Lopéz

McCalla Raymer Leibert Pierce, LLC 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 -950-96649

03/29/2023

FORECLOSURE

NOTICE OF SALE UNDER

GWINNETT GEORGIA. 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 tration grantee, as nominee for Net-work Funding, L.P., its suc-cessors and assigns, dated April 21, 2005, recorded in Deed Book 42508, Page 42, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association ation as Collateral Trust Trustee Trustee by assiq recorded in Deed assignment 60395, Page 107, Gwinnett County, Georgia Records, conveying the after-de-

scribed 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 theory in these will be a set forth theory in these will be a set forth theory in these will be a set of the 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 lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in April, 2023, the following described property 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, 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 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 hours how niver.)

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. dersigned.
FirstKey Master Funding
2021-A Collateral Trust, U.S.
Bank Trust National Association as Collateral Trust
Trustee is the holder of the
Society Deed to the proper

Security Deed to the proper-ty in accordance with OCGA ty in accordance 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-

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 the pest knowledge and belief of the undersigned, the party in possession of the property is James Ed-ward Powell or a tenant or tenants and said property is more commonly known 2225 Mitchell Lawrenceville, Georgia
30043. Should a conflict
arise between the property
address and the legal description the legal descrip-

tion 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 Associa-

tion 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 Jenkins, dated September 29, 1994 by Cornerstone De-

velopment Consultants, Inc., and being more particularly described as follows: Beginning at the northeast intersection of Peachtree Road (80' R/W) and Road (60') Mitchell 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 cult.

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 74.06 feet to an iron pin 674.06 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGIN-

NING. Subject to that certain se 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. Records. MR/chr 4/4/23

Our file no. 22-10312GA - FT7 950-95667 03/08/2023 03/15/2023 03/29/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER Pursuant to the power of

sale contained in the Securi-

ty Deed executed by LLOYD G. PEART AND ISOLYN M.

FORECLOSURE

INUST to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC. AS NOMINFE FOR ALL 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 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 fol-ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 215 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, 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, GWIN-NETT COUNTY, GEORGIA NETT 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 under-

signeds knowledge, the party or parties in possession of said property is/are LLOYD G. PEART AND ISOLYN M. PEART REVOCA-BLE LIVING TRUST or tenant

(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, allioning 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 payable the same and all exnaving the same and all expenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys rees naving 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 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 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) fi-nal confirmation and audit of the status of the loan with

the holder of the Security The name, address, 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: 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 nego tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OPTAINED MAY BE USED. OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE SERVICES LLC, as Attorney-in-Fact for LLOYD G. PEART AND ISOLYN M. PEART REVOCA-

ROUTH M. PEART REVOCA-BLE LIVING TRUST Robertson, Anschutz, Schneid, Crane & Dr. Part-ners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-092461 950-95938 03/22/2023

03/29/2023. STATE OF GEORGIA COUNTY OF GWINNETT

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 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 outsigned will sell at public out-cry 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:

as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 91 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
BECORDS, WHICH
BECORDED PIAT IS

MHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS

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 RIGHTOF-WAY LINE OF BOULDERVISTA COURT (SO FOOT
RIGHT-OF-WAY) LOCATED
AT A POINT WHERE THE
PROPERTY LINE DIVIDING

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 coellect storneys fees have 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

FORECLOSURE

FORECLOSURE

LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, AND LOT 11, BLOCK B, UNIT TWO OF

OF THE PRÉSERVE SUBDI-

RIGHT-OF-WAY LINE OF
BOULDERVISTA COURT,
SAID POINT BEING THE
TRUE PLACE OR POINT OF

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

To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are KEL-LY 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

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).

ing been given). Said property will be sold

salu property will be solve 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 prop-erty; and (4) any assess-

ments, liens, encumbrances,

dividual 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

LAKEVIEW LOAN SERVIC-

Robertson, Anschutz, Schneid, Crane & DITC

ners, PLLC 10700 Abbotts Bridge Road

Firm File No. 23-095895 -

TiT 950-94894 03/01/2023, 03/15/2023,

03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security Deed executed by YHON-NY P. SANTANA SAN PABLO to MORTGAGE ELECTRONIC REGISTRA-

TION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC in the original

principal amount of \$216,015.00 dated August 12, 2019 and recorded in

\$216,015,000 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 Sequity.

property in said Security Deed and described as fol-

ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A OF HARRISON COVE SUB-DIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 40, PAGE 224, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN

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 par-

Suite 170 Suite 170 Duluth, GA 30097 Phone: 470.321.7112

BEGINNING

30043

taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop BLOCK B, UNIT IWU UPTHE PRESERVE SUBDIVISION INTERSECTS WITH BOULDERVISTA COURT AND RUN THENCE ALONG SAID RIGHT-OF-WAY OF BOULDERVISTA COURT IN A GENERALLY NORTHEAST-EPLY VIDERCTION A erty; and (4) any assessments, liens, encumbrances 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) fi-nal confirmation and audit of Deed. The name, address, and telephone number of the 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 SUBDIdividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-LoanCare, LLC 3637 Sentara Way OF THE PRESERVE SUBUI-VISION; 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 PICHT-OS-WAY LINP OF 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 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 YHONNY P. SANTANA SAN PABLO Robertson, Anschutz, Schneid, Crane & Schneid, Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 23-096160 -950-94904 03/01/2023,

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 POWER ed 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
Page 18-94 Page 266 Deed Book 60243, Page 366

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the 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 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: the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the inlows:

JOHE TO BY THE TO STATE 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 126, 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 A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Said property being known as: 1572 BALVAIRD DR LAWRENCEVILLE, GA 30045 To the best of the under signeds knowledge, the par y or parties in possession of said property is/are IS-RAEL PIOTTER or tenant(s). The debt secured by said Security Deed has been and ING, LLC, as Attorney-in-Fact for KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR 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 default, this sale will

Deed. The debt remaining in made for the purpose of paying the same and all expenses of sale, including at torneys 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 prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and mat-

tions, covenants, and the ters of record superior to the Security Deed first set out 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) fi-nal confirmation and audit of

the status of the loan with the holder of the Security 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 Associa-

tion 4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-698-

855-MYUSWIAP (000-000-7627)
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 DERT. ANY INFORMATION 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 & Description (Control of the Control of the Contro

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-096173 ty or parties in possession of said property is/are YHONNY P. SANTANA SAN YHONNY P. SÁNTÁNA 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 950-95713 03/08/2023. 03/22/2023 03/29/2023. NOTICE OF SALE UNDER

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ayrisha Byanka Wilkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholenominee for United Whole sale Mortgage, LLC, its successors and assigns, dated March 19, 2021, recorded in Deed Book 58544, Page 617, Gwinnett County, Georgia Deced to the successor of gia Records, as last trans-ferred to UNITED WHOLE-SALE MORTGAGE, LLC by

FORECLOSURE

Said property will be sold on an "as-is" basis without any representation, 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 warranty or recourse against the above-named or the undersigned.
Ameris Bank is the holder of the Security Deed to the principal amount of THREE HUNDRED NINETY-NINE THOUSAND ONE HUN-DRED 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 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, for cash before the court house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, 8006694268. Note, however, that such entity is not required by law within the legal hours of sale on the first Tuesday in April, 2023, the following deto negotiate, amend or modi-

to legotiate, amend of 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 scribed 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, failor tenants and said property is more commonly known as 6398 Panasa Court, Tuck-er, Georgia 30084. Should a ure to pay the indebtedness as and when due and in the conflict arise between the property address and the leas 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 gal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibitand all expenses of this sale ed under the U.S. Bankrupt-

as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1holder of the Thaving 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 waters. security deed. Ameris Bank Anneris bank
as Attorney in Fact for
Juan F Almazan Martinez
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumwww.foreclosurehotline.net EXHIBIT A 17:42
Page 2
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 brances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on

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 an "as- is" basis without any representation, warranty or recourse against the above-named or the

the above-named of 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 pendiate amendthority to negotiate, amend, and modify all terms of the ENCE. 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 Byan-ka Wilkins or a tenant or ten-ants and said property is more commonly known as 1252 Towncastle Way, Bu-ford, Georgia 30518. Should a conflict arise between the property address and the le-gal description the legal de-scription 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 bedder of the security dead. holder of the security deed UNITED WHOLESA

WHÓLESALE 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 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, owinnert 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, Pages 261, Pages 161, Plat Book 150, pages 161, Plat Book 151, Plat Book vised in Plat Book 199 pages 36-39, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part here-of by this reference and made a part of this descrip-

tion. 1252 Towncastle Way, Bu-

1252 Iowncastle Way, Bu ford, 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 propings for America Power Po 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, Geor-gia Records, conveying the after-described property to

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 court-house door of Gwinnett Country, 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

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 Deed and by law, including 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 beed 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 inan 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-ty Deed first set out above.

19:22 Page 2 Roswell, GA 30076

FORECLOSURE

tion.com) EXHIBIT A All that piece, parcel or lot of land with improvements 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 Subdiproperty in accordance with OCGA § 44-14vision, as per a plat recorded

> MR/chr 4/4/23 Our file no. 23-10864GA -

950-96529

03/29/2023. **POWER**

Security Deed given by Tope Alebiosu to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home America Mort-gage, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed

cy Code and (2) to final con-firmation and audit of the status of the loan with the

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFER-TAX ID # R6165 226

MR/mac 4/4/23 Our file no. 23-10647GA – 950-96007 03/15/2023, 03/08/2023, 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 Resi-dential Mortgage, Inc., its successors and assigns, dat-ed 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 Far-go Bank, N.A. by assignment recorded in Deed Book 51452, Page 124, Gwinnett 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 DOL-

(\$124,011.00), with inter 162.2. est thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the place as may be lawfully designated as an alternative,

designated as an anternative, 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

loan. 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 **HEREOF**

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, but taxes which are a lien, but 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 not yet due and payable), the taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any

assessments, liens, encum brances, zoning ordinances brances, zoliming druinances, 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 un-

dersigned. Wells Fargo Bank, N.A. 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-

The entity trait 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.

the pest 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

To the best knowledge and

as Attorney in Fact for Aaron G Swift-Davis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net
*Auction services provided
by Auction.com (www.auc-

FORECLOSURE

vision, 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/(sbt 4/4/2)3

03/08/2023, 03/22/2023,

NOTICE OF SALE UNDER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

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 Associabank trust National Associa-tion, not in its individual ca-pacity but solely as trustee by assignment recorded in Deed Book 60353, Page 724, Gwinnett County, Georgia Records, conveying the afrecords, conveying the aircredescribed property to secure a Note in the original principal amount of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (235 500 00) with interest

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 court-house door of Gwinnett nouse 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 de-

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, 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 satisfies a 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 displaced by 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

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 the extreme the but solely as trustee is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing 6200 S. Quebec Suite 300. Greenwood Vil-

lage, CO 80111, 800-306-Note, however, that such entity is not required by law

to negotiate, amend or modify the terms of the 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 com-monly known as **594 Read-ing Ct, Lawrenceville, Geor-gia 30043.** Should a conflict

arise between the property address and the legal 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 con-firmation and audit of the status of the loan with the holder of the security deed MEB Loan Trust VI. U.S. Bank National Association

Roswell, GA 30076 21:26 Page 2 www.foreclosurehotline.net WWW.foreclosurenotine.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 28 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA LOT 23, BLOCK B, OLDE PEACHTREE STATION CURDIVISION BLACE IL AC SUBDIVISION, PHASE II, AS
PER PLAT RECORDED IN
PLAT BOOK 62, PAGE 204,
GWINNETT COUNTY,
GEORGIA RECORDS, SAID
PLAT BEING INCORPORATED HEPEIN AND

FD HERFIN AND MADE REFERENCE HERE-

MADE REFERENCE HERE-TO.
SUBJECT TO THAT CER-TAIN SECURITY DEED FROM TOPE ALEBIOSU TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC., ITS SUICCESSORS AND AS-ITS SUCCESSORS AND AS-SIGNS, 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 03/15/2023, 03/29/2023. 03/08/2023, 03/22/2023,

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 Melin-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 transitions. gia Records, as last trans-ferred to M&T Bank by assignment recorded in

assignment recorded in Deed Book 59067, Page 773,

Records, conveying the af ter-described property to se-cure a Note in the original principal amount of FIFTY-

FORECLOSURE

principal amount of FIFIY-EIGHT
THOUSAND SIX HUNDRED
AND 0/100 DOLLARS
(\$58,600.00), 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 April, 2023, the following described reported:

scribed 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 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 in-cluding, but not limited to, 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 un dersigned.
M&T Bank
is the holder of the Security

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authe entity that has full auch thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Foun-tain Plaza, Buffalo, NY 14203, 800-724-1633.

to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and the pest knowledge and belief of the undersigned, the party in possession of the property is Sharon A Griffin, Estate of Sharon A Griffin and Melinda Jean Hudson or a tenant or tenants and said property more commonly known more commonly Nico.... 5516 Westberry Lane, Nor-Georgia 30071. cross, Georgia 30071. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted which (1) to confirmation subject (1) to confirmation that the sale is not prohibit-

ed 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. M&:T Bank AS Attorney in Fact for Sharon A Griffin and Melin-da Jean Hudson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net 14.29 Page 2
EXHIBIT A
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
AWINNETT STATE OF
AMIN IS DE-

GEORGIA AND IS DE-SCRIBED AS FOLLOWS ALL THAT PARCEL OF LAND IN LAND LOT 225, 6TH DISTRICT GWINNETT COUNTY, STATE OF

GEORGÍA, AS DESCRIBED IN DEED BOOK 2835, PAGE 486, ID# R6225 267, BEING KNÓWN AND DESIGNATED

AS: LOT 22, BLOCK A, UNIT THREE, MITCHELL RISE, FILED IN PLAT BOOK 25, PAGE 262, RECORDED 05/16/1984. US/16/1984.
BY FEE SIMPLE DEED FROM DCB CONSTRUCTION COMPANY, INC. AS SET FORTH IN DEED BOOK 2835, PAGE 486 DATED 07/19/1984 AND RECORD-FD 07/23/1984 GWIMMETT

ED 07/23/1984, GWINNETT COUNTY RECORDS, STATE OF GEORGIA.

MR/ca 4/4/23

Our file no. 23-10940GA -

950-96580 03/08/2023 03/29/2023

NOTICE OF SALE UNDER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Ruby F Mott to Global Mortgage & Financial Services, dated April 7, 2004, record-ed in Deed Book 38128, Page 209, Gwinne tt County, Coggris Deporter of the Georgia Records and modified by that cert Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 47752, Page 64, Gwinnett County, Georgia Records, as last transferred to Manhattan Mortgage Corporation by assignment 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 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 April,

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 cale. and all expenses of this sale 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 advalorem taxes (including

2023, the following

scribed property: SEE EXHIBIT A ATTACHED

ad valorem taxes (including taxes which are a lien. 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