FORECLOSURE

per plat recorded in Plat Book 90, Page 247, Gwinnett County, Georgia Records, County, which plat is incorporated herein by reference, being property known as 5058 Tarry Glen Drive, Suwanee, Georgia 30024 according to the present system of num bering properties in said

MR/chr 1/3/23 r file no. 22-06297GA -

950-88808 12/07/2022, 12/21/2022, 12/14/2022. 12/28/2022

NOTICE OF SALE UNDER **POWER** GWINNETT

GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Are-ba Danielle Duncan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., its successors and assigns, dated November 10, 2011, recorded in Deed Book 51125, Page 129, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment to be record-ed in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the af-

Hecords, conveying the afferdescribed property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-ONE THOUSAND EIGHT HUNDRED THIRTY-ONE AND ORIGINAL PROPERTY OF THE PROP DOLLARS (\$121,831.00), 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 bours of sole within the legal hours of sale on the first Tuesday in February, 2023, the follow-

ing described property: 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 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 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 of recourse 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 that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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

fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession the property is Areba Danielle Duncan or a tenant or tenants and said property is more commonly known as 404 Simonton Oak Lane, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final concy Code and (2) to illiar confirmation and audit of the status of the loan with the holder of the security deed. Nationstar Mortgage LLC

Nationstar Mortgage LLC
as Attorney in Fact for
Areba Danielle Duncan
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net

land lying and being in Land Lot 182 of the 5th District, Gwinnett County being Lot 76, Block A, of Ridgeview Subdivision, Unit Two, as per plat thereof recorded in Plat Book 105, 272-273. page County, Gwinnett Georgia Records. which recorded plat is incor-porated herein by reference and made a part of this de-

scription. MR/mac 2/7/23 Our file no. 22-07474GA -

FT2 950-88715 12/07/2022, 12/14/2022, 12/28/2022, 01/11/2023, 12/21/2022 01/04/2023 01/18/2023.

01/25/2023, 02/01/2023, STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securi-Sale contained in the Security
Deed executed by
SHAWNETTE DEWS to
MORTGAGE ELECTRONICS
INC. AS NOMINEE FOR
SOUTHEAST MORTGAGE OF GEORGIA, INC. in the original principal amount of \$336,688.00 dated February 26, 2020 and recorded in Deed Book 57305, Page Gwinnett 549, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 60248, Page 843, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or as lawfully such other place as lawfully such other place as lawfully designated, within the legal designated, within the legal hours of sale, on January 03, 2023, the property in said Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AND BEING LOT 14C OZORA LAKE, PHASE 2A AS SHOWN ON THAT CER-AS SHOWN ON THAT CERTAIN FINAL PLAT PRE-PARED BY PRECISION PLANNING, INC. AND BEING RECORDED IN PLAT BOOK 142, PAGE 137, GWINNETT RECORDS. TO WHICH PLAT

FORECLOSURE

REFERENCE IS HEREBY MADE FOR A MORE COM-PLETE AND ACCURATE DE-SCRIPTION OF THE PROP-ERTY CONVEYED HEREIN

Said property being known as: 3585 SPRING PLACE CT LOGANVILLE, GA 30052 To the best of the undersigneds knowledge, the paror parties in possession of said property is/are SHAWNETTE DEWS or tenant(s).
The debt secured by said

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

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

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

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

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

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

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

LAKEVIEW LOAN SERVICING, LLC, as Attorney-in-Fact for

as Attorney-in-Fact for SHAWNETTE DEWS
Robertson, Anschutz,
Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-075866 -

950-87333 11/23 12/7 14

21 28 2022 NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Alek-sandra K Lifland and Steven Lifland to Mortgage Electronic Registration Systems Inc., as grantee, as nominee for Countrywide Bank, N.A., its successors and assigns, dated September 14, 2006 recorded in Deed Book 47075, Page 10, Gwinnett County, Georgia Records, as last transferred to MEB Loan Trust VI by assignment recorded in Deed Book 60249, Page 00874, Gwin-nett County, Georgia Records, conveying the af-

ter-described property to secure a Note in the original principal amount of TWEN-TY-THREE THOUSAND AND (\$23,000.00), 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

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 Jan-uary, 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, 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 paught). 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

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. MEB Loan Trust VI 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vijlage, 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 Aleksandra K Lifland and Steven Lifland or a tenant or tenants and said property is more commonly own as 2373 Wood Beil Ct, Buford, Georgia 30519. Should a conflict arise be-tween the property address and the legal description the legal description 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-

status of the loan with the holder of the security deed.

MEB Loan Trust VI as Attorney in Fact for Aleksandra K Lifland and Steven Lifland McCalla Raymer Leibert

cy Code and (2) to final con-

firmation and audit of the

FORECLOSURE

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 185 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEOR-GIA. AND BEING LOT 36, OF GIA, AND BEING LOT 36, UF KENTWATER MANOR, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGE 165-167 OF GWINNETT COUN-TY, GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

SUBJECT TO THAT SECU-RITY DEED FROM STEVEN LIFLAND AND ALEKSANDRA LIFLAND AND ALEKSANUMS KIZNER LIFLAND TO HOME-BANC MORTGAGE CORPO-RATION, RECORDED MARCH 21, 2005, IN DEED BOOK 42041, PAGE 214, GWINNETT COUNTY, GEOR-CHARLEGORDE GIA RECORDS

MR/chr 1/3/23 Our file no. 22-07620GA -950-88010 12/07/2022, 12/21/2022,

12/14/2022, 12/28/2022. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

Pursuant to the power of sale contained in the Securisale contained in the Security Deed executed by ROBERT FERRY AND SARA FERRY to BANK OF AMERICA, N.A. in the original principal amount of \$609,280.00 dated February 9, 2007 and recorded in Deed Book 47591, Page 738, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cry to the highest bidder for cash, before the Courthouse cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in

said Security Deed and desaid Security Deed and de-scribed as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 139 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNET COUNTY, GEOR-GIA, BEING LOT 36, BLOCK B, UNIT IV, CARMEL EAST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 101, GWIN-NETT COUNTY RECORDS, WHICH BOTAT IS LEEDED. NETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AN MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 558 NEWLIN COURT, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING THE PRESENT SYSTEM OF THE PRESENT SYS

THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY. BEING THE SAME PROPERTY CONVEYED TO ROBERT FERRY AND SARA FERRY BY DEED FROM JA COB IRA SUMMERS AND DEBRA MARIE SUMMERS RECORDED 09/06/1990 IN DEED BOOK 5966 PAGE 188, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

Said property being known as: 558 NEWLIN COURT LAWRENCEVILLE, GA 30045 To the best of the under-signeds knowledge, the par-ty or parties in possession of said property is/are ROBERT FERRY AND SARA

FERRY 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 agmand all of the purpose of the paying the paying the payi paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees hav-

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

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) 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 follows: PHH Mortgage Corporation PO BOX 24605 West Palm Beach, FL 33416-4605

866-503-5559 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to nego-

not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR AT DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE BANK OF AMERICA, N.A, as Attorney-in-Fact for ROBERT FERRY AND SARA FERRY

Anschutz, Robertson Schneid, Crane & Partners

10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 22-077101 GaR 950-89854 12/21/2022, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by CORY HERROD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in the original principal amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book 58800, Page 120, Gwinnett County records. Deed executed by CORY ty Deeu HERROD Gwinnett County records, said Security Deed being last transferred to PLANET said security beed being last transferred to PLANET HOME LENDING LLC in Deed Book 59892, Page 670, Gwinnett County records, the undersigned will sell at public outcry to the highest bubble duty 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 January 03, 2023, the property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DIS-

TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK A OF MADISON, FARMS SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK SOCIATION

PAGES 160 AND 161, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY REFERENCE
FOR A MORE COMPLETE
DESCRIPTION. Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A All that tract or parcel of

Said property being known as: 3393 MADISON FARM WAY SNELLVILLE, GA 30039

To the best of the undersigneds knowledge, the parsigned shibweepe, the parties in possession of said property is/are CORY HERROD or tenant(s). The debt secured by said security Deed has been and is hereby declared due and payable because of, among other possible events of deother possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be

made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees havto collect attorneys fees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property; and (4) any assess ments. liens, encumbrances. zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out

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

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

Planet Home Lending, LLC 321 Research Parkway, Suite 303

Suite 303
Meriden, CT 06450
1-855-884-2250
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is not required by law to nego-

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. PLANET HOME LENDING as Attorney-in-Fact for CORY HERROD

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 GaR

950-88219 12/07/2022, 12/21/2022, 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Angie S Martin to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for New South Federal Savings Bank, its successors and assigns, dated April 20, 2006, recorded in Deed Book 46524, Page 202, Gwinnett Country, Georgia Records, as last transferred Records, as last transfer

ASSOCIATION ASSOCIATION by assignment recorded in Deed Book 60238, Page 308, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE principal amount of ONE HUNDRED SEVENTY-FIVE THOUSAND FOUR HUN-IHOUSAND FOUR HUN-DRED AND 0/100 DOLLARS (\$175,400.00), 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 Janury, 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 sate will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11

having been given) 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, encumassessments, 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 "as-is" basis without any representation, warranty or recourse against the above ammed or the undersigned. PNC BANK, NATIONAL ASSOCIATION is the holder of the Security

is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Bank, N.A., 3232 New-mark Drive, Miamisburg, OH 45342, 800-523-8654. 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 Angie S Martin or a tenant or tenants and said property is more com-monly known as **341 Eagle**

Tiff Dr. Sugar Hill, Georgia 30518. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

FORECLOSURE

FORECLOSURE

conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED

SEVENTY THOUSAND NINF

SEVENTY THOUSAND NINE
HUNDRED FORTY AND
0/100 DOLLARS
(\$170,940.00), 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

place as may be lawfully designated as an alternative

designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

sale will be induct 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 hear 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, encum-

brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to,

those superior to the Securi-

those Superior to the Securi-y 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. AmeriSave Mortgage Cor-poration is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-thority to negotiate, amend,

HEREOF

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. PNC BANK, NATIONAL AS-

as Attorney in Fact for Angie S Martin McCalla Raymer Leibert

And that tract of parcer of land lying and being in Land Lot 347 of the 7th District Gwinnett County, Georgia, being Unit 121, Fairview Park Townhomes Unit 3 Subdivision, as per plat recorded in Plat Book 112, Page 87, Gwinnett County, Georgia Records; which plat is incorporated herein by reference and made a part hereof; together with and subject to all right, title and interest in and to those cer-tain covenants, restrictions and easements as contained in Declaration of Covenants, Conditions and Restrictions for Fairview Park recorded in Deed Book 28492, Page 93, Gwinnett County, Georgia Records; as amended from time to time

MR/chr 1/3/23 Our file no. 22-08751GA -950-88737 12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Hanika N Goley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company LLC, its successors and assigns, dated June 26, 2020, recorded in June 26, 2020, recorded no Deed Book 57881, Page 424, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59597, Page 533, Gwinnett County, Georgia Records as last transferred Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60315, Page 715. Gwinnett County, Geor

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: AmeriSave Mortgage Corporation, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268. 715, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$271,025.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-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 Anita K Williams or a tenant or ten-ants and said property is more commonly known as 3209 Hidden Bluff Trl, Snel-bills Cap 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 Jan. Iville, Georgia 30039. Should a conflict arise between the property address and the le-gal description the legal deon the first Tuesday in January, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

The debt secured by said

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 pur-suant 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

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, zoning ordinances

brances, 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 "as-is" basis without any representation, warranty or

recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA §

The entity that has full au

thority to negotiate, amend, and modify all terms of the

mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San

LLO, PO BOX 85304, Sar Diego, CA 92186, 800-365-4441.

Note, however, that such

entity is not required by law to negotiate, amend or modi-

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 Hanika N Go-

ley or a tenant or tenants and said property is more commonly known as 2152 Talmai Dr, Snellville, Georgia 30078. Should a conflict

arise between the property

address and the legal de-scription the legal descrip-tion will control.

The sale will be conducted

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

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

Guild Mortgage Company LLC

as Attorney in Fact for Hanika N Goley McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Gwinnett County, Georgia being Lot 101, Brookwood Village, Phase 2A, as per plat recorded in Plat Book 145

which recorded plat is incor-porated herein by reference and made a part of this de-

Our file no. 22-09436GA -

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Anita K Williams to Mortgage Electronic Registration Systems,

Inc., as grantee, as nominee for Amerisave Mortgage Corporation, its successors and assigns, dated July 17,

and assigns, dated July 17, 2021, recorded in Deed Book 59000, Page 138, Chipnett County, Georgia

Gwinnett County, Georgia Records, as last transferred to AmeriSave Mortgage Cor-

poration by assignment recorded in Deed Book 60289, Page 673, Gwinnett County, Georgia Records,

GWINNETT

scription. MR/meh 1/3/23

950-88159 12/14/2022, 12/28/2022.

GEORGIA,

POWER

County.

holder of the security deed.

44-14-162 2

scription 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 con-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 firmation and audit of the status of the loan with the holder of the security deed. AmeriSave Mortgage Anita K Williams

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 28 of the 6th District, Gwinnett County, Georgia, being Lot 3, Block A, Hidden Bluff Subdivision, as per plat recorded in Plat Book 23, Page 227, Gwinnett County records, which plat is hereby referred to and made a part hereof by reference. This Deed is given subject to all easements and restricto all easements and restric-

tions of record, if any Being the same property conveyed to Anita K. Williams by Warranty Deed from Maynard R. Brummitt Jr. as recorded 05/15/2006 in Book 46499 at Page 0696 as Document 0075992-97. Commonly Known As: 3209 Hidden Bluff Trl, Snel-

Iville, GA, 30039 MR/ca 1/3/23 Our file no. 22-09460GA -12/07/2022, 12/21/2022,

950-88028 12/14/2022, 12/28/2022. NOTICE OF SALE UNDER

GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ab-dul Roux to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home Star Mortgage Services, LLC, its successors and assigns, dated November 8, 2004, recorded in Double Pack 40550 Date in Deed Book 40650, Page 116. Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed Certificates, TMTS Series 2005-3SL, by assignment

2005-3SL by assignment recorded in Deed Book 60318, Page 231, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-NINE THOUSAND FIVE HUNDRED NINETY AND 0/100 DOL-LARS (\$39,590.00), 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

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of 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 January, 2023, the following described property:

SEE EXHIBIT A ATTACHED

HERDETO AND MADE A DADT land lying and being in Land Lot 68 of the 6th District, HERETO AND MADE A PART Pages 129-137, Gwinnett County, Georgia records, 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

those superior to the Securi-

ty Deed first set out above

remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not with use 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 inscription will control. spection of the property, any spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to,

FORECLOSURE

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned named or the undersigned. U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed Certificates, TMTS Series 2005-3SL is the holder of the Security

Deed to the property in ac-cordance 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vijlage, 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 the best knowledge and belief of the undersigned, the party in possession of the property is Abdul Roux and Robin Alexander Roux or a tenant or tenants and said property is more com-monly known as 2753 Newtons Crest Circle, Snellville, Georgia 30078. 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. Bankrupted 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. U.S. Bank National Associa-tion, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed Certificates, TMTS Series 2005-3SL as Attorney in Fact for Abdul Roux McCalla Raymer Leibert

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDI-VISION. AS PER PLAT VISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 185-186, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE REFERENCE

HFRFTO. SUBJECT TO THAT SECU-RITY DEED FROM ABDUL R. ROUX TO MORTGAGE ELEC-THUNIC REGISTRATION SYSTEMS, GRANTEF SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR HOME STAR MORT-GAGE SERVICES, LLC, ITS SUCCESSORS AND AS-SIGNS, RECORDED NOVEM-BER 19, 2004, IN DEED BOOK 40650, PAGE 94, GWINNETT COUNTY, GEOR-GIA RECORDS.

MR/ca 1/3/23 Our file no. 22-09613GA -950-88850 12/07/2022

12/14/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Alicia Nicole Jones Bishop and Ja-son W Bishop to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans

nominee for Quicken Loans Inc., its successors and assigns, dated October 26, 2018, recorded in Deed Book 56239, Page 468, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. by assignment recorded in Deed Book 60291, Page 273. assignment recorded in Deed Book 60291, Page 273, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$453,100.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett

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 Jan-uary, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERRTO 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, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters 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 abovenamed or the undersigned.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, LLC f/k/a girken Loans Inc. is the Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and helief of the undersioned

the pest knowledge and belief of the undersigned, the party in possession of the property is Alicia Nicole Jones Bishop and Jason W Bishop or a tenant or tenants and said property is more commonly known as 4800 Highland Point Nr. Auburn Highland Point Dr, Auburn, Georgia 30011. Should a conflict arise between the property address and the le-gal description the legal de-scription 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 con-

firmation and audit of the status of the loan with the

holder of the security deed.

FORECLOSURE

Rocket Mortgage, LLC f/k/a uicken Loans, LLC f/k/a Quicken Loans, Quicken Loans Inc. as Attorney in Fact for Alicia Nicole Jones Bishop

Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 3 AKA
1749TH GMD, 3RD DISTRICT, GWINNETT COUNTY,
GEORGIA, LOT 12, BLOCK
A, THE VININGS AT HAMILTON MILL SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 111, PAGE(S)
53, GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS HERBBY
REFERRED TO AND MADE A
PART OF THIS DESCRIPTION, BEING IMPROVED
PROPERTY KNOWN AS
4800 HIGHLAND POINT.
SYSTEM OF NUMBERING
PROPERTY IN GWINNETT
COUNTY, GEORGIA.

COUNTY, GEORGIA. MR/ca 1/3/23 Our file no. 22-09652GA -

12/07/2022, 12/21/2022, 950-87946

12/28/2022 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY **GWINNETT**

Under and by virtue of the Power of Sale contained in a Security Deed given by Sarah A Finger and David F Adams Executor of the Es-tate of Sara A Finger to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Bank Of America, N.A. its successors and assigns, dated October 16, 2015, recorded in Deed Book 53911 in Deed Book 53911, Page 69. Gwinnett County Georgia Records, as last transferred to Specialized Loan Servicing LLC

Loan Servicing LLC'
by assignment recorded in
Deed Book 60106, Page 537,
Gwinnett County, Georgia
Records, conveying the after-described property to secure a Note in the original
principal amount of ONE
HUNDRED SEVENTY-FIVE
THOUSAND SEVEN HUNDRED NINFTY-FOUR AND DRED NINETY-FOUR AND 0/100 DOLLARS (\$175,794.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder 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 within the legal nours of safe on the first Tuesday in Jan-uary, 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 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

sualit to U.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 taxing authority, any matters which might be disclosed by 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 Securi-Deed first set out above. ty Deed Tirst set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

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

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 Sarah A Fin-ger and Estate of Sarah A inger or a tenant or tenants and said property is more commonly known as 811 Blake Ct, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the lead of the conflict arise between the property address and the lead of the conflict arise belonger than the conflict arise belonger to the conflict arise that are the conflict ar

property address and the legal description will control.

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

Specialized Loan Servicing

as Attorney in Fact for Sarah A Finger and David F Adams Executor of the Es-tate of Sara A Finger McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land
Lot 115 of the 5th Land District of Gwinnett County,
Georgia, being Lot 92 Block
B of Hanarry Estates North
Subdivision, Unit Four, as per plat thereof recorded in Plat Book 30 Page 48 of the public records of Gwinnett County, Georgia, which said plat is incorporated herein reference and made a part hereof

Tax ID: R5115 239 Our file no. 22-09680GA -950-87961

12/07/2022, 12/21/2022, 12/14/2022, 12/28/2022. NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Derrik C Allen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its and Tagstain Jalin, Fob., in Agrand Successors and assigns, dated May 23, 2012, recorded in Deed Book 51431, Page 718, Gwinnett County, Georgia Records and as modified by that certain Loan Modification. Agreement, recorded cation Agreement recorded in Deed Book 56808, Page 290, Gwinnett County, GeorFORECLOSURE

gia Records, as last trans-ferred to Lakeview Loan Servicing, LLC by assignment in Deed 54693, Page 496, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTY-THREE amount of SEVENTY-THREE
THOUSAND SIX HUNDRED
FORTY-ONE AND 0/100
DOLLARS (\$73,641.00),
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 alter-native, within the legal hours of sale on the first

The deht 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, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 beging bean given)

not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securitilose superior of 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 abovenamed or the undersigned. Lakeview Loan Servicing LLC is the holder of the Security Deed to the property

in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the

no the best knowledge and belief of the undersigned, the party in possession of the property is Derrik C Allen or a tenant or tenants and said property is more commonly known as 827 Majestic Ct, Lawrenceville, Georgia 30044. Should a conflict arise between the property. arise between the property address and the legal de-scription the legal descrip-

tion will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the bedder of the coverity deed.

LLC
as Attorney in Fact for
Derrik C Allen
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
File Number: SI 105-12-

File Number: SL105-12-0362 All that tract or parcel of

Our file no. 22-09741GA -

950-88758 12/14/2022, 12/28/2022.

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

of sale on the first Tuesday in January, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and

holder of the security deed. Lakeview Loan Servicing

All that tract of parcel of land lying and being in Land Lot 2 of the 7th District, of GWINNETT County, Georgia, being Lot 15, Block C of Re-gal Forest, as per Plat there-of recorded in Plat Book 23, page 125, GWINNETT County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description: and being known as 827 Majestic Court according to the present

according to the present numbering system in Gwinnett County, Georgia. MR/mac 1/3/23

NOTICE OF SALE UNDER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Tere-sa Blythe to Mortgage Electronic Registration Systems. Itolic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation, its successors and assigns, dated March 12, 2003, recorded in Deed 162, 2013, 1823, 1823, 1824, Book 31623, Page Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59925, Page 712, Gwinnett County, Ğeorgia Records, as last transferred to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assign-ment recorded in Deed Book 60105, Page 715, Gwinnett
County, Georgia Records,
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$144,900.00), with interest thereon as set FORTY-FOLIR THOUSAND forth therein, there will be sold at public outcry to the highest bidder for cash be-fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law fully designated as an alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-

The debt secured by said Security Deed has been and is hereby declared due because of, among other poscible avente of default fail. cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11

having been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances restrictions, covenants, and