FORECLOSURE

MADE REFERENCE HERETU.
ASSESSOR'S PARCEL
NUMBER: R5249 197
PROPERTY ADDRESS:
1948 ALCOVY SHOALS
BLUFF, LAWRENCEVILLE,
GA 30045
PARCEL NO. R5249 197
The debt secured by said

Security Deed has been and security Deed risk been also been also here 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. as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as **1948 Alcovy** known Shoals Bluff, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty attached to and constituting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Rosa K. Byers or tenant or tenants.

ers or tenant or tenants.
PHH Mortgage Corporation
is the entity or individual
designated who shall have
full authority to negotiate,
amend and modify all terms of the mortgage. PHH Mortgage Corporation Loss Mitigation 1661 Wor-thington Rd Suite 100 West Palm Beach, FL 33409 888-

918-1110 Note, however, that such

entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold satu property will be solved subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-

tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, encumbrances, zoning ordinances. restrictions covenants, and matters of record superior to the Security Deed first set out above.
The sale will be conducted

subject to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above. Mortgage Assets Management, LLC as agent and Attorney in Fact for Rosa K.

Byers Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637. 1341-828A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1341-828A 950-95955 03/08/2023, 03/15/2023, 03/22/2023,

03/29/2023 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PURSUANT TO THE POWER OF SAIR CONTAINED IN THE POWER OF SAIR CONTAINED TO THE POWER OF THE POWER ELECTRONIC TION SYSTE REGISTRA TION SYSTEMS, INC. AS NOMINEE FOR BRAND MORTGAGE GROUP, LLC in the original principal amount of \$140,900.00 dated April 24, 2015 and recorded in 24, 2015 and recorded in Deed Book 53582, Page 778,

Gwinnett County records, said Security Deed being last transferred to AMERI-HOME MORTGAGE COMPA-NY, LLC in Deed Book 54929, Page 846, Gwinnett County records, the under-signed will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04,

2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 125 & 126, OF THE 7TH DISTRICT, OF GWINNETT DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 56, BLOCK A, FALCON-CREST NORTH SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 26, PAGE 287, GWIN

COUNTY GEORGIA NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. Said property being known s: 2552 RIPPLE WAY.

as: 2552 RIPPLE WAY, LAWRENCEVILLE, GA 30043 To the best of the under-signeds knowledge, the party or parties in possession of said property is/are of said property is/are RUBEN R PRIETO 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 deother possible events of default, failure to pay the indebtedness as provided for Deed. The debt remaining in default, this sale will made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assess-ments, liens, encumbrances.

FORECLOSURE

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 fol-Cenlar Federal Savings

Bank
425 Phillips Boulevard
Ewing, NJ 08618
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is above individual of eithig and required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A ATTEMPTING TO COLLECT A DEBT ANY INFORMATION DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
AMERIHOME MORTGAGE
COMPANY, LLC, as Attorney-in-Fact for RUBEN R
PRIETO
Rebettern Appendix

Robertson, Anschutz, Schneid, Crane & Drat-ners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053785 – 950-95957 03/08/2023, 03/22/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

03/29/2023

Pursuant to the power of sale contained in the Security Deed executed by MARK
F. JANOWIAK to GREAT
NORTHERN FINANCIAL
CORPORATION in the original principal amount of \$255,000.00 dated July 5, \$255,000.00 dated July 5, 2001 and recorded in Deed Book 24099, Page 31, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

in Deed Book 60196, Page 126, 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 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

follows ALL THAT TRACT OR PAR-

ALL HALL HAR LOW PARCE
CEL OF LAND LYING AND
BEING IN LAND LOT 330,
6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 140, BLOCK A, RIVERFIELD SUBDIVISION, UNIT 1,
FIELD SUBDIVISION FIELD SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 199, AS REVISED IN PLAT BOOK 57, PAGE 98, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

TAX ID: R6330 236

Said property being known as: 5060 RIVERFIELD DR NORCROSS, GA 30092 To the best of the under-signeds knowledge, the paror parties in possession said property is/are MARK JANOWIAK or tenant(s). The debt secured by said Security Deed has been and

is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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

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

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

Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759

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 THIS ŽAW FIRM IS ACTING
AS A DEBT COLLECTOR AT
TEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF
2 ACQUISITION TRUST,
as Attorney-in-fact for

as Attorney-in-Fact for MARK F. JANOWIAK

Robertson, Anschutz, Schneid, Crane & Drithers, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-084645 950-96632 03/08/2023,

03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Porsuant to the Power of Sale contained in a Security Deed given by Keith H Alleyne and Dave A. Alleyne to Navy Federal Credit Union dated 6/20/2019 and recorded in Deed Book 56759 Page 47 Gwinnett County, Georgia Repords: as last transferred. records: as last transferred to or acquired by Navy Fed-eral Credit Union, conveying the after-described property to secure a Note in the original principal amount of \$30,000.00, with interest at rate specified therein

FORECLOSURE

dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the off April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 204 OF THE 5TH DISTRICT, GWIN-THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING LOT 3, BLOCK A, SIMONTON PARK, AS PER
PLAT RECORDED IN PLAT
BOOK 106, PAGE 204,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREGE BY REFERENCE

HEREOF BY REFERENCE.
PPN: R5204 272
This foreclosure is subject to the Security Deed from Keith H. Alleyne, an unmar-Keith H. Alleyne, an unmar-ried man and Dave A. Al-leyne, an unmarried man to Mortgage Electronic Regis-tration Systems, Inc. as nominee for Quicken Loans Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Gwinnett County, Georgia records.

records. The debt secured by said 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 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 attorneys fees (notice of intent to collect attorneys fees having been given).

having been given).
Said property is commonly known as 825 Simonton Rd SE, Lawrenceville, GA 30045 together with all fixtures and personal property. tures and personal property attached to and constituting a part of said property, if a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Dave A. Alleyne and Estate/Heirs of Keith H Alleyne or tenant or

is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

amend and modify all terms of the mortgage.
Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, VA 22180-4907 (888) 503-7102 (888) 503-7102 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the lan

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of of the loan.

be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted Ine sale will be conducted subject to (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, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-iudicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-

mation and audit of the status of the loan as provided immediately above.

Navy Federal Credit Union as agent and Attorney in Fact for Keith H Alleyne and Dave

A. Alleyne Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 2049-128A THIS LAW FIRM MAY BE

IHIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-128A 950-95750 03/08/2023 03/22/2023,

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Diane G Knepp and William C.
Knepp to Mortgage Electronic Registration Systems,

ic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated March 28, 2008, recorded in Deed Book 48750, Page 855, Gwinnett County, Georgia Records and as modified by that certain Lora Medifica. hat certain Loan Modifica-tion Agreement recorded in Deed Book 60133, Page 722, Gwinnett County, Georgia Records, as last transferred Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 57366, Page 60, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIX THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$106,575.00), with interest

(\$106,575.00), 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 property:

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

FORECLOSURE

11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including 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. Said property will be sold on a "tas-is": basis an "as-is" basis without any representation, warranty or recourse against the above-named or the un-

the above-named of the undersigned.
Lakeview Loan Servicing,
LLC is the holder of the Security Deed to the property
in accordance with OCGA § 44-14-162.2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Foun-tain Plaza, Buffalo, NY Buffalo, NY 14203, 800-724-1633.
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 Diane G Knepp, William C. Knepp and Estate of Diane Gail Knepp or a tenant or tenants and said property is more commonly known as 224
Park Place Drive,
Lawrenceville, Georgia Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description the legal descriptions.

tion will control. The sale will be conducted Ine 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 Status of the Ioan With Imbolder of the security deed.
Lakeview Loan Servicing,
LLC as Attorney in Fact for Diane G Knepp and William
C. Knepp McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama, Road

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 150 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, Lot 1, Block B, W Waverly Woods Subdivision, Unit One, as per plat thereof recorded in Plat Book 7, Page 166, Gwinnett County, Georgia, records, which plat is incorporate herein by ref-

MR/chr 4/4/23 Our file no. 22-06304GA - FT5 950-95752

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 Steven T Pryor to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Guild Mortgage Company, its successors and assigns, dated June 28, 2019, recorded in Deed Book 56726, Page 797, Gwinnett County, Georgia Book 56/26, Page 79/, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 59861, Page 137, Gwinnett County, Geor

ja Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY
THOUSAND THREE HUND POMORED SEVENTY SEVENTE SEVENT DRED FIFTY-SIX AND 0/100 DOLLARS (\$170,356.00), with interest there 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, o at such place as may be law fully designated as an alter native, within the legal hours

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 of sale on the first Tuesday in Anril. 2023, the following

and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF Note, however, that such The debt secured by said entity is now ever, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness To the best knowledge and belief of the undersigned. the party in possession of the property is Edna Fisher or a tenant or tenants and said property is more com-monly known as 4290 Royal as and when due and in the 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 individual. Mustang Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the le-gal description the legal de-

be sold on an

is" basis without any

representation, warranty or recourse against the above-named or the

undersigned. Wells Fargo Bank, National

holder of the Security Deed

"as-

Deed and by law,including attorney's fees (notice pursuant to O.C.G.A. § 13-1scription will control. The sale will be conducted It 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 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 right of redemption of any holder of the security deed Wells Fargo Bank, National Association, as trustee for the holders of the First taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-Franklin Mortgage Loan
Trust 2006-FF15 Mortgage
Pass-Through Certificates,
Series 2006-FF15
as Attorney in Fact for Edna
Fisher brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on

without any representation, warranty or recourse against the above-named or the undersigned

dersigned.
Guild Mortgage Company
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-

The entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

Note however that such

Note, however, that such

entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

belief of the undersigned, the party in possession of the property is Steven T Pry-

or or a tenant or tenants and said property is more commonly known as 2628 Wa-

verly Hills Drive, Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control

The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed 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.
Guild Mortgage Company

as Attorney in Fact for Steven T Pryor McCalla Raymer Leibert

tion will control

19:59 Page 2 McCalla Raymer Leibert an ":as-is": basis

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-

ALL HAI IRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 38, BLOCK G, TROTTER'S RIDGE SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 289, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF; KNOWN AS 4290 ROY-AL MUSTANG WAY, SNEL-

GEORGIA 30039 MR/chr 4/4/23 Our file no. 22-07412GA – 950-96028 03/08/2023, 03/15/2023. 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER OWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Don-ald A Yoder and Carol A Yo-der to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for das grantee, as nonlinited to Quicken Loans, its succes-sors and assigns, dated September 19, 2017, record-ed in Deed Book 55447, Page 557, Gwinnett County, Georgia Records, as last treportured to Boalet Most

transferred to Bocket Mort-

gage, LLC f/k/a Quicken

FORECLOSURE

FORECLOSURE

1544 Old Alabama Road Roswell, GA 30076

land lying and being in Land Lot 38, of the 7th District,

Georgia, being Lot 12, The Waverly, Unit 1, f/k/a Her-rington Road Tract, as per plat recorded in Plat

Book 85, page 121, Gwin-

nett County, Georgia records, which plat is incorporated herein and made a part hereof by reference. MR/chr 4/4/23

Our file no. 22-06590GA -

Under and by virtue of the Power of Sale contained in a Security Deed given by Edna Fisher to Mortgage Electron-

First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 by assign-ment recorded in Deed Book

60280, Page 9, Gwinnett County, Georgia Records,

conveying the after-de-scribed property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND 0/100

DOLLARS (\$296,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

for the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, 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

03/08/2023

Systems.

after-de-

Gwinnett County

950-95787

GEORGIA,

ic Registration

COUNTY

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

19:13

Loans, LLC by assignment recorded in Deed Book 59593, Page 760, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of www.foreclosurehotline.net Page 2 EXHIBIT A All that tract or parcel of

amount of
ONE HUNDRED SEVENTYEIGHT THOUSAND FOUR HUNDRED AND 0/100 DOL-LARS (\$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 court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative 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 NOTICE OF SALE UNDER

HEREOF

The debt secured by said GWINNETT 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 ic Registration Systems, Inc., as grantee, as nominee for First Franklin, a Division of National City Bank, its successors and assigns, dated August 7, 2006, recorded in Deed Book 46930, Page 239, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, National Association, as rustee for the holders of the First Franklin Mortgage Loan 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) 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 right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances pranees, 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 accor-dance with OCGA § 44-14-

HEREOF The debt secured by said The entity that has full au-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 Security Deed has been and is hereby declared due because of, among ther 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, To the best knowledge and as provided in the Security

belief of the undersigned, the party in possession of the property is Donald A Yo-der and Carol A Yoder or a 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 tenant or tenants and said property is more commonly known as 690 Rock Elm Dr, Auburn, Georgia 30011. Should a conflict arise be-tween the property address and the legal description will control. The sale will be conducted taxing authority, any matters which might be disclosed subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptby an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordicy 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 nances, 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 Quicken Loans, 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 Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 is the 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 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 DADTE THE DEFORME

PART OF THIS DESCRIP-Commonly known as: 690 Rock Elm Drive, Auburn, GA 30011-4618 30011-4618
THE PROPERTY ADDRESS
AND TAX PARCEL IDENTIFICATION NUMBER LISTED
ARE PROVIDED SOLELY
FOR INFORMATIONAL PUR-

MR/mac 4/4/23 Our file no. 22-09421GA -

FT1 950-96039 03/22/2023. 03/15/2023.

03/29/2023.

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mauricio Lopez to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for Brand Mortgage drup, its successors and assigns, dated December 21, 2012, recorded in Deed Book 51967, Page 817, Covinnett County, Georgia 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 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 **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, 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 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

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by

FORECLOSURE

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 un-

dersigned. Specialized Loan Servicing 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 the service of the service

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 Vilage, 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 de-

gar 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 Mauricia Loars. 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, 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. of by reference.

MR/ca 4/4/23

Our file no. 22-09583GA –

950-96649 03/08/2023 03/22/2023,

NOTICE OF SALE UNDER POWER

03/29/2023 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 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-de-County, Georgia after-de-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), 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 law-fully designated as an alter-native 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 The debt secured by said Security Deed has been and

security beed mas been also seen as here y 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 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

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 inan 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 un-

dersigned.
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 proper-ty in accordance with OCGA § 44-14-162.2. The entity that has full au-

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, 800-3059.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the

To the best 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 as Mitchell Lawrenceville, Georgia 30043. Should a conflict arise between the property 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 con-firmation 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

FORECLOSURE

McCalla Raymer Leibert Pierce, LLC 1544 Old Alaba-ma Road Roswell, GA 30076

Markod Hoswell, 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
houndary survey for C.C. boundary survey for C.C. Jenkins, dated September 29, 1994 by Cornerstone De-velopment Consultants, Inc. Jenkins 29, 199 and being more particularly

Beginning at the northeast intersection of Peachtree

described as follows:

Beginning at the northeast intersection of Peachtree Road (80' RAW) and Mitchell Road (60' RAW), 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 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 45 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 30 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar feet to a 1/2" re-bar; thence North 86 de-grees 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 BEGIN-

NING. Subject to that certain security deed from James Ed-ward 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, Gwingett County Georgia nett County, Records. MR/chr 4/4/23 County, Georgia

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

PUWER

Pursuant to the power of sale contained in the Securisale 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 ber 5, 2020 and recorded in Deed Book 58254, Page 461. Gwinnett County 461, GWINNET 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 fol-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT BEING IN LAND LUI
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, GWIN-BOOK 98, PAGE 65, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS RFERENCE AND MADE A PART OF THIS

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 par-ty 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 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 made for the purpose of naving the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees havina been aiven).

ing been given). Said properly 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. 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-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) final confirmation and audit of the status of the loan with the holder of the Security

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

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 tlate, 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 REVOCA-BLE LIVING TRUST
Robertson, Anschutz,
Schneid, Crane & Drathers, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097

FORECLOSURE

Phone: 470.321.7112 Firm File No. 23-092461 -DaG 950-95938 03/08/2023

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 MORT-GAGE ELECTRONIC REGISTANTIAN CONTRACTOR C TRATION 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 SERVIC-ING, 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 al ber 6, 2017 and recorded in

door in said County, or a 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 Sas 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
RECORDES, WHICH
RECORDED PLAT IS as follows:

RECORDED PLAT IS

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 14,
GWINNETT COUNTY, GEORGIA RECORDS, SAID TRACT
BEING MORE PARTICULADY DESCRIBED ACCORD-

DY DESCRIBED ACCORD-ING TO SAID SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY RIGHT-NORTHWESTERLY RIGHT-OF-WAY LINE OF BOUL-DERVISTA 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 SUBDIVI-SION INTERSECTS WITH BOULDERVISTA COURT AND RUN THENCE ALONG INE PRESECTS 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 ST
SECONDS EAST, LEAVING
SAID RIGHT-OF-WAY LINE;
RUN THENCE NORTH 58
DEGREES 44 MINUTES 03

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: BUNT THENCE VISION; RUN THENCE ALONG SAID PROPERTY

LINE SOUTH 44 DEGREES 30 MINUTES 28 SECONDS EAST A DISTANCE OF 6.0 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 paror parties in possession of said property is/are KEL LY MARIE LOVE ANI 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 other possible events of default, failure to pay the indebtodepage as provided for debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters 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

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

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

1-800-2/4-6600 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 AT-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 KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR Robertson, Anschutz, Schneid, Crane & Dry Part-10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-095895 950-94894 03/01/2023, 03/08/2023, 03/15/2 03/22/2023, 03/29/2023 03/15/2023