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Foreclosures

or madity the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Marcus L Bryant or a tenant or tenants and said property is more commonly known as 3411 Donegal 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 conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankrupty Code and (2) to final confirma-tion and audit of the sta-tus of the loav with the

tus of the loan with the holder of the security

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payable and which may not be of record, (c) the right of redemption of Suite 450 any taxing authority, (d) any matters which might 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

any taxing authority, (a) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code us 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 re-172.1, which allows for certain procedures re-garding the rescission of

garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

the status of the loan as provided immediately above. U.S. Bank Trust Compa-ny, National Association, as Indenture Trustee on behalf of and with re-spect to Aiax Mortgage Loan Trust 2022-B, Mort-age-Backed Securities, Series 2022-B as agent and Attorney in Fact for Ingrid L Huff Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1144-447A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1144-447A 06/01/2023, 06/14/2023, 06/21/2023, 06/28/2023.

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gdp2092 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK AND NAOKO PALUSZAK AND NAOKO PALUSZAK AND NORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MID AMERICA MORTGAGE, INC. in the original prin-cipal amount of INC. in the original prin-cipal amount of \$412,886.00 dated January 26, 2021 and recorded in Deed Book 58639, Page 151, Gwinnett Count-records, said Security Deed being last trans-ferred to LOANCARE, LLC in Deed Book 59521, Page 477 Gwinnett Count-LLC in Deed Book 39521, Page 477, Gwinnett Coun-ty records, the under-signed will sell at public outcry to the highest bid-der for cash, before the Courthouse door in said County, or at such other place as lawfully desig-nated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and de-scribed as follows:

2023, the property in solid Security Deed and de-Scribed as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 107 OF THE STH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 36, BLOCK A, KNOLL-WOOD LAKES SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 228 AND RE-VISED PLAT RECORDED IN PLAT BOOK 102, PAGE 94, GWINNETT COUNTY, GEORGIA RECORDE, WHICH RECORDED, WHICH RECORDED, WHICH RECORDED PLAT IS DE-SCRIPTION. BEING THE SAME PRART OF THIS DE-SCRIPTION. BEING THE SAME PROPERTY AS TRANS-FERRED BY DEED DATED 11/17/2009, RECORDED 11/17/2009, RECOR against the above-named or the undersigned. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity to negotiate, authority to negotiate, authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Na-tionstar Mortgage, LLC, 8950 Cypress Waters Bivd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Sylvia A Hayes or a ten-ant or tenants and said

sylvia A Hayes or a ten-ant or tenants and said property is more com-monly known as 5717 Brooklyn Lane, Nor-cross, Georgia 30093. Should a conflict arise between the preparty ad

9075 Foreclosures 9075 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 22-063469 -

ather 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). Gpn11 gdp2093 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under Science

COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Sylvia A Hayes to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-nee for Nationstar Mort-gage LLC DBA Green-light Loans, its succes-sors and assigns, dated December 22, 2016, recorded in Deed Book 54895, Page 893, Gwinnett County, Georgia Records, as last trans-ferred to Nationstar Mortgage LLC by assign-ment to be recorded in the Office of the Clerk of Superior Court of Gwin-nett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-SIX THOU-SAND THREE HUN-DRED TWELVE AND 0/100 DOLLARS (\$76,312.00), 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 le-gal hours of sale on the first Wednesday in July, 2033, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MOD The pursuant to O.C.C.G.A. § 13-11 having been giv-en). Said property will be sold subject to any outstand-ling ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse

out any representation, warranty or recourse against the above-named or the undersigned. RRA CP Opportunity Trust 2 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: Real Time Resolutions, Inc.,

terms of the mortgage with the debtor is: Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247, (214) 599-6363. 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 under-signed, the party in pos-session of the property is Andrea J Clayton and Fredy L Clayton or a ten-ant or tenants and said property is more com-monly known as 2222 Al-ton Frank Way, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description the legal description the subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. RRA CP Opportunity MADE A PART HERE-OF 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 maner 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 131-11 having been giv-en).

tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. Nationstar Mortgage

RRA CP Opportunity Trust 2

Trust 2 as Attorney in Fact for Andrea J Clayton and Fredy L Clayton McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.forcelosurehot-line.net EXHIBIT A

line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 2/6 OF THE

ING AND BEING IN LAND LOT 276 OF THE STH DISTRICT OF GWINNETT COUNTY GEORGIA AND BEING LOT 33 BLOCK A OF BROOKTON STATION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 154 OF GWINNETT COUNTY GEORGIA RECORDS. SUBJECT TO THAT CERTAIN SECURITY DEED FROM ANDREA J. CLAYTON AND FREDY L. CLAYTON TO MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS GRANTEE, AS NOM-INEE FOR WAC MORT-GAGE CORP., ITS SUC-CESSORS AND AS-SIGNS, DATED NOVEMBER 14, 2006, AND RECORDED IN DEED BOOK 47307, PAGE 812, GWINNETT COUNTY, GEORGIA RECORDS. MR/chr 7/5/23 Our file no. 22-10335GA -FT17 06/07/2023, 06/14/2023,

06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by JAMES JACKSON to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME AMERICA MORTGAGE, INC. in the original prin-INC. in the original prin cipal amount of \$147,185.00 dated January cipal amount of \$147,185.00 dated January 12, 2004 and recorded in Deed Book 36868, Page 250, Gwinnett County records, said Security Deed being last trans-ferred to SELENE FI-NANCE LP in Deed Book 53336, Page 793, Gwinnett County records, the un-dersigned will sell at public outcry to the high-est bidder for cash, be-fore the Courthouse door in said County, or at such other place as lawfully designated, within the le-gal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 34 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 53, BLOCK C, QUAIL HOL-LOW EAST SUBDIVI-SION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BCOK 46, PAGE 60, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN AND MADE REFERENCE HERETO. Said property being known as: 2898 CORDITE LOOP SNEL-UVILLE, GA 30039 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are JAMES JACKSON or tenant(s). The debt secured by said por 951 is/are JAMES JACKSON 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 remain-ing in default, this sale Deed. The debt remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect 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 whether or not yet due and payable); (2) the right of redemption of and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Ded first set out above. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited 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 The name, address, and telephone number of the individual or entity who has full authority to ne-gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019 877-768-3759 Note that pursuant to

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highest bidder for cash before the Courthouse door of Gwinnett County,

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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 July 5, 2023 (be-ing the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-erty: Dallas, TX 75019 877-768-3759 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, as Attorney-in-Fact for JAMES JACKSON Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alabaratha GA 20004 following described prop-erty: All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 7th District, of Gwin-nett County, Georgia, be-ing Lot 622, Block F, POD 7A of Sugarloaf Country Club, Phase III, as recorded in Plat Book 85, Pages 75-76, Gwinnett County, Georgia as recorded in Plat Book 85, Pages 75-76, Gwinnett County, Georgia Records, which plat is in-corporated herein and made a part hereof for a more complete descrip-tion. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date afore-said, in order to satisfy certain outstanding fed-eral tax liens. 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, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been given). Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 23-118974 -

LiV 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11

Gen11 gdp2105 NOTICE OF SALE UN-DER POWER STATE OF GEORGIA GWINNETT COUNTY By viriue of a power of sale contained in a cer-tain security deed from Charmaine Graham to Mortgage Electronic Registration Systems, Inc., as grantee, as normi-nee for Alcova Mortgage, LLC, its successors and assigns and recorded in Book No. 55668, at Page No. 0440 Gwinnett County buok No. 33006, 01 Poge No. 0440 Gwinnett County records given to secure a onte in the original amount of \$273,946.00 with interest on the un-paid balance until paid, as last assigned to Free-dom Mortgage Corpora-tion by virtue of the as-signment recorded at Book 60388 Page 00449 in the Gwinnett County records, the following de-scribed property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location with-in the legal hours of sale on the first Wednesday in July, 2023, to wit: July

of the referenced security of the referenced security marked by the barry springs of the referenced security debe and other pays and the referenced security debe and other pays and the referenced the referenced security debe and other pays and the referenced the referenced security debe and other pays and the reference thereform and the referenced the referenced the referenced the referenced the reference thereform and the reference thereform and the referenced the referenced the reference thereform and the reference the reform and the reference thereform and the referenced the referenced security deed has been declared due because of the default in the payment of the note and other possible defaults by the borrower or the successor thereform. The debt referenced after the reform and the reformation and the reformation and the reformation and the reformation and the reformed the ref

Said sale will be made subject to the following items which may affect the title to said property:

subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-

are a lien, but not yet due and payable), (b) un-paid 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 redemption of any taxing authority, (d) any matters which might be disclosed by an accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. The sale will be conduct-ed subject to (1) confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-72.1, which allows for certain procedures for certain procedures for corgia, the Deed Under Power and other foreclo

750-2518 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan.

Said property will be sold

of intent to collect attor-neys fees having been given). Said property is com-monly known as 2813 **Thurleston Lane, Duluth, GA 30097** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): La-tivia Ray-Alston and Wilbert W. Alston or ten-ant or tenants.

9075 Foreclosures 9075 BOOK 1, PAGE 6, GWIN-NETT COUNTY, GEOR-GIA RECORDS, AND IS KNOWN AS 386 NORTH-

DALE COURT, AC-CORDING TO THE RES-IDENCE NUMBERING SYSTEM OF THE CITY OF LAWRENCEVILLE, GEORGIA, AS SHOWN ON THE MASTER PLAN. TOGETHER WITH ALL THE AP-PURTENANCES THERETO, THE DE-SCRIPTION AS CON-TAINED IN THE ABOVE MENTIONED DECLARATION OR AMENDMENT AND MASTER PLAN BEING EXPRESSLY BY REF-ERNCE INCORPO-RATED HEREIN AND MADE A PART HERE OF. THE TRANSFER OF. THE AFORESAID RESIDENCE HEREIN CONVEYED INCLUDES WITHOUT LIMITING, THE GOREGOING, AN UNDIVIDED 1.07 PER-CENT INTEREST IN THE CONDOMINIUM KNOWN A NORTH-DALE CONDOMINIUM SONVEYANCE IS SUB DECLARATION. THS CONVEYANCE IS SUB CONVEYANCE IS SUB DECLARATION. THS CONVEYANCE IS SUB CONVEYANCE IS SUB DECLARATION. THS CONVEYANCE SAID DECLARATION. THS CONVEY AND DOCUMENTS THERETO. CONVEY CONVERTIONES CONDONINIUM ANSOCIATION. THS CONVEY AND DOCUMENTS THERETO. CONVEY CONVEY CONVEY AND CONVEY CONVERTIONES CIATION OF SAID DOCUMENTS THERETO. CONVEY CONVEY CONVEY CONVERTIONES CONDONINIUM CONVEY CONVEY CONVEY CONVEY CONVE

ANY AMENDMENTS THERETO. CONDO-MINIUM UNITS ARE RESTRICTED TO THE RESIDENTIAL USE ONLY AND MAY NOT BE LEASED FOR A PE-RIOD OF LESS THAN THREE (3) MONTHS THE USE OF SAID UNIT IS FURTHER RE-STRICTED BY THE TERMS OF SAID DEC-LARATION, WHICH IS INCORPORATED HCREIN BY REFER-ENCE. Sold property being

Said property being known as: 386 NORTH-DALE CT LAWRENCEVILLE, GA

Wilbert W. Alston or ten-ant or tenants. PHH Mortgage Corpora-tion is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corpora-tion 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such

DALE CAVINERCEVILLE, GA 30046 To the best of the under-signeds knowledge, the party or parties in pos-session of said property is/are VIRINI JACKSON 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 remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including aftarneys fees

pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-lect 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 accu-rate survey and inspec-tion of the property; and (4) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Deed first set out above. Said sale will be conduct-

and to the second provided and the second provided provid

06/07/2023, has full authority to ne-Gpn11 gdp2120 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

rity 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: Rock-et Mortgage, LLC, 1050 Woodward Avenue, De-troit, 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 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 provide the game and all

Foreclosures

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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National

against the above-named or the undersigned. U.S. Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSRMF MH Master Par-ticipation Trust II is the holder of the security beed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Fay Servicing, LLC, 425 S. Fi-nancial Place, Suite 2000, Chicago, IL 60605, 800-495-7166. 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 Marcus L Bryant McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net line.net EXHIBIT A EXHIBIT A All that tract or parcel of land lying and 'being in Land Lot 15 of the 6th Land District, Gwinnett County, Georgia, and be-ing Lot 9, Block C, Unit Three of Lochwolde Sub-division all as more par-ticularly shown on plat of said subdivision recorded at Plat Book 42, Page 43, Gwinnett County Plat Note, however, that such entity is not required by law to negotiate, amend

entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Shekinah B. Carter-Fra-zier F/K/A Shekinah B. Carter or a tenant or ten-ants and said property is more commonly known as 295 Laurelton Cir, Lawrenceville, Georgia 30044. Should a conflict arise between the prop-erty address and the le-gal description the legal description will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. U.S. Bank Trust National at Plat Book 42, Page 43, Gwinnett County Plat Records which plat is in-corporated herein by ref-erence thereto for a more complete descrip-tion of said lots. Subject Property Ad-dress: 3411 Donegal Way, SnellVille, GA 30039 Parcel ID: R6015 097 MR/chr 7/5/23 Our file no. 23-11513GA -FTI 06/07/2023, 06/14/2023. FTT 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

deed. U.S. Bank Trust National

US: Bank Trust National Association, not in its in-dividual capacity, but solely as Trustee of LSRMF MH Master Par-ticipation Trust II as Attorney in Fact for Shekinah B. Carter-Fra-zier F/K/A Shekinah B. Carter and Tony Frazier McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

EXHIBIT A Tax Id Number(s) R5046 471

06/21/2023, 06/28/2023. Gpn11 gdp2121 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sole contained in a Secu-rity Deed given by S. Darlene Smallwood to BANK OF AMERICA, N.A. dated 12/21/2000 and recorded in Deed Book 21948 Page 235 Gwinnett County, Georgia records; as last transferred to or acquired by Select Port-folio Servicing, Inc., con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$91,999.00, with interest at the rate specified therein, there will be sold by the undersigned 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 said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described property. Tax Id Number(s) R5046 471 Land Situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 46, 5TH DIS-TRICT, GWINNETT COUNTY, GEORGIA AND SHOWN AS LOT 26, BLOCK A, PHASE 1, UNIT 1, LAURELTON SUBDIVISION, IN AC-CORDANCE WITH A PLAT OF SAID SUBDI-VISION RECORDED AT PLAT BOOK 114, PAGES 149-150, COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN FOR A MORE COMPARTED ESCRIP-TION. Commonly known as: 295 Lauretton Cir, Lauretton Cir, Lauretton Cir, Lauretton Cir, Commonly known as: 295 Lauretton Cir, Lau

Select Portfolio Servic ing, Inc. as agent and At-torney in Fact for S. Dar-lene Smallwood

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Aldridge Pife, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1012-15031A THIS LAW FIRM MAY BE ACTING AS A DEBT THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1012-15031A 0407/2023, 0064/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2125 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Brad Platt and Christine M Platt to Wa-chovia Bank, National Association, dated Octo-ber 24, 2005, recorded in Deed Book 45209, Page 176, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of ONE HUNDRED THIR-TY-EIGHT THOUSAND ONE HUNDRED THIR-TY-EIGHT THOUSAND ONE HUNDRED SEV-ENTY AND 0/100 DOL-LARS (\$138,170.00), 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 le-gal hours of sale on the first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF The debt secured by said

MADE A PART HERE-OF The debt secured by soid 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 Mote 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, includ-ing attorney's fees (no-tice pursuant to 0.C.G.A. § 13-11 having been giv-en).

en). Said property will be sold Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate survey and inspection of the property, any osses. the property, any assessments, liens, encum brances, zoning ordi the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association is the holder of the Secu-rity Deed to the property in accordance with OCGA § 44-14-162. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 1035, Des Moines.

with the debtor is: Wells Fargo Bank, N.A., PO Box 1035, Des Moines, IA 50306, 1-800-416-1472. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in pos-session of the property is Brad Platt and Christine M Platt or a tenant or tenants and said proper-ty to the more commonte

STEPHEN P. PALUSZAK / NAOKO PALUSZAK PAUL AND AK, AS NAOKO PALUSZAK, AS JOINT TENANTS WITH SURVIVORSHIP AND NOT AS TENANTS IN COMMON, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, IN FEE SIMPLE, RECORDED IN BOOK 49805, PAGE 385. Said property being

49805, PAGE 385. Said property being known as: 1242 HIDDEN SPIRIT TRL LAWRENCEVILLE, GA

30045 To the best of the undersigneds knowledge, the party or parties in pos-session of said property is/are STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK or toppat(c)

NAOKO PALUSZAK or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of amount about the payable 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 remain-ing in default, this sale will be made for the pur-pose of paying the same and all expenses of sale, including attorneys fees (notice of intent to col-(notice of intent to col-lect attorneys fees hav-

lect 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 accu-rate survey and inspec-tion of the property; and (4) any assessments, (4) any assessments, liens, encumbrances, zoning ordinances, re-strictions, covenants, and matters of record superi-or to the Security Deel first set out above. Said sale will be conduct-ed subject to the follow. Said sale will be conduct-ed subject to the follow-ing: (1) confirmation that the sale is not pro-hibited 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 individual or entity who has full authority to negotiate, amend, and mod-ify all terms of the mort-gage is as follows:

Jage 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 enti-ty is not required by law to pegotide, gmend, or to negotiate, amend, or modify the terms of the

modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT. TEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED FOR THAT PURPOSE. IOANCADE LIC

FOR THAT PURPOSE. LOANCARE, LLC, as Attorney-in-Fact for STEPHEN PAUL PALUSZAK AND NAOKO PALUSZAK Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd.

between the property ad-dress and the legal de-scription the legal de-scription will control. The sale will be conduct-ed subject (1) to confir-mation that the sale is

mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security thed deed. Nationstar Mortgage C Attorney in Fact for

as Attorney in Fact for Sylvia A Hayes McCalla Raymer Leibert Pierce, LLC Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-WWW.foreclosurenor-line.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 170 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEOR-CIA BEING:

NETT COUNTY, GEOR-GIA, BEING: LOT 31, BLOCK A, BROOKFIELD SUBDI-VISION, UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 185, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFER-ENCE. ENCE. Commonly Known As: 5717 BROOKLYN Lane,

Norcross, GA 30093 Parcel ID: R6170 356 MR/ca 7/5/23 Our file no. 23-11683GA -FT2 FT2 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

## Gpn11

Gpn11 gdp2103 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Andrea J Clay-ton and Fredy L Clayton to Mortgage Electronic Registration Systems,

Registration Systems, Inc., as grantee, as nomi-nee for WMC Mortgage nee for WMC Morfgage Corp., its successors and assigns, dated November 14, 2006, recorded in Deed Book 47307, Page 836, Gwinnett County, Georgia Records, as last transferred to RRA CP Opportunity Trust 2 by oscionment recorded in Opportunity Trust 2 by assignment recorded in Deed Book 60558, Page 888, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of THIRTY-ONE THOU-SAND SEVEN HUN-DRED AND 0/100 DOL-LARS (\$31,700.00), with interest thereon as set Lanks, (construction), 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 le-gal hours of sale on the first Wednesday in July, 2023, the following de-scribed property:

Scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-

OF The debt secured by said Security Deed has been and is hereby declared due because of, among

items which may affect the title to said property: All restrictive covenants, easements and rights-of-image and rights-of-way appearing of record, if any; all zoning or inspection of the proper-ty; all outstanding or unspection of the proper-ty; all outstanding or provements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any out-standing taxes, assess-ments and other liens su-perior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, ad-dress and telephone num-ber of the person or entil

ber of the person or entiber of the person or enti-ty who shall have full au-thority to negotiate, amend, or modify all terms of the above-de-scribed mortgage is as follows: Freedom Mortgage Cor-poration

poration 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900

855-690-5900 The foregoing notwith-standing, nothing in O.C.G.A. § 44-14-162.2 Shall be construed to re-quire Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein. Freedom Mortgage Cor-Freedom Mortgage Cor-poration as Attorney in Fact for Charmaine Gra-

Adm Attorney Contact: Miller, George & Suggs, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071

Phone: 404-793-1447 Fax: 404-738-1558 23GA373-0027

23GA333.0027 THIS COMMUNICATION IS FROM A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-POSE. 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

## Gpn11

Gpn11 gdp2106 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by La-tivia Ray-Alston and Wilbert W. Alston to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nomi-nee for PHH Mortgage Corp (fka Cendant Mort-gage Corp), its succes-sors and assigns dated 2/18/2005 and recorded in Deed Book 41805 Page 60 Gwinnett County, Geor-gia records; as last transferred to or ac-quired by PNC Bank, Na-tional Association, conquired by PNC Bank, Na-tional Association, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$1,290,657.00, with inter-est at the rate specified therein, there will be sold by the undersigned at public outcry to the

Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the Ioan as provided immediately above. PNC Bank, National As-sociation as grant and

PNC Bank, National As-sociation as agent and Attorney in Fact for La-tivia Ray-Alston and Wilbert W. Alston Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1017-6161A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1017-6161A 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11 gdp2107 STATE OF GEORGIA COUNTY OF GWIN-NETT

STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by VIRINI JACKSON to MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNIT-ED WHOLESALE MORTGAGE in the origi-nal principal amount of \$92,150.00 dated Decem-ber 14, 2018 and recorded in Deed Book 56354, Page 568, Gwinnett County records, said Security Deed being last trans-ferred to NATIONSTAR MORTGAGE LLC in Deed Book 60595, Page 250, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Court-house door in said Coun-ty, or at such other place as lawfully designated, within the legal hours of sale, on July 05, 2023, the property in said Security Deed and described as follows: ALL THAT\_TRACT OR property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 145 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THESE LANDS HAVING BEEN SUB-JECTED TO THE CON-DOMINIUM FORM OF OWNERSHIP UNDER PROVISIONS OF THE GEORGIA APART-MENT OWNERSHIP ACT BY DECLARATION OF NORTHDALE CON-DOMINIUMS, RECORD-ED MAY 29, 1973, IN DEED BOOK 670, PAGES 443, ET SEQ, GWINNETT COUNTY, GEORGIA RECORDS, LAWRENCEVILLE, GEORGIA. THE PRE-CISE PROPERTY HEREIN CONVEYED IS DENTIFIED AND MORE PARTICULARLY DESCRIBED IN SAID DECLARATION OR A RECORDED AMEND. DECLARATION OR A RECORDED AMEND-MENT THEREOF AND IN THE MASTER PLAN DATED MARCH 5, 1973, (LATEST REVISION MAY 5, 1973) AND RECORDED AT APARTMENT OR CON-DOMINIUM PLAT

gotiate, amend, and mod-ify all terms of the mort-gage is as follows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd.

Coppell, TX 75019 1-888-480-2432

1-888-480-2432 Note that pursuant to O.C.G.A.§ 44-14-162.2, the above individual or enti-ty is not required by law to negotiate, amend, or modify the terms of the mortange

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED MAY BE USED TAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORT-GAGE LLC, MORT-GAGE LLC, AND AND AND AND VIRINI JACKSON Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112

Phone: 470.321.7112 Firm File No. 23-114913 -TiT 05/31/2023, 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

> Gpn11 gdp2117

NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Shekinah B. Carter-Frazier F/K/A Shekinah B. Carter and Tony Frazier to Mort-agge Electronic Regis-tration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated October 15, 2012, recorded in Deed Book \$1753, Page 1, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book \$6094, Page 290, Gwinnett County, County Records in Deed Book 56094, Page 290, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust, N.A., as Trustee for LSRMF MH Master Participation Trust II by assignment recorded in Deed Book 57706, Page 593, Gwinnett County, Georgia Records, conty, Georgia Records, conty reving the after-de-scribed property to se-cure a Note in the origi-nal principal amount of scribed property to se-cure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED TWENTY-FIVE AND 0100 DOL-LARS (\$168,625.00), 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 le-gal hours of sale on the crist Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT ACHED HERETO AND MADE A PART HERE-OF The debt secured by said Security Pood here hava

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

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Marcus L Bryant to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 23, 2017, recorded in Deed Book 55221, Page 0886, Gwin-nett County, Georgia Records and as modified by that certain Loan Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59797, Page 814, Gwinnett County, Georgia Records, as last trans-ferred to Quicken Loans, Inc. by assignment recorded in Deed Book Said property is com-monly known as 4120 Quincey Lane, Duluth, GA 300% together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): S. Darlene Smallwood or tenant or tenants. 56352, Page 843, Gwinnett County, Georgia Records, conveying the Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-SEVEN THOU-SAND FIVE HUNDRED SEVENTY-EIGHT AND 0/100 DOLLARS (\$347,578,00), with inter-est 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 le-gal hours of sale on the first Wednesday in July, 2023, the following de property is (are): S. Darlene Smallwood or tenant or tenants. Select Portfolio Servic-ing, Inc. is the entity or individual designated who shall have full au-thority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servic-ing, Inc. Loan Resolution Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the Ioan. Said property will be solt subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable). (b) un-paid water or sewage

first Wednesday in July, 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-OF 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 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, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-11 having been giv-en).

paid water or sewage bills that constitute a lien against the property whether due and payable or not yet 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 accu-rate survey and inspec-tion of the property, and (e) any assessments, liens, encumbrances, re-strictions, covenants, and matters of record superi-or to the Security Deed drist set out above. The sale will be conduct-mation that the sale is not prohibited under the U.S. Bankruptcy Code; en). Said property will be sold Sala property will be sola subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate closed by an accurate survey and inspection of the property, any assessnot prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus 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 re-garding the rescission of judicial and non-judicial sales in the State of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-out any representation, warranty or recourse against the above-named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans Inc. is the holder of the Secujudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

AURELTON AURELTON being the first Wednes-aday of said month), the with A following described prop-erty: CORDED AT ALL THAT TRACT OR (114, PAGES GEORGIA SALD PLAT GEORGIA AMORE SALD PLAT GEORGIA AMORE CLAND LOT 322 OF THE SALD PLAT GEORGIA AMORE DESCRIP-IL, UNIT E, PHASE II (Inown as: 295 Cir, Cir, Cir, Cossisus As Shull MATCH ABOK 36, AAD BEING 12, UNIT E, PHASE II (COSSING AS SHOWN ON PLAT RECORDED 12, UNIT E, PHASE II (COSSING AS SHOWN ON PLAT RECORDED 12, UNIT E, CASSING Cir, Cir

ty is more commonly known as 283 Caldecote Court, Sugar Hill, Geor-gia 30518. Should a con-flict arise between the property address and the legal description the le-gal description will con-

gal aescription will con-trol. The sale will be conduct-ed subject (1) to confir-mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security deed. Wells Fargo Bank, N.A., S/B/M to Wachovia Bank, National Association as Attorney in Fact for Brad Platt and Christine M Platt McCalla Raymer Leibert Pierce, LC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF SUG-AR HILL IN THE COUN-TY OF GWINNETT AND STATE OF GEORGIA AND BEING DE-SCRIBED IN A DEED DATED 0530/2001 AND RECORDED 07/23/2001 IN BOOK 23904 PAGE 167 AMONG THE LAND RECORDED 07/23/2001 IN BOOK 23904 PAGE 167 AMONG THE LAND RECORDED 07/10 RECORDED 10 N AD STATE SET FORTH ABOVE STATE FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 101, BLOCK A, LANDLOT 319, DISTRICT 7, SUBDI-VISION LENOX PARK, PLAT BOOK 76, PLAT PAGE 96, PARCEL ID NUMEER: R7319-271

Our file no. 23-11728GA -06/14/2023,

MR/co

paid water or sewage bills that constitute a

06/07/2023, 06/14/ 06/21/2023, 06/28/2023.

7/5/23

Gpn11 gdp2127 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-

Pursuant to the Power of Sale contained in a Secu-rity Deed given by Rus-sell L. Welser to Mort-gage Electronic Regis-tration Systems, Inc., aggis-tration Systems, Inc., aggis-rantee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns dated 5/2/2022 and recorded in Deed Book Sy926 Page 313 Gwinnett County, Georgia records; as last transferred to o acquired by Lakeview Loan Servicing, LLC, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of \$244,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 2023 (besale on July 5, 2023 (be-ing the first Tuesday of add month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

erty: TAX ID NUMBER(S): R6097 081 LAND SITUATED IN