### FORECLOSURE

as Attorney in Fact for Megan Kaye McCalla Ra 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
Rocky Creek GDM 1587,
Gwinnett County, Georgia,
being Lot 1, Block H, of Sterling Green at Appalachee
Farms Subdivision, as more particularly described on a plat of survey at Plat Book 80, page 271 and the record thereof being hereby made for a more complete legal description

MR/jay 3/7/23 Our file no. 22-09012GA -FT2 950-91979 01/18/2023, 01/25/2023, 02/01/2023, 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023

NOTICE OF SALE UNDER **GWINNETT** 

Under and by virtue of the Power of Sale contained in a Security Deed given by Hi-wot Tesfai and Beyene Tekle to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for Istratuori Systemis, Inc., as grantee, as nominee for United Mortgage Corp, its successors and assigns, dated July 19, 2002, recorded in Deed Book 28187, Page 23, Gwinnett County, Georgia Records, as last transferred to Midfirst

last transferred to MidFirst Bank by assignment record-ed in Deed Book 59630, Page 254, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origito secure a Note in the original principal amount of ONE HUNDRED THIRTY-SEVEN THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$137,025.00), with interest thereon as set forth therein. there will be sold at public outcry to the highest bidder for cash before the court-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 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 be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note 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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, catriotics, and appearance a restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Hiwot Tesfai or a tenant or tenants and said property is more com-monly known as 4074 Indian Trace, Lilburn, Georgia 30047. 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. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed.

McCalla Raymer Leibert 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 72 OF

as Attorney in Fact for

Hiwot Tesfai and Bevene

THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA BEING LOT 30, BLOCK F, STONEMONT SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK V, PAGE 149, RECORDS OF GWINNETT COUNTY, GEORGÍA, WHICH PLAT IS BY REFERENCE IN-CORPORATED HEREIN AND MADE A PART HEREOF. MR/jay 277/23 MR/jay 2/7/23 Our file no. 22-09316GA -950-89924 12/28/2022

01/04/2023 01/18/2023 01/11/2023, 01/25/2023, 950-89924 NOTICE OF SALE UNDER GWINNETT GEORGIA.

COUNTY

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

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 Security Deed given by Jef-frey C Hill to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, LLC., its successors and as signs, dated October 27, 2021, recorded in Deed Signis, dated October 27, 2021, recorded in Deed Book 59487, Page 835, Gwinnett County, Georgia Records, as last transferred to CrossCountry Mortgage, LLC by assignment recorded in Deed Book 60334. Page 840, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of HUNDRED THIRTY T SFVEN SAND HUNDRED SAND SEVEN HONDRED SIXTY-NINE AND 0/100 DOLLARS (\$230,769.00), with interest thereon as set forth therein, there will be sold at public outery 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

#### **FORECLOSURE**

to be 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.

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 au-

The entity that has full authority to negotiate, amend, 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 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 Jeffrey C Hill or a tenant or tenants and said property is more com-monly known as 294 Lam-

monly known as 294 Lamden Court, Lawrenceville, Georgia 30046. Should a conflict arise between the property address and the legal description the legal de-

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. CrossCountry Mortgage,

Jeffrey C Hill McCalla Raymer Leibert

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

The following described property in the County of Gwinnett, State of Georgia,

to-wit: All that tract or parcel of

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,

Georgia records, which plat is incorporated herein and made a part hereof by this

Our file no. 22-09588GA -

NOTICE OF SALE UNDER

COUNTY

Under and by virtue of the

Security Deed given by Abdul Roux to Mortgage Electronic Registration Systems,

Inc., as grantee, as nominee for Home Star Mortgage Services, LLC, its succes-

sors and assigns, dated November 8, 2004, recorded

in Deed Book 40650, Page

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

an "as-is" basis without any

representation, warranty or

representation, warranty or 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 acc.

Deed to the property in ac cordance with OCGA § 44

The entity that has full au-

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 Vietage CO. 2011, 200 206

CO 80111, 800-306-

14-162.2.

12/28/2022

01/25/2023

GWINNETT

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

950-89856

01/04/2023 01/18/2023

02/01/2023

GEORGIA,

POWER

as Attorney in Fact for

CrossCountry LLC

EXHIBIT A

scription will control. The sale will be conducted

2023, the fol-Note, however, that such entity is not required by law lowing described property: SEE EXHIBIT A ATTACHED to negotiate, amend or modi-fy the terms of the loan. HERETO AND MADE A PART HEREOF

**FORECLOSURE** 

To the best knowledge and belief of the undersigned, the party in possession of the property is Abdul Roux and Robin Alexander Roux The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failand 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 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 control to the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final conas 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 surpress of position the page. sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying bean given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

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-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 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-Abdul Roux assessinents, lens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

McCalla Raymer Leibert 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 6 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 27, BLOCK A, NEWTON'S CREST SUBDI-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 HERETO. ALL THAT TRACT OR PAR-

HERETO.
SUBJECT TO THAT SECURITY DEED FROM ABDUL R. ROUX TO MORTGAGE FLEC-REGISTRATION TRONIC IRONIC REGISTRATION
SYSTEMS, INC., AS
GRANTEE, AS NOMINEE
FOR HOME STAR MORTGAGE SERVICES, LLC, ITS
SUCCESSORS AND ASSIGNS, 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, 01/25/2023, 950-91490

01/18/2023, 02/01/2023.

#### NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

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, 0007 2007, recorded in Deed Book 48023, Page 158, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 52929, Page 403, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book recorded in Deed Book 55588, Page 652, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note 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 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 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

The debt secured by said Security Deed has been and is hereby declared due beis 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 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 116, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-3SL, Asset-Backed 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-denot yet due and payable), the conveying the after-de-scribed property to secure a Note in the original principal amount of THIRTY-NINE THOUSAND FIVE HUNDRED right of redemption of any right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, NINETY AND 0/100 DOL-LARS (\$39,590.00), with in-terest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. courthouse door of Gwinnett Country, 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 separation Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

ing described property: SEE EXHIBIT A ATTACHED curity Deed to the property in accordance with OCGA § 44-14-162.2. HERETO AND MADE A PART HEREOF The entity that has full au-The debt secured by said Interest of the control of the control of the control of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050 Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note

Specialized Loan Servicing LLC is the holder of the Se-

lage, 6059. 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, Note, however, that such entity is now ever, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. and all expenses of this sacrity, 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 cutteranding To the best knowledge and belief of the undersigned.

the party in possession of the property is Banzell Smith and Eric Smith or a tenant or tenants and said property is more commonly known as 4730 Millhaven Circle, Auburn, Georgia 30011. Should a conflict arise be-tween 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 confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed.
Specialized Loan Servicing LLC as Attorney in Fact for

Banzell Smith and Eric 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-

## **FORECLOSURE**

MR/jay 2/7/23 Our file no. 22-10001GA -FT7 950-91019 01/11/2023. 01/25/2023

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

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Jennifer Provus to Discover Bank, dated June 17, 2021, recorded in Deed Book S8883, Page 763, Gwinnett County, Georgia Records, conveying the after-de-County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-TWO THOUSAND FIVE HUNDRED THOUSAND FIVE HUNDRED FORTY-FOUR AND 0/100 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 at such place as may be lawfully designated as an alter or the property of the property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART
HERETO AND MADE A PART
HERETO AND MADE A PART

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 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

The debt secured by said

**HEREOF** 

taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances are recommendated by the second brances, zoning ordinances brances, zonling 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

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: Discover Bank, 1 Corporate Drive, Suite 360, Lake r Barri, Suite IL Drive, Suite Zurich, 8006694268. 60047

of the Security Deed to the

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge To the best knowledge and belief of the undersigned, the party in possession of the property is Jennifer Provus or a tenant or ten-ants 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-

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 con-firmation and audit of the status of the loan with the holder of the security deed. Discover Bank

as Attorney in Fact for Jennifer Provus McCalla Raymer Leibert Pierce, LLC

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

EXHIBIT A
THE FOLLOWING LANDS
AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN GWINNETT
COUNTY, GA TO WIT: COUNTY, GA 10 WIT:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 261 OF
THE 7TH DISTRICT, 2ND
SECTION, GWINNETT SECTION, GWINNETT COUNTY, GEORGIA, AND BEING LOT 45, BLOCK C, BRICKTON STATION, UNIT 2, AS PER PLAT THEREOF, BECORDED IN LIFE POOR 2, AS PER I FLAI I IFEREUF, RECORDED IN PLAT BOOK 47, PAGE 160, OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF RV PEFER.

PART HEREOF BY REFER-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 GWINNETT COUNTY

GWINNETT COUNTY
RECORDERS OFFICE.
PARCEL NO. R7261 094
SUBJECT TO THAT CERTAIN SECURITY DEED
FROM JENNIFER PROVUS TO MORTGAGE ELECTRON-IC REGISTRATION SYS-TEMS, INC., AS GRANTEE, AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND SUCCESSORS AND ASSIGNS, 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 – FT18

01/25/2023, 01/18/2023. 02/01/2023.

GEORGIA, COUNTY GWINNETT Under and by virtue of the

NOTICE OF SALE UNDER POWER

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 Becords, conveying the af-Gwinnett County, Georgia Records, conveying the afrecords, conveying the atter-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND AND FIVE HUNDRED AND FIVE HUN DOLLARS

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 courtdoor 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 February, 2023, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A
PART HEREOF

mortgage with the debtor is: Freedom Mortgage Corpora-tion, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900. The debt secured by said Note, however, that such entity is not required by law to negotiate, amend or modi-Security Deed has been and is hereby declared due be-

## **FORECLOSURE**

**FORECLOSURE** 

cause 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,

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

representation, warranty of recourse against the above-named or the undersigned. PNC Bank, National Associ-

to Balin, National Association, successor by merger to RBC Bank (USA), formerly known as RBC Centura 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-

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 modify the terms of the loan.

To the best knowledge and

belief of the undersigned.

the party in possession of the property is James P Nu-gent or a tenant or tenants and said property is more

commonly known as 989

The sale will be conducted

holder of the security deed.
PNC Bank, National Associ-

ation, successor by merger to RBC Bank (USA), former-ly known as RBC Centura

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, 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 refer-Farms Subdivision.

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 hous-es in Gwinnett County, Geor-

gia. Subject to that certain se-

curity deed from James P. Nugent to Wells Fargo Bank, N.A., dated 8/15/03 and recorded 9/26/03 in Gwin-

nett County Deed Book 35016, Page 222. MR/mac 2/7/23

Our file no. 22-10081GA -

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Ricardo Hicks to Mortgage Electronic Registration Systems, 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.

Book 57362, Page 241, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpo-

ration by assignment record-ed in Deed Book 60334, Page 687, Gwinnett County,

Georgia Records, conveying the after-described property to secure a Note in the original control of the control

nal principal amount of FOUR HUNDRED THIRTY THOUSAND FIVE HUNDRED 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 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

of sale of the first fuesday 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 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

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

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

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 an "as-is" basis without any property of the property of the said property of the sai

representation, warranty or recourse against the above-

named or the undersigned. Freedom Mortgage Corporation is the holder of the

Security Deed to the proper

ty in accordance with OCGA § 44-14-162.2.

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

having been given)

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

GWINNETT

FT1 950-91017

01/18/2023.

02/01/2023

GEORGIA.

POWER

COUNTY

tion will control.

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 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. the party in possession of

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 Said to U.C.G.A. § 15-1-11 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, encumholder of the security deed Freedom Mortgage Corpo-

Freedom Mortgage Corporation
as Attorney in Fact for
Ricardo Hicks
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 1 of the 3rd District,
Gwinnett County, Georgia,
being Lot 231, Block A,
Daniel Park, Unit 3, Phase A, as per plat recorded in Plat Book 92, Pages 247§248, Gwinnett County, Georgia Records, which plat is incor-porated herein and made a part hereof by reference.

Being the same property conveyed to Ricardo Hicks 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 MR/mac 2/7/23 Our file no. 22-10292GA - FT17

950-91362 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023,

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

Pathview Ct, Dacula, Georgia 30019. Should a conflict arise between the property address and the legal description the legal description the legal description. COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Roger Williamson and Saun-dra Plunkett to Figure Lendsubject (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 ing LLC, dated November 18, 2019, recorded in Deed Book 57057, Page 52, Gwin-nett County, Georgia Records, as last transferred to Lake Summit Alternative Loan Trust 2019-1 Series A by assignment recorded in Deed Book 60221, Page 77, Gwinnett County, Georgia Records, conveying the afas Attorney in Fact for James P Nugent and Kim-berly F Nugent McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

ter-described property to se-cure a Note in the original principal amount of EIGHTY-SIX THOUSAND FIVE AND 0/100 DOLLARS (\$86,005.00), 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

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 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 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 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 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 Roger Williamson and Saundra Plunkett or a tenant or tenants and said property is more commonly known as 4191 Lantern Hill Dr, Dacu la, Georgia 30019. Should a conflict arise between the property address and the legal description the legal degal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the

status of the loan with the holder of the security deed. Lake Summit Alternative Loan Trust 2019-1 Series A Loan Irust 2019-1 Series A as Attorney in Fact for Roger Williamson and Saundra Plunkett McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net FXHIBIT 2

EXHIBIT A
All that tract or parcel of land lying and being in Land
Lot 2 of the 3rd District Dun-

can'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, Gwinnett 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 ID Number:

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 Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for TJC

### **FORECLOSURE**

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 -

950-90958 01/11/2023. 01/18/2023 01/25/2023, 02/01/2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA

GWINNETT COUNTY By virtue of a power of sale contained in a certain securi-ty deed from Shawnee Nicole Howard to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Financial Services, Inc., its successors and assigns and recorded in Book No. 56505, at Page No. 00347 Gwinnett County records given to secure a note in the original amount of \$181,550.00 with amount of \$181,550.00 with interest on the unpaid bal ance until paid, as last assigned to Freedom Mortgage Corporation by virtue of the assignment recorded at Book 60245 Page 00762 in the Gwinnett County records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINest bidder for cash at the courthouse door of GWIN-NETT COUNTY, Georgia, or 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:

2023, the following scribed property:
All that tract or parcel of land lying and being in Land Lot 129 of the 5th District,
Cuinnett County, Georgia 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 of Gwinnett County, Georgia, which recorded plat is incor-porated herein by reference and made a part of this de-

scription. Tax Parcel ID. R5129 280 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 borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys fees having heen given)

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 of record, if any; all zoning or-dinances; matters which would be disclosed by an accurate survey or by an in-spection 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 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 negotiate, amend, or modify all terms of the above-described mortgage is as fol-

Freedom Mortgage Corporation 907 Pleasant Valley Av-

enue. Suite 3 Mt. Laurel, NJ 08054 855-690-5900 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,
PLLC
3000 Langford Road, Build-

Peachtree Corners, GA 30071 Hone: 404-793-1447
Fax: 404-738-1558
22GA873-0009
THIS COMMUNICATION IS
FROM A DEBT COLLECTOR
ATTEMPTING TO COLLECT

ing 100

A DEBT. ANY INFORMATI OBTAINED WILL BE US FOR THAT PURPOSE. 01/11/2023, 950-91107 01/18/2023. 02/01/2023 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

01/25/2023,

Under and by virtue of the

Onder 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 Mortaine. gage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgic Deed Book 46421, Gwinnett County, Gwinn 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 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 there will be sold at public 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, failas 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 surpress of position the same sale will be indee for indee for inger purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying bean given)

Said property will be sold

# **FORECLOSURE**

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, 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Wilmington Trust, National Wilmington Trust, National

Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4 is the holder ence. MR/mac 2/7/23 of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.
Note however that such

84119, 888-818-6032.
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 Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants and said property is more commonly known as 4378 commonly known as 4378
Ash Tree Street, Snellville,
Georgia 30039. Should a
conflict arise between the
property address and the legal description the legal description will control

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.
Wilmington Trust, National Association, successor trustee to Citibank, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates

Pass-Through Certifi Series 2006-4 as Attorney in Fact for Carmetta Willis

Carmetta Willis
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 339, OF THE
4TH DISTRICT, GWINNET
COUNTY, GEORGIA, AND
BEING LOT 22, BLOCK C,
ELLINGTON SPRINGS,
PHASE THREE, AS PER ELLINGTON PHASE THREE, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 113 AND 114, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY DEEEDENING FOR A MODE

REFERENCE FOR A MORE REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. MR/chr 2/7/23 Our file no. 5174815 – FT1 950-91016 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 Wes-lev Waldrep and Brandy ley Waldrep and Brandy Waldrep to Mortgage Elec-tronic Registration Systems, Inc., as nominee for Homestar Financial Corporation, its successors and assigns, dat ed September 11, 2015, recorded in Deed Book 53821, Page 110, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by Deed Book 56798, Page 83, Records, conveying the after-described property to se-cure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN
THOUSAND AND 0/100
DOLLARS (\$417,000.00),
with interest thereon as set
forth therein, there will be Note however that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan.

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 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 O.C.G.A. § 13-1-11 paying bean 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 in-spection of the property, any assessments, liens, encumassessments, field, filed 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 an "as-is" basis without any representation, warranty or recourse against the abovenamed 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 auhority to proceed the property

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, 800-306-0059. 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 Wesley Wal-drep and Brandy Waldrep or a tenant or tenants and said property is more commonly known as **2096 Skybrooke** Ln, Hoschton, Georgia 30548. Should a conflict arise between the property address and the legal

scription the legal descripscription 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 FORECLOSURE

status of the loan with the holder of the security deed. Specialized Loan Servicing LLC

as Attorney in Fact for Wesley Waldrep and Brandy Waldrep 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,
GMD 1749 of Gwinnett GMD 1749 of Gwinnett County, Georgia, being Lot 157, Block A of Stonewater Creek, Phase J, as per plat recorded in Plat Book 122, Page 13, et seq., Gwinnett County records, which plat is incorporated herein and made a part hereof by refer-ence.

Our file no. 5427119 – FT7 950-90926 01/11/2023 01/11/2023 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 Dawn F White and Charles L White, Jr to Mortgage Elec-tronic Registration Systems, tronic Registration systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insur-ance Company by assign-ment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$132,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder to see the sold at public outcry to the highest bidder to sold the sold at public outcry to the highest bidder to sold the s

outcry to the highest bluder 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

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 having been given) naving 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

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 an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Forethought Life Insurance Forethought Life Insurance Company is the holder of the Security Deed to the proper

The entity that has full auand modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned the party in possession of the party in possession of the property is Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lilburn, Georgia 30047. 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 Forethought Life Insurance as Attorney in Fact for Dawn F White and Charles L White, Jr

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

FOLLOWING DF-SCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 103, BEING IN LAND LOI 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 16, BLOCK, E, LEE ACRES SUB-DIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEOR-GIA DECORDS SAID BLAT GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-

OAK LN SW; LILBURN, GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 Our file no. 5569819 - FT1 01/18/2023 01/25/2023

ADDRESS: 4166 WHITE

NOTICE OF SALE UNDER OWER GEORGIA, **GWINNETT** COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Sonya Robinson and Nathaniel Robinson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide

nominee for Countrywide Bank, FSB, its successors and assigns, dated April 10, 2009, recorded in Deed Book 49437, Page 256, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society FSB dba Christiana Trust not individually but Trust, not individually, but solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED