FORECLOSURE

any assessments, liens, en cumbrances, zoning ordi ordirestrictions nances. covenants, and any matters of record including, but not the Security Deed first set out above. Said property will be sold on an ":asis" 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 the property in accor-ce with OCGA § 44-14-

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-

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 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 le-

gal 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 firmation 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

19:59 Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net FXHIBIT A ALL THAT TRACT 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' SRIDGE SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 289, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH 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. 03/22/2023.

03/29/2023 NOTICE OF SALE UNDER

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 Yoder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, its successors and assigns, dated September 19, 2017, record-ed in Deed Book 55447. ed in Deed Book 55447, Page 557, Gwinnett County, Georgia Records, as last transferred to Rocket Mort-

Georgia transferred to Rocket gage, LLC f/k/a Quicken Loans, LLC by assignment coorded in Deed Book 760. Gwinneth County, Georgia Records, conveying the after-described property to secure a Note in the original principal

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 each before the court 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:

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 purpose of paying the same and all expenses of this sale. and all expenses of this sale. as provided in the Security 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 an accurate survey and inspection of the property, any assessments, liens, encura brances, zoning ordinances restrictions, covenants, and any matters of record 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

dersigned.
Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed

the property in accor-ce with OCGA § 44-14-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 modi-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Donald A Yoder and Carol A Yoder or a tenant or tenants and said property is more commonly known as 690 Rock Elm Dr Auburn, Georgia 30011.
Should a conflict arise between the property address and the legal description will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-

FORECLOSURE

ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of 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

Tax Id Number(s) R2003 468 Land situated in the County of Gwinnet in the State of GA ALL THAT TRACT OR PAPER rage 2 EXHIBIT A 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, GEOR-GIA RECORDS, WHICH IS REFERRED TO AND MADE A PART OF THIS DESCRIP-

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

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

FT1 950-96039 03/08/2023, 03/22/2023, 03/15/2023, 03/29/2023.

NOTICE OF SALE UNDER GEORGIA. 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, dateu poos... 2012, recorded in Deed Book 51967, Page 817, to Specialized Loan Servicing LLC by assignment recorded in Deed Book recorded recorded in Deed Book 59854, Page 284, Gwinnett County, Georgia Records, conveying the after-de-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 cold at public 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 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 purpose of paying the same 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 ad valorem taxes (including taxes which are a lien, but not yet due and payable), the not yet due and payable), the taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any

right of redemption of 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"- hasis without any representation, warranty or recourse against the above-named or the un-

dersigned. Specialized Loan Servicing LC 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 provide the property in the control of the property in the control of the provided the provide

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

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

gar description 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 sand audition of the firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLĊ as Attorney in Fact for

Mauricio Lopez McCalla Raymer Leibert

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net 20:09 Page 2 EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 240 of the 6th District, Gwinnett County, Georgia 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 here

Our file no. 22-09583GA -950-96649 03/08/2023

03/22/2023 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT GWINNETT COUNTY

Under and by virtue of the 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 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

FORECLOSURE

Bank Trust National Associ-ation as Collateral Trust Trustee by assignment recorded in Deed Book 60395, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a 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 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 lawat such place as may be law-

fully 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 NETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS RFERENCE AND MADE A PART OF THIS DESCRIPTION.

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 baying been given)

HEREOF

pursuant to U.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 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 property in accordance with OCGA
§ 44-14-162.2. dersigned.

§ 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St. Suite 300, Greenwood Village, CO 80111, 800-306-6059

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

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is James Edward Powell or a tenant cenants and said property is more commonly known as 2225 Mitchell Rd, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control.

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 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 Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alaba-ma Road Roswell, GA 30076

www.foreclosurehotline.net

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 Development Consultants, Inc. and being more particularly described as follows:

Beginning at the northeast

Beginning at the northeast intersection of Peachtree Road (80' R/W) and Mitchell Road (60' R/W), running thence in a Northwesterly direction along the northeastern right of way of Mitchell Road a distance of 973.19 feet to a count could be not the TRUE. 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 a distance of 92.87 feet to a point; thence South 42 degrees 21 minutes 53 seconds East for a distance of 188.22 feet to a 1/2" re-bar found; thence South 58 degrees 39 minutes 13 seconds West for a distance of 205.36 feet to a 1/2" re-bar; thence North 86 degrees 56 minutes 17 seconds West for a distance of 674.06 feet to an iron pin a distance of 92.87 feet to a

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, Gwin-

Georgia County, Records.
MR/chr 4/4/23
Our file no. 22-10312GA –

950-95667 03/08/2023. 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 Securi-Deed executed by LLOYD PEART AND ISOLYN M. G. PEART AND ISOLYN M.
PEART REVOCABLE LIVING
TRUST tO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR AMERICAN ADVISORS GROUP in the original principal amount of \$382,500.00 dated November 5, 2020 and recorded in Deed Book 58254, Page 461, Gwinnett County Coun 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

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

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, GEORGIA, 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 OF THE PRÉSERVE SUBDI-/ISION: RUN THENCE 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 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

paying the same and all ex-

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,

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, 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-

lows: 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

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 & Damp; Part-

ners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Firm File No. 23-095895 -

TIT 950-94894 03/01/2023

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

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a

F Almazan Martinez to Mort-

gage Electronic Registration Systems, Inc., as grantee, as

its successors and assigns, dated July 23, 2021, recorded in Deed Book 59054,

Page 214, Gwinnett County, Georgia Records, as last transferred to Ameris Bank by assignment recorded in Deed Book 60441, Page 656, Gwinnett County, Georgia Records conveying the

gia Records, conveying the after-described property to

anter-described property to secure a Note in the origi-nal principal amount of THREE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED THIRTY-SIX AND 0/100 DOLLARS

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

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-

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, fail-

ure to pay the indebtedness as and when due and in the

as and when due and in the Mote 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-

11 having been given).
Said property will be sold subject to any outstanding

nominee for Ameris Bank

GWINNETT

GEORGIA,

COUNTY

Phone: 470.321.7112

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

FORECLOSURE

To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are LLOVD 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, 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 at penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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: (2) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop-erty; and (4) any assessments, 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

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 negonot required by law to nego-tiate, 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. CARBINGTON MORTGAGE

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 & Drite
Robertson, Anschutz,
Schneid, Crane & Drite
Robertson, Partners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-092461 – DaG 950-95938 03/08/2023, 03/15/2023, 03/22/2023,

03/29/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by KELLY
MARIE LOVE AND DANIEL
ALLEN LOVE, JR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR STEARNS
INCHIED INCHIED INCHIED LENDING, LLC in the original principal amount of \$257,254.00 dated Decem-

ber 6, 2017 and recorded in Deed Book 55573, Page 843, Gwinnett County 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 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 described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 7TH DISTRICT,
GWINNETT COUNTY GEOR-

GIA, BEING LOT 10, BLOCK
B, THE PRESERVE, UNIT
TWO, AS PER PIAT
RECORDED IN PLAT BOOK
78, PAGE 44, GWINNETT
COUNTY GEORGIA 78, PAG COUNTY. GEORGIA RECORDS, WHICH
RECORDED PLAT IS
INCORPORATED HEREIN
BY REFERENCE AND MADE
A PART OF THIS

A PART OF THIS
DESCRIPTION. LESS AND
EXCEPT ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT AND BEING IN LAND LOT 91 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING A PORTION OF LOT 10, BLOCK B, UNIT TWO OF THE PRESERVE SUBDIVISION, ACCORD-ING TO A SURVEY FOR WINDWOOD HOMES PRE-BAREN DY SURVEY COM

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 ING TO A SURVEY FORMINDWOOD 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
MORTHWESTERLY RIGHTOF-WAY LINE OF BOULDERVISTA COURT (50 FOOT
RIGHT-OF-WAY) LOCATED
AT A POINT WHERE THE
PROPERTY LINE DIVIDING
LOT 10, BLOCK B, UNIT an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation warranty or recourse against the above-named or the undersigned.
Ameris Bank is the holder

of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to appear to the property of the control of 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 PROPULE TRANSPORT thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ameris Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. BOULDERVISTA COURT AND RUN THENCE ALONG SAID RIGHT-OF-WAY OF BOULDERVISTA COURT IN A GENERALLY NORTHEAST-Note, however, that such A GENERALLY NORTHEASI-ERLY 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;

Note, nowever, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Juan F Almazan Martinez or a tenant

FORECLOSURE

is more commonly known as 6398 Panasa Court, Tuck-er, 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. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the nolder 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 To the best of the under-Page 2 6398 Page 2 6398 PANASA COURT, TUCKER, GA 30084 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 165 OF signeds knowledge, the party or parties in possession of said property is/are KEL-LY MARIE LOVE AND DANIEL ALLEN LOVE, JR or tenent(c) tenant(s).
The debt secured by said THE 6TH DISTRICT. GWINNETT Security Deed has been and is hereby declared due and payable because of, among

DISTRICT, GWINNET I
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 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 payable the same and all ex-GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERpenses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

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

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

Power of Sale contained in a Security Deed given by Tope Alebiosu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46858, Page 803, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI, U.S. Bank Trust National Associazoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

to MEB Loan Trust VI, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60353, Page 724, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 0/100 DOLLARS

DOLLARS (\$38,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative,

within the legal hours of sale on the first Tuesday in April, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due 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 purpose of paying the same 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 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 understand dersigned. MEB Loan Trust VI, U.S Bank National Association Bank National Association, not in its individual capacity but solely as trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2

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

The entity that has full au-

loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Tope Alebiosu or a tenant or tenants and said property is more com-monly known as **594 Read-ing Ct, Lawrenceville, Geor** qia 30043. 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 application. subject (1) to confirmation that the sale is not prohibited 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.

MEB Loan Trust VI, U.S.

Bank National Association. Bank National Association, not in its individual capacity but solely as trustee as At-torney in Fact for Tope Alebiosu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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

ED HEREIN AND MADE REFERENCE HERE-SUBJECT TO THAT CER SUBJECT IO THAT LEAT TAIN SECURITY DEED FROM TOPE ALEBIOSU TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC., TE SUICCESSIDE AND AS

ITS SUCCESSORS AND AS

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 -03/08/2023, 03/22/2023, 950-96558 03/29/2023.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Sharon A Griffin and Melin-da Jean Hudson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Lakeview Loan nominee for Lakeview Loan Servicing, LLC, its successors and assigns, dated December 18, 2013, recorded in Deed Book 52734, Page 218, Gwinnett County, Georgia Records, as last transferred to M&T Bank by assignment recorded in Deed Book 59067, Page 773, Gwinnett County, Georgia Records, conveying the after-described property to seter-described property to secure a Note in the original principal amount of FIFTY-EIGHT

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 courtpurse door of Gwippett house door of Gwinnett County, Georgia, or at such 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

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 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

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 in an 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 an "as-is" basis without any representation, 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. 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 Fountain Plaza, Buffalo, NY 14203, 800-724-1633. Note, however, that such entity is not required by law to negotiate, amend or modificate.

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 Sharon A Griffin, Estate of Sharon A Griffin and Melinda Jean Hudson or a tenant or ten-ants and said property is more commonly known as 5516 Westberry Lane, Nor-

cross, 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) the saffirmation subject (1) to confirmation that the sale is not prohibited 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

Page 2
EXHIBIT A
THE LAND REFERRED TO
HEREIN BELOW IS SITUATED IN THE COUNTY OF
GWINNETT STATE OF
GEORGIA AND IS DESCRIBED AS FOLLOWS
ALL THAT DAPPEN OF ALL THAT PARCEL OF LAND IN LAND LOT 225, LAND IN LAND LOI 225, 6TH DISTRICT GWINNETT COUNTY, STATE OF GEORGIA, AS DESCRIBED IN DEED BOOK 2835, PAGE 486, 10# R6225 267, BEING KNOWN AND DESIGNATED

AS:
LOT 22, BLOCK A, UNIT
THREE, MITCHELL RISE,
FILED IN PLAT BOOK 25,
PAGE 262, RECORDED
05/16/1984.
BY FEE SIMPLE DEED
FROM DCB CONSTRUCTION
COMPANY, INC. AS SET
FORTH IN DEED BOOK
2835, PAGE 486 DATED
07/19/1984 AND RECORDED 07/23/1984, GWINNETT 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 03/22/2023,

03/15/2023, 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 Patri-cia Alers to Homeside Lending, Inc., dated February 22, 2001, recorded in Deed Book 22880, Page 74, Gwin-nett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 57856, Page 120, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in ferred to MidFirst Bank by assignment recorded in Deed Book 29730, Page 249, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND EIGHT HUNDRED EIGHTF-FOUR AND 0/100 DOLLARS (\$100,884.00), with interest thereon as set

with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash benignest bidder for cash be-fore 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

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 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 purpose of paying the same 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.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

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, encum brances, zoning ordinances, restrictions, covenants, and any matters of re including, but notlimited to, those superior to the Security Deed first set out above. Said property will be sold on an equator in Security Deck "as-is" basis without any representation, warranty or recourse against the above-named or the un-

dersigned.
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 prove the security to the security that has full authority to prove the security to t

Ine entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Widland 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 the 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 New-

monly known as 3365 New-castle Way, Snellville, Geor-gia 30039. Should a conflict arise between the property address and the legalde-scription 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. Bankrupt-cy 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

ratiicia 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,

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 which plat is reterred 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. MB/ca 4/4/23

MR/ca 4/4/23 Our file no. 52977909 FT17 950-96083 03/08/2023

03/22/2023. 03/15/2023. 03/29/2023 NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY GWINNETT Under and I Power of Sale contained in a Security Deed given by Maria Camacho to Mortgage Electronic Registration Systems, Inc. as nominee Sun-Trust Mortgage, Inc. d/b/a Sun America Mortgage, its Sun America Mortgage, its successors and assigns, dated July 28, 2006, recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSs, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56369, Page 457, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOL-4RS (\$255.600.00) with

LARS (\$255,600.00), 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 Gwin-nett County, Georgia, or at such place as may be lawful-ly designated as an alterna-tive, 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 possible events of default, failure to pay the indebtedness as and when due and in the as and when due and if it is 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 a stricted in the Security. as provided in the Security

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 in spection of the property, any assessments, liens, encumbrances, zoning ordinances, activitiens environment and 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.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. 14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wilmington Savings Fund Society, FSB, d/b/a Chris-Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

16:53 Page 2 McCalla Raymer Leibert Pierce, LLC 1544 Old Alaba-ma Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

Our file no. 5472019 -03/08/2023 03/22/2023

NOTICE OF SALE UNDER GWINNETT

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Andrew F Cassel to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc., its successors and assigns, dated October 5, 2005, recorded in Deed Book 45507, Page 228, Gwinnett County, Georgia Records, as last transferred to Williamston Truth Nation.

to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 by assistance translations. MIHA ITUST 2016-1 by as-signment recorded in Deed Book 55165, Page 839, Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSEAND SLY HUNDERD

THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$145,600.00), 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 local bayes of cale

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 HEREFO

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 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, encum brances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, 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. Wilmington Trust, National Association, not in its indi-vidual capacity, but solely as trustee of MFRA Trust 2016-

1 is the holder of the Securi-

ty Deed to the property in accordance with OCGA § 44-

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 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

To the best knowledge and belief of the undersigned, the party in possession of the property is Andrew F Cassel or a tenant or tenants and said property is more commonly known as 351 Adams Landing Drive, Georgia Lawrenceville, Georgia 30045. 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 optimization.

subject (1) to confirmation that the sale is not prohibited 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. Wilmington Trust, National Association, not in its indi-vidual capacity, but solely as trustee of MFRA

Trust 2016-1 as Attorney in Fact for Andrew F Cassel Raymer Leibert McCalla Pierce, LLC 18:14

Page 2 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 172 of the 5th District,

Gwinnett County, Georgia, being Lot 89, Block A, Unit One, Adams Landing Subdi-vision, per plat thereof recorded in Plat Book 82, Page 101. Gwinnett County records, which plat is made records, which plat is made a part hereof by reference and being improved property known as 351 Adams Land-ing Drive, Lawrenceville, Georgia 30045 according to the present system of num-bering property in Gwinnett

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 Yunior 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 beshould a conflict arise be-ween 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. Bankrupt-

> as Attorney in Fact for Maria Camacho

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 MR/mac 4/4/23

03/29/2023.

GEORGIA, COUNTY