## FORECLOSURE

cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the Note 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

having been given) Said property will be sold subject to any outstanding advancem taxes (including taxes which are a lien, bu not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances zoning ordinances restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi ty Deed first set out above Šaid property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. CrossCountry Mortgage, LLC is the holder of the Se-

curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the and modify all terms of the mortgage with the debtor is: CrossCountry Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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 Jeffrey C Hill or a tenant or tenants and said property is more com-monly known as 294 Lamden Court, Lawrenceville, Georgia 30046. 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 prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. CrossCountry Mortgage

as Attorney in Fact for Jeffrey C Hill McCalla Raymer Leibert

Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A The following described property in the County of Gwinnett, State of Georgia,

land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia and being Lot 21, Block "D", Quinn Ridge Forest Subdivi-sion, Unit One, as per plat recorded in Plat Book 44, Page 193, Gwinnett County

reference. Tax ID: R5172A062 MR/ca 2/7/23

Georgia records, which plat

Our file no. 22-09588GA -950-89856 01/04/2023, 01/18/2023, 12/28/2022, 01/11/2023, 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER POWER Georgia, **GWINNETT** 

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ab-dul Roux to Mortgage Electronic Registration Systems. Inc., as grantee, as nominee Star Mortgage LC, its succesfor Home Sta Services, LLC, November 8, 2004, recorded 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 recorded in Deed Book 60318, Page 231, Gwinnett County, Georgia Records, conveying the after-deconveying tine after-de-scribed 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 place as may be lawfully designated as an alternative

within the legal hours of sale on the first Tuesday in February, 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 payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inrestrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-

spection of the property, any assessments, liens, encumbrances, zoning ordinances, ractrictions, encumpants, and 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 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 and inoury all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, 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

FORECLOSURE

the property is Abdul Roux and Robin Alexander Roux or a tenant or tenants and said property is more commonly known as 2753 Newtons Crest Circle, Snellville, Georgia 30078. Should a conflict arise between the property address and the legal description the legal de-

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. Bankrupt-cy Code and (2) to final confirmation and audit of the firmation and audit of the status of the loan with the holder of the security deed. U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Mortgage Tru 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 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 96, PAGES 185-186, GWIN-96, PAGES 185-186, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE REFERENCE

SUBJECT TO THAT SECU-RITY DEED FROM ABDUL R. ROUX TO MORTGAGE ELEC-INUNIC REGISTRATION
SYSTEMS, INC INC., AS NOMINEE GRANTEE 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/jay 2/7/23

Our file no. 22-09613GA -01/11/2023 950-91490 01/18/2023 02/01/2023

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Au-drey Allen and Errol Allen to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Kellner Mortgage Investments I, LTD., its successors and as-signs, dated January 30, 2007, recorded in Deed LTD., its successors and assigns, dated January 30, 2007, recorded in Deed Book 47551, Page 514, Gwinnett County, Georgia Records, as last transferred Records, as last transferred to FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee by assignment recorded in Deed Book 60351, Page 738, Gwinnett County, Georgia Records, conveying the after-described property to secure a scribed property to secure a Note in the original principal amount of THIRTY-NINE amount of THIRTY-NINE
THOUSAND ONE HUNDRED
AND 0/100 DOLLARS
(\$39,100.00), 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 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 February, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

FirstKev Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustes 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 Vil-lage, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned,

the party in possession of the property is Audrey Allen and Errol Allen or a tenant or tenants and said property is more commonly known as 2692 Meadow Trace Drive,

**Grayson, Georgia 30017.** Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Associa-tion as Collateral Trust Funding

as Attorney in Fact for Audrey Allen and Errol McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net **EXHIBIT A** EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 92,
5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 80 HAWYTHORN

LOI 80, HAWTHORN FARMS SUBDIVISION, UNIT II, AS PER PLAT RECORDED AT PLAT BOOK 115, PAGE 225, GWINNETT COUNTY, GEORGIA RECORDS, SAID

PLAT BEING INCORPORAT-

HAWTHORN

FORECLOSURE

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD. SUBJECT TO THAT SECU-RITY DEED FROM ERROL ALLEN AND AUDREY ALLEN
TO MORTGAGE ELECTRONIC REGISTRATION SYS-IC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR KELLNER MORTGAGE INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 7, 2007, IN DEED BOOK 47551, PAGE 490, GWINNETT COUNTY, GEORGIA RECORDS.

MR/mac 2/7/23 Our file no. 22-09764GA – 950-91397 01/11/2023, 01/25/2023

02/01/2023. NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Antoinette N Fox-Lewis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated April 26, 2011, record-ed in Deed Book 50655, Page 368, Gwinnett County, Coordia Popords and as Georgia Records and as modified by that certain Loan Modification Agree-Loan Modification Agree-ment recorded in Deed Book 55071, Page 341, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, M.A. by assignment recorded in Deed Book 51452, Page 109, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a

Note in the original principal amount of ONE HUNDRED EIGHTY THOUSAND TWO HUNDRED TWELVE AND 0/100 DOLLARS (\$180,212.00), with interest (\$180,212.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such

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

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 bed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding

ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securithose 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. Wells Fargo Bank, N.A. is the holder of the Security Deed to the property in ac-cordance with OCGA § 44-14-162.2

14-162.2 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472. 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

the party in possession of the party in possession of the property is Antoinette N Fox-Lewis or a tenant or ten-ants and said property is more commonly known as commonly L. Drive,
Lombard Drive,
Georgia 333 Lawrenceville, Georgia 30044. Should a conflict arise between the property address and the legal de-scription the legal descrip-tion will control

scription the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Attorney in Fact for Antoinette N Fox-Lewis

Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 ũc Roswell, GA 30076
www.foreclosureholtine.net
\*Auction services provided
by Auction.com (www.auction.com)
EXHIBIT A
All that tract or parcel of

McCalla

land lying and being in Land Lot 108 of the 6th District, of Gwinnett County, Georgia, and being Lot 30, Block D of Connemara Subdivision, Unit Three, as per plat recorded at Plat Book 33, Page 115. Gwinnett County Georgia Records, which plat is incorporated herein and made a part hereof by refer-

MR/ca 2/7/23 Our file no. 22-09974GA -

950-91024 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Jason A Fuston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated July 9, 2018, recorded in Deed Book 56054, Page 553, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 57255, Page 438, Gwinnett County, Georgia Records, conveying the after-described property to secure a county, ceorgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-TWO THOUSAND SIX HUNDRED FIFTY-FOUR AND CASES. DOLLARS (\$262,654.00), 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 Gwinnet 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 February, 2023, the followFORECLOSURE

FORECLOSURE

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 0.C.G.A. § 13-1-11

thority to negotiate, amend

and modify all terms of the

mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

Note, however, that such

Note, nowever, 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 Jason A Fus-ton or a tenant or tenants and said property is more commonly known as 2012 Stonewick Coorin

30043. Should a conflict arise between the property address and the legal description th

as Attorney in Fact for

**EXHIBIT A** 

scription.

MR/meh 2/7/23

950-91170

01/18/2023 02/01/2023

GEORGIA,

COUNTY

Our file no. 22-09982GA

NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by Banzell Smith and Eric Smith

to ABN AMRO MORTGAGE GROUP, INC, dated June 8,

2007, recorded in Deed Book 48023, Page 158, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-

that certain Loan Modifica-tion Agreement recorded in Deed Book 52929, Page 403, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servic-

to Specialized Loan Servicing LLC by assignment recorded in Deed Book 55588, Page 652, Gwinnett County, Georgia Records, conveying the after-described property to secure a Mote in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND AND 0/100 DOLLARS (\$144,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-

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

01/11/2023, 01/25/2023,

GWINNETT

Georgia

Lawrenceville.

tion will control.

having been given)

HEREOF

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART tenants and said property is more commonly known 4730 Millhaven Auburn, Georgia 30011
Should a conflict arise tween the property address 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

and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the sewith the delivery that the sale is the confirmation and such that the sale is the sale holder of the security deed.
Specialized Loan Servicing
LLC

as Attorney in Fact for Banzell Smith and Eric

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 abovenamed or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property

950-91019 01/18/2023 curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-02/01/2023

> NOTICE OF SALE UNDER POWER GFORGIA

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-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 February, 2023, the fol-lowing described property: SEE EXHIBIT A ATTACHED cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Lakeview Loan Servicing,

Jason A Fuston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net 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). All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 91 of the 7th District, Gwinnett County, Georgia, being Lot 75, Block B, The Preserve Subdivision, Unit Three, as per plat recorded in Plat Book 75, Page 45, Gwinnett County, Georgia Records, which plat is incorporated herein by reference

for a more complete de-Subject Property Address: 2012 Stonewick Court, Lawrenceville, Ga 30043 Parcel ID: R7091 250

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

named or the undersigned.
Discover Bank 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 trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Discover Bank, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

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 Jennifer Provus or a tenant or tenants and said property is more commonly known as 2199 Brickton Xing, Buford, Georgia 30518. Should a conflict arise between the property address and the le-To the best knowledge and 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 confirmation and audit of the status of the loan with the holder of the security deed.

Discover Bank as Attorney in Fact for Jamiles Province

on the first Tuesday in February, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-Jennifer Provus McCalla Raymer Leibert ure to pay the indebtedness as and when due and in the

McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
THE FOLLOWING LANDS
AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN GWINNETT
COUNTY, GA TO WIT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND 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 ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 261 OF THE 7TH DISTRICT. 2ND SECTION, GWINNETT COUNTY, GEORGIA, AND BEING LOT 45, BLOCK C, BRICKTON STATION, UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 160, OF THE PUB-LIC RECORDS OF GWIN-NETT COUNTY, GEORGIA, WHICH PLAT IS HERBBY REFERRED TO AND MADE A PART HEREOF BY REFER-ENCE.

IC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS.

SUCCESSORS AND AS-SIGNS, DATED NOVEMBER

SIGINS, DATED NOVEMBER 9, 2020, AND RECORDED IN DEED BOOK 58352, PAGE 265, GWINNETT COUNTY, GEORGIA RECORDS. MR/jay 2/7/23 Our file no. 22-10077GA –

01/11/2023, 01/25/2023,

950-91726 01/18/2023,

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on a "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 brances, zoning ordinances, ENCE.
THIS BEING THE SAME PROPERTY CONVEYED TO JENNIFER PROVUS, DATED 10/31/2003 AND RECORD-ED ON 11/05/2003 IN BOOK 35843, PAGE 0175, IN THE 35843, PAGE 0175, IN THE GWINNETT COUNTY RECORDERS OFFICE. RECORDERS OFFICE.
PARCEL NO. R7261 094
SUBJECT TO THAT CERTAIN SECURITY DEED
FROM JENNIFER PROVUS
TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. WILL AS CONTROL

curity Deed to the property in accordance with OCGA § 44-14-162.2.

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

Note, however, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Banzell Smith

FORECLOSURE

GEORGIA.

NOTICE OF SALE UNDER

ter-described property to se-cure a Note in the original principal amount of ONE HUNDRED SIXTEEN THOU-

HUNDRED SIXTEEN THOU-SAND FIVE HUNDRED AND 0/100 DOLLARS (\$116,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

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

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

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-

ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

PNC Bank, National Associ-

ation, successor by merger to RBC Bank (USA), former-ly known as RBC Centura Bank is the holder of the Se-

curity Deed to the property in accordance with OCGA §

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

mortgage with the debtor is: PNC Bank, N.A., 3232 New-

mark Drive, Miamisburg, OH

44-14-162.2

GWINNETT

Circle, 30011. COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by James P Nugent and Kim-berly F Nugent to RBC Cen-tura Bank, dated October 19, 2004, recorded in Deed Book 40554, Page 251, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 58497, Page 826, Gwinnett County, Georgia Records, conveying the af-

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 3 of the 3rd District (GAVI.D. 1749) of Gwinnett County, Georgia, being Lot 33, Block A, Millhaven Landing, Unit One, as per plat recorded in Plat Book 66, Page 164, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by refer-

MR/jay 2/7/23 Our file no. 22-10001GA -FT7 01/11/2023, 01/25/2023,

GWINNETT

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Jennifer Provus to Discover Bank, dated June 17, 2021, recorded in Deed Book 58883, Page 763, Gwinnett County, Georgia Records, conveying the after-described property to secure 3 conveying the after-de-scribed property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND FIVE HUNDRED FORTY-FOUR AND 0/100 DOLLARS (\$62,544.00), with interest threese sections DOLLARS (\$62,544.00), 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

HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other posible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

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. fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is James P Nugent or a tenant or tenants and said property is more commonly known as 989

Pathview Ct, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description will control. 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

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. 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. PNC Bank, National Association, successor by merger to RBC Bank (USA), formerknown as RBC Centura

ly Known as Bank as Attorney in Fact for James P Nugent and Kim-berly F Nugent McCalla Raymer Leibert

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 1D of the 2nd Headright District, Rocky Creek G.M.D. 1587, Gwinnett County, DISTRICK, HOCKY, O'FER CA.M.J.D. 1587. Gwinnett County, Georgia, being Lot 25, Block A of The Oaks at Appalachee Farms Subdivision, Unit Two, as per plat recorded in Plat Book 89, Pages 173-174. Gwinnett County Records, to which plat reference is made for a more de-

ence is made for a more de-tailed description. Being im-proved property known as 989 Pathview Court, Dacula, according to the present system of numbering houses in Gwinnett County, Geor-

gia.
Subject to that certain security deed from James P. Nugent to Wells Fargo Bank, N.A., dated 8/15/03 and recorded 9/26/03 in Gwinnett County Deed Book nett County De 35016, Page 222. MR/mac 2/7/23 Our file no. 22-10081GA -

950-91017 01/11/2023 01/18/2023 01/25/2023

NOTICE OF SALE UNDER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Lisa Williams to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors and assigns, dated October 28, 2015, recorded in Deed Book 53911, Page 114, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded cation Agreement recorded in Deed Book 58183, Page 130, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK, A ferred to MIDFIRST BANK, A Federally Chartered Savings Association by assignment recorded in Deed Book 56239, Page 370, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED THIRTY-ONE THOUDRED THOUBLE TH DRED THIRTY-ONE THOU-SAND EIGHT HUNDRED SIXTY-EIGHT AND 0/100 DOLLARS (\$331,868.00), with interest thereon as set 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 lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2023, the fol-lowing 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 posat such place as may be law

cause of, among other possible events of default, failure to pay the indebtedness

FORECLOSURE

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 same, as provided in the Security bed 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

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 Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, walfalling varieties against the above-named or the undersigned. MIDFIRST BANK is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100 Oklahoma City, OK 73118-6116, 800-654-4566. Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. To the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Lisa Williams or a tenant or tenants and

or a tenant or tenants and said property is more commonly known as **4391 Bel- lview Walk, Duluth, Georgia 30097.** Should a conflict arise between the property address and the legal description will control scription the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibitationally the LLS Representations. 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. MIDFIRST BANK

as Attorney in Fact for Lisa Williams 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 324 of the 6th District, Gwinnett County, Georgia, being Lot 59, River's Edge at Abbotts Bridge, as per plat recorded in Plat Book 132, Pages 275-278, Gwinnett County, Georgia Records, said plat being incorporated herein and made reference

hereto MR/ca 2/7/23 Our file no. 22-10125GA -

950-90928 01/11/2023, 01/25/2023.

02/01/2023 NOTICE OF SALE UNDER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Ri-cardo Hicks to Mortgage Electronic Registration Sys-Electronic Registration Šys-tems, Inc., as grantee, as nominee for Prime Choice Funding, Inc., its successors and assigns, dated March 17, 2020, recorded in Deed Book 57362, Page 241, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpo-ration by assignment recordration by assignment recorded in Deed Book 60334, Page 687, Gwinnett County, Georgia Records, conveying the after-described property nal principal amount of FOUR HUNDRED THIRTY THOUSAND FIVE HUNDRED NINFTY-TWO AND 0/100 NINETY-TWO AND 0/100 DOLLARS (\$430,592.00), 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 law-

Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-CO 80111, 800-306-Note, however, that such entity is not required by law fully designated as an alter-native, within the legal hours of sale on the first Tuesday to negotiate amend or modify the terms of the loan To the best knowledge and belief of the undersigned, the party in possession of or sale on the first luesday in February, 2023, the fol-lowing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF the property is Roger Williamson and Saundra Plunkett or a tenant or tenants and said property is more commonly known as 4191 Lantern Hill Dr. Dacus Georgia 20010 Should a The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failla. Georgia 30019. Should a conflict arise between the property address and the legal description the legal description will control.

14-162.2.

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

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

Lake Summit Alternative

s Attorney in Fact for oger Williamson and

McCalla Raymer Leibert Pierce, LLC

Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of

All that tract or parcel of land lying and being in Land Lot 2 of the 3rd District Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 47, Block KK, Ridgebrooke at Hamilton Mill - A Home Town Subdivision, Phase

8B, as per plat recorded in Plat Book 95, Page 1, Gwin-nett County, Georgia Records, which plat is incor-

porated herein and made a part hereof by reference Property Address: 4191 Lantern Hill Drive, Dacula,

GA 30019
Parcel ID Number: R30026229

R30026229
Subject to any Easements or Restrictions of Record.
Subject to that certain security from Roger Williamson and Saundra Plunkett, as Joint Tenants with Rights of Survivorship, to Motrace Electronic Page.

with Hights of Survivorship, to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for TJC Mortgage, Inc., its successors and assigns, dated December 15, 2015, and recorded in Deed Book

53993, Page 865, Gwinnett County, Georgia Records. MR/chr 2/7/23

Our file no. 22-08941GA - FT7

NOTICE OF SALE UNDER

By virtue of a power of sale contained in a certain securi-ty deed from Shawnee Nicole Howard to Mortgage Electronic Registration Sys-

tems, Inc., as grantee, as nominee for HomeBridge Fi-

POWER STATE OF GEORGIA

**GWINNETT COUNTY** 

01/11/2023

950-90958

1544 Old Alabama Road

holder of the security deed.

Loan Trust 2019-1 Series A

as Attorney in Fa Roger William Saundra Plunkett

**EXHIBIT A** 

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

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 of representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the and induity all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 Ricardo Hicks or a tenant or tenants and said property is more commonly known as 1708 Scouts Walk, Dacula, Georgia 30019. 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 confirmation and audit of the status of the loan with the belder of the security deed holder of the security deed. Freedom Mortgage CorpoFORECLOSURE

as Attorney in Fact for Ricardo Hicks McCalla Raymer Leibert wcCalla Raymer Leiber Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXIBIT A All that treat

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Gwinnett County, Georgia, being Lot 231, Block A, Daniel Park, Unit 3, Phase A, Daniel Park, Unit 3, Phase As as per plat recorded in Plat Book 92, Pages 247§248, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Being the same property conveyed to Ricardo Hicks by Limited Warrashy, Dead conveyed to Ricardo Hicks by Limited Warranty Deed from John W. Heskett, Jr. and Amy B. Heskett, dated June 14, 2019, recorded on June 25, 2019 as Book 56687, Page 515. APN: R3001D138

Commonly known as: 1708 Scouts Walk, Dacula, GA 30019

MR/mac 2/7/23 Our file no. 22-10292GA – 950-91362 01/11/2023 01/18/2023, 02/01/2023. 01/25/2023,

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Roger Williamson and Saun-Hoger Williamson and Saundra Plunkett to Figure Lending LLC, dated November 18, 2019, recorded in Deed Book 57057, Page 52, Gwinnett County, Georgia Records, as last transferred to Lake Summit Alternative Loan Trust 2019-1 Series A vassignment recorded in by assignment recorded in Deed Book 60221, Page 77, Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of EIGHTY-SIX THOUSAND FIVE AND 0/100 DOLLARS

0/100 DOLLARS (\$86,005.00), with interest thereon as set forth therein, interest there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:

SEE EXHIBIT A ATTACHED

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

Said property will be sold subject to any outstanding ad valorem taxes (including enue, Suite 3 Mt. Laurel, NJ 08054 855-690-5900 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 assessments, nens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned Lake Summit Alternative Loan Trust 2019-1 Series A is the holder of the Security

ing 100 Peachtree Corners, GA Phone: 404-793-1447 Fax: 404-738-1558 22GA373-0009 Deed to the property in accordance with OCGA § 44-The entity that has full au-

FROM A DEBT COLLECTOR
ATTEMPTING TO COLLECT
A DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE. 950-91107 01/11/2023 01/25/2023

GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgic December 2011, Control of the successory o gia Records, as last trans-ferred to Citibank, N.A. as trustee for Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment 2006-4 by assignment recorded in Deed Book recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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 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 The safering the s

Wilmington Trust, National

trustee to Citibank, N.A., as

Association.

of Gwinnett County, Georgia, which recorded plat is incorporated herein by reference and made a part of this de scription. Tax Parcel ID. R5129 280

FORECLOSURE

nancial Services, Inc., its successors and assigns and recorded in Book No. 56505,

at Page No. 00347 Gwinnett

at Page No. 00347 GWInnett County records given to se-cure a note in the original amount of \$181,550.00 with interest on the unpaid bal-ance until paid, as last as-

signed to Freedom Mortgage

Corporation by virtue of the assignment recorded at Book 60245 Page 00762 in the Gwinnett County records, the following described assignment as the county records, the following described as the county records are set to the county records as the county records are set to the county records.

scribed property will be sold

at public outcry to the high-est bidder for cash at the courthouse door of GWIN-NETT COUNTY, Georgia, or

such other location within

such other location within the legal hours of sale on the first Tuesday in February, 2023, to wit: February 07, 2023, the following described property:
All that tract or parcel of land lying and being in Land Lot 129 of the 5th District, Country Country

Gwinnett County, Georgia, being Lot 6, Block A, of Foxbury Commons, as per plat recorded in Plat Book 62, Page 295 in the Office of the Clerk of Superior Court

Being real property commonly known as 225 Fox Run, Loganville, GA 30052. The debt secured by the above-referenced deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the bor rower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all ex-penses of this sale including attornevs fees (notice of in tent to collect attorneys fees

having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing or record, if any; all zoning or-dinances; matters which would be disclosed by ar accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and be lief of the undersigned, the above-described property is in the possession of the bor-rower and/or other persons with the consent and acqui-escence of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negoti-

ate, amend, or modify all terms of the above-described mortgage is as fol-Freedom Mortgage Corporation 907 Pleasant Valley Av-

The foregoing notwith-standing, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to ne-gotiate, amend, or modify the terms of the Security Deed described herein. Freedom Mortgage Corporation as Attorney in Fact for Shawnee Nicole Howard Attorney Contact:
Miller, George & Suggs,

3000 Langford Road, Build-

THIS COMMUNICATION IS

NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY