

FORECLOSURE

inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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

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 commonly known as **4290 Royal Mustang Way, Snellville, Georgia 30039**. Should a conflict arise between the property address and the legal description of 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, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 as Attorney in Fact for Edna Fisher

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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 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK G, THE TOTTENHAM RIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 289, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE

AND MADE A PART HEREOF: KNOWN AS 4290 ROYAL MUSTANG WAY, SNELLVILLE, GEORGIA 30039.
MR/ca 4/4/23
Our file no. 22-07412GA – FT1

950-96028 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

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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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Donald A Yoder and Carol A Yoder
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
20-19
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EXHIBIT A
Tax ID Number(s) R2003 468 Land situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 2ND DISTRICT, GEORGIA, BEING LOT 58, BLOCK C, BROOKSIDE CROSSING, PER PLAT BOOK 110, PAGES 299-300, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

Commonly known as: **690 Rock Elm Drive, Auburn, GA 30011-6618**
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES
MR/mac 4/4/23
Our file no. 22-09421GA – FT1

950-96039 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee by assignment recorded in Deed Book 6085, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FOUR THOUSAND AND 0/100 DOLLARS (\$94,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee as Attorney in Fact for James Edward Powell

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 102 of the 7th District of Gwinnett County, Georgia, being 4.56 as shown on that boundary survey for C.C. Jenkins, dated September 29, 1994 by Cornerstone Development Consultants, Inc., and being more particularly described as follows:

Beginning at the northeast intersection of Peachtree Road (808#39; R/W) and Mitchell Road (608#39; 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 point being the TRUE POINT OF BEGINNING; thence north 41 degrees 16 minutes 08 seconds West and a distance of 161 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 118.98 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 56 seconds East for a distance of 92.87 feet to a point; thence South 42 degrees 21 minutes 53 seconds East for a distance of 188.22 feet to a 1/2" re-bar found; thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 56 minutes 17 seconds West for a distance of 67.40 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGINNING.

Subject to that certain security deed from James Edward Powell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, P.L.L.C., its successors and assigns, dated April 21, 2005, and recorded in Deed Book 42508, Page 16, Gwinnett County, Georgia Records.
MR/ca 4/4/23
Our file no. 22-10312GA – FT7

950-95667 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, to be sold at public sale, on April 04, 2023, the property in said Security Deed and described as follows:

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

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

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

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, 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; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR.
Robertson, Anschutz, Schmechel, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-095895 – TIT

950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

RUN THENCE NORTH 58 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.4 FEET TO A POINT LOCATED ON THE PROPERTY LINE DIVIDING LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, FROM LOT 11, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION; RUN THENCE ALONG SAID PROPERTY LINE SOUTH 44 DEGREES 30 MINUTES 28 SECONDS EAST A DISTANCE OF 6.0 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT, SAID POINT BEING THE TRUE PLACE OR POINT OF BEGINNING.

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

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

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

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

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR.
Robertson, Anschutz, Schmechel, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-095895 – TIT

950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

or tenants and said property is more commonly known as 6398 Panama Court, Tucker, Georgia 30084. Should a conflict arise between the property address and the legal description the legal description will control.

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

Ameris Bank
as Attorney in Fact for Juan F Almazan Martinez
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
17-42
Page 2
6398 PANAMA COURT, TUCKER, GA 30084
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, CREEKSIDE HERITAGE, ON PLAT RECORDED IN PLAT BOOK 150, PAGES 133-137, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TAX ID # R6165 226
MR/mac 4/4/23
Our file no. 23-10647GA – FT18

950-96007 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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

FORECLOSURE

described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Patricia Alers or a tenant or tenants and said property is more commonly known as 3365 Newcastle Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description the legal description will control.

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

MIDFIRST BANK
as Attorney in Fact for Patricia Alers
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
14-53
Page 2
www.foreclosurehotline.net
EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 18 of the 6th District of Gwinnett County, Georgia, being Lot 40, Block C, Centerville-North Subdivision, Unit Two, as per plat recorded in Plat Book 7, Page 163, Gwinnett County, Georgia records, which plat is referred to and made a part of this description; being improved property more particularly known as 3365 Newcastle Way according to the present system of numbering houses in Gwinnett County, Georgia.
MR/ca 4/4/23
Our file no. 52977909 – FT17

950-96083 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

7136252034.
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 Maria Camacho and Junior J Silva or a tenant or tenants and said property is more commonly known as **4185 Davis Road, Buford, Georgia 30518**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Maria Camacho

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 230 of the 7th District, Gwinnett County, Georgia, being Lot 87, Highland Creek, Unit One, as per plat recorded in Plat Book 113, pages 112-115, Gwinnett County, Georgia Records, said plat is incorporated herein by reference thereto.
MR/mac 4/4/23
Our file no. 5472019 – FT18

950-96527 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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

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 commonly known as **4290 Royal Mustang Way, Snellville, Georgia 30039**. Should a conflict arise between the property address and the legal description of 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, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 as Attorney in Fact for Edna Fisher

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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 37 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK G, THE TOTTENHAM RIDGE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 289, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE

AND MADE A PART HEREOF: KNOWN AS 4290 ROYAL MUSTANG WAY, SNELLVILLE, GEORGIA 30039.
MR/ca 4/4/23
Our file no. 22-07412GA – FT1

950-96028 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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.

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, GEORGIA, BEING LOT 58, BLOCK C, BROOKSIDE CROSSING, PER PLAT BOOK 110, PAGES 299-300, GWINNETT COUNTY, GEORGIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

Commonly known as: **690 Rock Elm Drive, Auburn, GA 30011-6618**
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES
MR/mac 4/4/23
Our file no. 22-09421GA – FT1

950-96039 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee by assignment recorded in Deed Book 6085, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-FOUR THOUSAND AND 0/100 DOLLARS (\$94,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee as Attorney in Fact for James Edward Powell

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 102 of the 7th District of Gwinnett County, Georgia, being 4.56 as shown on that boundary survey for C.C. Jenkins, dated September 29, 1994 by Cornerstone Development Consultants, Inc., and being more particularly described as follows:

Beginning at the northeast intersection of Peachtree Road (808#39; R/W) and Mitchell Road (608#39; 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 point being the TRUE POINT OF BEGINNING; thence north 41 degrees 16 minutes 08 seconds West and a distance of 161 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 118.98 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 56 seconds East for a distance of 92.87 feet to a point; thence South 42 degrees 21 minutes 53 seconds East for a distance of 188.22 feet to a 1/2" re-bar found; thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 56 minutes 17 seconds West for a distance of 67.40 feet to an iron pin found, said iron pin being the TRUE POINT OF BEGINNING.

Subject to that certain security deed from James Edward Powell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, P.L.L.C., its successors and assigns, dated April 21, 2005, and recorded in Deed Book 42508, Page 16, Gwinnett County, Georgia Records.
MR/ca 4/4/23
Our file no. 22-10312GA – FT7

950-95667 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, to be sold at public sale, on April 04, 2023, the property in said Security Deed and described as follows:

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

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

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

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, 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, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR.
Robertson, Anschutz, Schmechel, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-095895 – TIT

950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

RUN THENCE NORTH 58 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.4 FEET TO A POINT LOCATED ON THE PROPERTY LINE DIVIDING LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, FROM LOT 11, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION; RUN THENCE ALONG SAID PROPERTY LINE SOUTH 44 DEGREES 30 MINUTES 28 SECONDS EAST A DISTANCE OF 6.0 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BOULDERVISTA COURT, SAID POINT BEING THE TRUE PLACE OR POINT OF BEGINNING.

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

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

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

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

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
KELLY MARIE LOVE AND DANIEL ALLEN LOVE, JR.
Robertson, Anschutz, Schmechel, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-095895 – TIT

950-94894 03/01/2023, 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

or tenants and said property is more commonly known as 6398 Panama Court, Tucker, Georgia 30084. Should a conflict arise between the property address and the legal description the legal description will control.

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

Ameris Bank
as Attorney in Fact for Juan F Almazan Martinez
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
17-42
Page 2
6398 PANAMA COURT, TUCKER, GA 30084
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, CREEKSIDE HERITAGE, ON PLAT RECORDED IN PLAT BOOK 150, PAGES 133-137, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TAX ID # R6165 226
MR/mac 4/4/23
Our file no. 23-10647GA – FT18

950-96007 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

FORECLOSURE

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

FORECLOSURE

described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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

MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.