FORECLOSURE

rior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), following described

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, AVALON MEADOWS SUBDI-VISION, UNIT TWO, AC-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT BOOK 68, PAGE 279, GWIN-NETT COUNTY, GEORGIA
RECORDS, WHICH PLAT
AND THE RECORD THEREOF ARE INCORPORATED
HEREIN BY REFERENCE
THERETO.
The dath coursed by said

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 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 attorneys fees (notice of in-tent to collect attorneys fees having been given). Said property is commonly known as **2760 Avalon**

Meadows Lane, Lawrenceville, GA 30044 together with all fixtures and personal property attached to ad constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the party consistency of the party of the the subject property is (are): Annie B Goode and Estate/Heirs of Valeta Goode or tenant or tenants.
Truist Bank is the entity or
individual designated who
shall have full authority to negotiate, amend and modify all terms of the mortgage Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467

1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold

satu property will be solved subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing auredemption of any taking anthority, (d) any matters which might be disclosed by which course survey and inspection of the property, and (a) any assessments, liens, encumbrances, zoning ordinances. restrictions covenants, and matters of

record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided immediately above.

Truist Bank, successor by merger to Suntrust Bank as agent and Attorney in Fact for Annie B Goode and Valeta J Goode Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont

Road, N.F., Suite 500. lanta, Georgia 30305, (404) 994-7637.

1207-1544A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1207-1544A
DED 04145 04141/0022 01/11/2023 950-91185 01/25/2023 02/01/2023 NOTICE OF SALE UNDER

POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Stephen D Gibson and Sandra L. Gib-Gibson and Sandra L. Gibson to Ameriquest Mortgage Company dated 12/12/2004 and recorded in Deed Book 41146 Page 72 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-deconveying the after-described property to secure a Scribed property to secure a Note in the original principal amount of \$131,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Fedral Holiday in which cases eral Holiday, in which case being the first Wednesday of said month), the following described property: THE LAND REFERRED TO IN THIS EXHIBIT IS LOCAT-

IN THE COUNTY OF

ED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA IN DEED BOOK 16628, PAGE 237 DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 0.434 ACRES ACCORDING TO A SURVEY FOR LOUIE COFER, DATED MARCH 31, 1971 BY MACK L. MEEKS, GA. R.LS. #1497 AND MILES H. HANNON, GA. R.LS. #528, FILED FOR RECORD ON APRIL 12, 1971 IN PLAT BOOK U, 1971 IN PLAT BOOK U, PAGE 156, GWINNETT COUNTY, GEORGIA COLINTY GEORGIA RECORDS.

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 attorneys fees (notice of in tent to collect attorneys fees

having been given).
Said property is commonly known as 5613 Crestwood Dr, Stone Mountain, GA 30087 together with all fix-

FORECLOSURE

attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Sandra L. Gibson and Estate/Heirs of Stephen D Gibson or tenant or tenants

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

mortgage.
Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien argainst the proptute a lien against the property whether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing aurecemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Section

covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptoy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank Trust National

Association, not in its indi-Association, not in its indi-vidual capacity, but solely as Trustee of LSF9 Master Par-ticipation Trust as agent and Attorney in Fact for Stephen D Gibson and Sandra L. Gib-Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1216-2926A

THIS LAW FIRM MAY BE INIS LAW FIRM WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2926A 950-91063 01/11/2023 01/25/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security
Deed given by Pearlene E.
Bingley and Jervy O Bingley
to Mortgage Electronic Registration Systems, Inc., as istration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC., its successors and assigns. dated 3/20/2006 and recorded in Deed Book 46293 Page 0050 and modified at Deed Book 50585 Page 271 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon FKA The Bank of New York, As Bank of New York, As Trustee for the Certificate Holders of CWABS Inc., As-set-Backed Certificates, Se-ries 2006-ABC1, conveying the after-described property to secure a Note in the origiprincipal amount \$421 690 00 with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door

of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), rior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PAR-

CEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, THE TITLE UISTRICT, GWINMETT COUNTY, GEORGIA,
BEING LOT 25, BLOCK A,
CLAIREMONT SUBDIVISION, AS PER PLAT
RECORDED IN PLAT BOOK
107, PAGE 300 AND PLAT
BOOK 108, PAGE 1, GWINMETT COUNTY GEORGIA NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF

BY REFERENCE. 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 attorneys fees (notice of in-tent to collect attorneys fees having hear given) having been given).

Said property is commonly known as 1776 Severbrook Place, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Pearlene E. Bingley and Jervy O Bingley or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate. amend and modify all terms of the mortgage.
Shellpoint Mortgage Servicing PO Box 10826
Greenville, SC 29603-0826

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold satu property will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lies against the proper thority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

FORECLOSURE

record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the learn with the held. tus of the loan with the holdtus of the loan with the holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the status of the loan as provided tus of the loan as provided immediately above.

The Bank of New York Mellon FKA The Bank of New York, As Trustee for the Certificate Holders of CWABS Inc., Asset-Backed Certificates, Series 2006-ABC1 as a count and therepare. cates, Series 2006-ABC1 as agent and Attorney in Fact for Pearlene E. Bingley and Jervy O Bingley Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Attacher, Carrier 3026, (Adv.) lanta, Georgia 30305, (404) 994-7637.

1263-2736A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2736A 950-91011 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Justin Massey to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns. dated 2/7/2005 and recorded in Deed Book 41695 Page 0138 Gwinnett 41695 Page 0138 Gwinnett
County, Georgia records; as
last transferred to or acquired by THE BANK OF
NEW YORK MELLON FKA
THE BANK OF NEW YORK,
AS TRUSTEE FOR THE CERTIFICATEHOLDERS
OF
CWALT, INC., ALTERNATIVE
LOAN TRUST 2005-7CB,
MORTGAGE
PASSTHROUGH CERTIFICATES MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, convey-ing the after-described property to secure a Note in the original principal amount of \$135,000.00, with interest at the rate specified therein, there will be sold by the undersimed to table output. dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), ror Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 89, 5TH GWINNETT DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 9, BLOCK B OF PINECREST, AS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 198, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION;

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness and when due and in the as and when due and in the 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 attorneys fees (notice of in-tent to collect attorneys fees having been given).

Said property is commonly known as **1440 Worthy** Court, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are): Justin Massey or tenant or

Shellnoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servic-

ing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the propwhether due payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE-HOLDERS OF CWALT, INC.,
ALTERNATIVE
LOAN TRUST 2005-7CB,
MORTGAGE
PASSTHROUGH CERTIFICATES,

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

FORECLOSURE

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2752A 950-91094 01/11/2023. 01/18/2023 01/25/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Lee Gawrys to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Home Star Mortgage Services, LLC, its successors and assigns dated 3/28/2003 and recorded in Deed Book 32157 Page 0033 Gwinnett County, Georgia records; as last Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shell-point Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$103,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett house door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month). the following month), the following described property:
ALL THAT TRACT OR PAR-ALL IHAL HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING MORE PARTIC-

ULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE THE INTERSECTION OF THE CENTER LINE OF ALCOVY ROAD WITH THE CENTER LINE OF BRAMLETT SHOALS ROAD (80 FOOT RIGHT OF WAY); RUN THENCE SOUTHEASTERLY ALONG THE CENTER LINE THENCE SOUTHEASTERLY
ALONG THE CENTER LINE
OF BRAMLETT SHOALS
ROAD A DISTANCE OF 1314
FEET TO A POINT; RUN
THENCE NORTH 37 DE-THENCE NORTH 3/ DE-GREES 32 MINUTES 16 SECONDS EAST A DIS-TANCE OF 40 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY BRAMLETT SHOALS ROAD AND THE TRUF ROAD AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 37 DE-GREES 32 MINUTES 16 SECONDS EAST A DIS-TANCE OF 321.10 FEET TO AN IRON PIN; RUN THENCE AN IRON PIN; RUN IHENCE
SOUTH 52 DEGREES 27
MINUTES 23 SECONDS
EAST A DISTANCE OF
240.03 FEET TO AN IRON
PIN; RUN THENCE SOUTH
37 DEGREES 32 MINUTES
13 SECONDS WEST A DIS-13 SECONDS WEST A DISTANCE OF 319.50 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY RIGHT OR WAY OF BRAMLETT SHOALS ROAD; RUN THENCE NORTH 52 DEGREES 50 MINUTES 25 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 240.04 FEET TO TANCE OF 240.04 FEET TO AN IRON AND THE TRUE POINT OF BEGINNING; BE-ING MORE PARTICULARLY SHOWN ON SURVEY DAT-ED MARCH 7, 1995 PRE-PARED BY HANBRICK SUR-VEYING, INC. AND BEING THE SAME PROPERTY CON-THE SAME PROPERTY CON-VEYED TO JUDY G. WEBB BY WARRANTY DEED DAT-ED JUNE 9, 1993 RECORD-ED IN DEED BOOK 8998, PAGE 86, GWINNETT COUN-

TY RECORDS. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default 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 attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 624 Bramlett Shoals Road, Shoals Road, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Anthony Lee Gawrys or tenant or tenants. Shellpoint Mortgage Servic-tion is the partie or individual ing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
Shellpoint Mortgage Servic-

Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan

er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding

the rescission of judicial and

non-judicial salés in the State of Georgia, the Deed Under Power and other fore-

closure documents may not

be provided until final confir-

mation and audit of the sta-

950-91061

TY Deed executed by ELIE G.
NEJEM to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR CHOICE
CAPITAL FUNDING INC. in Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (inthe original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and County records, said Securi-LOUINIY FECTORS, SAID SECURITY
UNED BEING LAST TRUSTEE FOR SPECIALTY
UNDERWRITING AND RESIDENTIAL FINANCE TRUST
MORTGAGE LOAN ASSETACCED CERTIFICATES SE. payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by BACKED CERTIFICATES, SE-RIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell at an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, record superior to the Secu-rity Deed first set out above.
The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) final confirwithin the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as folcy Code; and (2) final confir mation and audit of the status of the loan with the hold-

Deed and described as follows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233. BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY INCORPO-RATED HEREIN AND MADE A PART HEREOF; BEING IM-PHUVED PROPERTY KNOWN AS 2585 FALCON CREEK COURT, SUWANEE, GEORGIA 30024 ACCORD-ING TO THE PRESENT SYS-TEM OF NUMBERING

The debt secured by said

Security Deed has been and

FORECLOSURE

FORECLOSURE

COUNTY OF GWINNETT NOTICE OF SALE UNDER

ed in Deed Book 52147, Page 0512, Gwinnett County records, said Security Deed

being last transferred to LOANCARE, LLC in Deed

Book 60237, Page 116, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Courtnouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as fol-

Courthouse door in

FRENCE

THERETO. A.P.N.

To the best of the under-

signeds knowledge, the par-ty or parties in possession of said property is/are DANIEL MALONEY A/K/A

DANIEL CHARLES MAL-ONEY, JR. AND POLLY ANN MALONEY or tenant(s). The debt secured by said

Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in

Deed. The debt remaining in

default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-

torneys fees (notice of intent to collect attorneys fees hav-

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet

due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be dis-

closed by an accurate survey

and inspection of the prop

Said sale will be conducted

LoanCare, LLC

DERT ANY INFORMATION

OBTAINED MAY BE USED FOR THAT PURPOSE.
LOANGARE, LLC,

LOANCARE, LLU, as Attorney-in-Fact for DANIEL MALONEY A/K/A

DANIEL CHARLES MAL-ONEY, JR. AND POLLY ANN

Schneid. Crane & Partners.

10700 Abbotts Bridge Road

Phone: 470.321.7112 Firm File No. 19-370809 –

01/11/2023.

01/25/2023

Suite 170 Duluth, GA 30097

STATE OF GEORGIA

COUNTY OF GWINNETT

NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Securi-ty Deed executed by ELIE G.

MALONEY

Robertson

950-90987

02/01/2023

POWER

is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for PURSUANT to the power of sale contained in the Security Deed executed by DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, JR. AND POLLY ANN MALONEY AMORE OF THE FETCH ON THE SECURITY OF THE SECURITY OF THE SECURITY OF THE SEC in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-AND POLLY ANN MALONEY
TO MORTGAGE FLECTRONIC
REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR
GREEN TREE SERVICING,
LLC in the original principal
amount of \$88,100.00 dated
March 29, 2013 and record-

to collect attorneys rees naving been given).
Said property will be sold
subject to the following: (1)
any outstanding ad valorem
taxes (including taxes which
are a lien, whether or not yet
due and payable); (2) the
right of redemption of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, coping ordinances, restriczoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 47 OF not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with THE 6TH DISTRICT OF GWINNETT COUNTY, GEORthe holder of the Security GWINNETI COUNTY, GEORA-GIA, BEING LOT 10, BLOCK B, PHASE II, VALLEY BROOK SUBDIVISION, AS PER PLAT BY GUILLEBEAU, BRITT & WALDROP, INC., CONSULTING ENGINEERS, DECORDED INMINEERS Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms CONSULTING ENGINEERS, RECORDED JANUARY 3, 1973, IN PLAT BOOK Y, PAGE 116, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART OF THIS DESCRIPTION BY REF of the mortgage is as fol-

lows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 R6047 023
R6047 023
Said property being known as: 4089 VALLEYBROOK ROAD, SNELLVILLE, GA 30039

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the tiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-FINANCE TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM Anschutz. Robertson

Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Firm File No. 22-057347 -

950-90960 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

PURSUANT TO THE POWER OF SAIR CONTAINED A ODOM AND HAL DODOM TO MORTGAGE ELECTRONIC DECISION OF THE POWER OF erty, and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out TRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CAPITAL CITY HOME LOANS, LLC in the original subject to the following: (1) confirmation that the sale is principal amount of \$314,204.00 dated February 12, 2021 and recorded in Deed Book 58396, Page 00657, Gwinnett County records, said Security Deed Book 1998 of the Principal Page 1998 o not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and being last transferred to LAKEVIEW LOAN SERVICtelephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-LAKEVIEW LOAN SERVIC-ING, LLC in Deed Book 60035, Page 00440, Gwin-nett County records, the un-dersigned will sell at public outcry to the highest bidder for cash, before the Court-beaues deep in self County for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as follows:

All THAT TRACT OR PAR-Sa637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the tate, affertd, of finding the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A

CEL OF LAND LYING AND BENG IN LAND LOT 34 OF THE 7TH DISTRICT, GWIN-THE TITL DUNTY, GEORGIA, BEING LOT 16, BLOCK B OF THE COLLECTIONS AT WOLF CREEK, PHASE ONE, AS SHOWN ON PLAT RECORD IN PLAT BOOK 140 PACES 87 00 CM/M. 149, PAGES 87-92, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORAT-

ED HEREIN BY REFERENCE THERETO. Said property being known as: 819 COLLECTIONS DR LAWRENCEVILLE, GA 30043 To the best of the undersigneds knowledge, the par

of said property is/are YOLANDA ODOM AND HAL D ODOM or tenant(s).

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

ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not vet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the prop erty; and (4) any assess-ments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the 02/01/2023. Security Deed first set out

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

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

3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual of eithing in not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECT A AT-TEMPTING TO COLLECT A DEBT AND INFORMATION

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road

FORECLOSURE

Phone: 470.321.7112 Firm File No. 22-059788 950-89868 12/21/2022 01/11/2023, 01/18/2 01/25/2023, 02/01/2023 01/18/2023.

NOTICE OF SALE UNDER GEORGIA. GWINNETT

COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded october 20, 2005, fecorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by accompany ciation by assi recorded in Deed assignment recorded in Deed Book 59743 , Page 00415, Gwin-nett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original

cure a Note in the original principal amount of TWEN-TY-SIX THOUSAND AND 0/100 DOLLARS (\$26,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully 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

HEREOE HEREOF
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, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable) the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumassessments, lens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securithose 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. JPMorgan Chase Bank, National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Dawn Garrison or a tenant or tenants and said property is more commonly known as 250 Riverbirch Ln, Riverbirch Ln, Lawrenceville, Georgia 30044. 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 each probibit 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. JPMorgan Chase Bank, Na-

tional Association tional Association as Attorney in Fact for Dawn Garrison McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net FXHIRIT A LYING AND BEING LOCAT-ED IN THE UNINCORPO-RATED AREA, COUNTY OF

RATED AREA, COUNTY OF GEORGIA; ALL THAT CER-TAIN PARCEL OR TRACT OF LAND KNOWN AS: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 5TH DISTRICT GWIN-BEING IN LAND LUT 46 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 79, BLOCK A, BIRCHWOOD, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 82, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO.

SUBJECT TO THAT CER-SUBJECT TO THAT LEAT TAIN SECURITY DEED FROM DAWN GARRISON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MARKET NUMINEE HUR MARKET STREET MORTGAGE COR-PORATION, ITS SUCCES-SORS AND ASSIGNS, DAT-ED MARCH 25, 2005, AND RECORDED IN DEED BOOK 42404, PAGE 189, GWIN-METT, COLINITY, 626214 NETT COUNTY, GEORGIA RECORDS MR/mac 2/7/23 Our file no. 22-07623GA

950-91108 01/11/2023. 01/18/2023 01/25/2023,

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Ron-da P Maurer and Geoffrey E Maurer to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Broker Solutions, Inc.

for Broker Solutions, Inc.
dba New American Funding,
its successors and assigns,
dated September 20, 2019,
recorded in Deed Book
56901, Page 478, Gwinnett
County, Georgia Records
and as modified by that certain Loan Modification tain Loan Modification
Agreement recorded in Deed
Book 59634, Page 761, Book 59634, Page 76).
Gwinnett County, Georgia
Records, as last transferred
to Broker Solutions Inc. dba
New American Funding
by assignment recorded in
Deed Book 60368, Page 649,
Gwinnett County, Georgia
Records, conveying the af-

for cash before the court-house door of Gwinnett

FORECLOSURE

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 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 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, 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. Broker Solutions Inc. dba New American Funding New American Funding is the holder of the Security

Deed to the property in ac-cordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is. New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Ronda P Maurer and Geoffrey E Mau-rer or a tenant or tenants and said property is more commonly known as 3005 Home Town Court, Buford, Georgia 30519. 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. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Broker Solutions Inc. dba New American Funding as Attorney in Fact for Ronda P Maurer and Geof-

Rottoa P Maurer and Geof-frey E Maurer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A
All tract or parcel of land lying and being in Land Lot 3
of the 1st District, Puckett
GMD 1397, Gwinnett Coun-GMID 1397, Willieft Courty, Georgia, being Lot 56, Block A, Old Friendship Place fka Old Friendship Community, as per plat thereof recorded in Plat Book 134, pages 1-2, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/jay 2/7/23 Our file no. 22-07954GA – FT17 950-91730 01/18/2023, 02/01/2023. 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 Fabion Brooks to Mortgage Electronic Registration Systems, Inc., as grantee, nominee for Pacific Union nominee for Pacific Union Financial LLC, its successors and assigns, dated July 7, 2016, recorded in Deed Book 54428, Page 395, Gwinnett County, Georgia Records and as modified by hat certain Loan Modifica-tion Agreement recorded in Deed Book 56279, Page 712, Gwinnett County, Georgia Records, as last transferred to Pacific Union Financial LLC by assignment recorded in Deed Book 55437, Page 224, Gwinnett County, Geor-224, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-SIX THOUSAND FOUR HUN-DRED FIFTEEN AND 0/100 DOLLARS (\$236.45.00) DOLLARS (\$236,415.00) DULLARS (\$236,415.00), 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 fully designated as an alter-native, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: SEE EXHIBIT A ATTACHED

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 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 advancementage (including

HERETO AND MADE A PART

ad valorem taxes (including taxes which are a lien. not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inan 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. 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. Nationstar Mortgage LLC, successor by merger to Pa-cific Union Financial, LLC is the holder of the Security Deed to the property in ac cordance with OCGÁ § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd,

FORECLOSURE Coppell, 480-2432. TX 75019, (888)

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 Fabion the property is Fabion
Brooks or a tenant or tenants and said property is
more commonly known as
1033 Deadwood Trail, Loganville, Georgia 30052. 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 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. Nationstar Mortgage LLC,

successor by merger to cific Union Financial, LLC as Attorney in Fact for Fabion Brooks 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 227 of the 5th District of Gwinnett County, Georgia, being Lot 117, Block A of Shannon Lake Subdivision, Phase 1, as per plat record-ed in Plat Book 133, pages 290-295, Gwinnett County, Georgia Records, which plat is made a part hereof and in-corporated herein by refer-

ence. MR/jay 2/7/23 Our file no. 22-08244GA -950-91723 01/18/2023, 02/01/2023. 01/11/2023, 01/25/2023.

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA. COUNTY
Under and by virtue of the
Power of Sale contained in a

Security Deed given by Miguel I Alvarez Giron to

Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Alterra Group, LLC a/k/a Panorama Mortgage Group, LLC dba Alterra Home Loans, its successors and Loans, its successors and assigns, dated July 19, 2019, recorded in Deed Book 56789, Page 181, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59424 , Page 289, Gwinnett County, Georgia Records, as last trans-ferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 59413, Page 360, Gwinnett County, Georgia Records, conveying the after-described property to secure 3 scribed property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED FIFTY-THREE DOLLARS AND 0/100 DOLLARS (\$235,653.00), with interest (\$25,055.00), 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

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 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 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, zontrictions and appropriate and appropriat restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. representation, warranty of recourse against the abovenamed or the undersigned. Lakeview Loan Servicing, 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 authe entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Connell TV 75012 (888) Coppell, † 1 480-2432. TX 75019, (888)

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

helief of the undersigned the party in possession of the property is Miguel I Al-varez Giron or a tenant or tenants and said property is more commonly known as Comstock Lawrenceville, Georgia 30044. Should a conflict arise between the property

address and the legal description the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibitation of the conduction of the confirmation that the sale is not prohibitation.

ed 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. Lakeview Loan Servicing, LLC

as Attorney in Fact for Miguel I Alvarez Giron McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net land lying and being in Land Lot 51 of the 5th District,

Lot 51 or use co. Gwinnett County, Geor Gentlett County, Georgia, being Lot 44, Block A, Saratoga Springs Subdivi-sion, Unit One, as per plat recorded in Plat Book 47, Page 25, Gwinnett County, Georgia records. recorded plat is incorporated herein by this reference and made a part of this description. MR/jay 2/7/23 Our file no. 22-08384GA -

950-91125

02/01/2023

mation and audit of the sta-tus of the loan as provided immediately above. NewRez LLC d/b/a Shell-point Mortgage Servicing as agent and Attorney in Fact for Arthony Lee Gawrys Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. tute a lien against the prop-erty whether due and SERIES 2005-7CB as agent and Attorney in Fact for Justin Massey Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-Hecords, conveying the af-ter-described property to se-cure a Note in the original principal amount of THREE HUNDRED EIGHTY-OND THOUSAND THREE HUN-DRED SIXTY-FIVE AND 0/100 DOLLARS (2010) 1055 000 with threat PROPERTY IN SAID COUNerty whether due and payable or not yet due and payable and which may not DEBT ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVIC-Said property being known as: 2585 FALCON CREEK COURT SUWANEE, GA 1263-2760A 1263-2760A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1263-2760A
950-91061 01/11/2023 be of record, (c) the right of redemption of any taxing au-ING, LLC, as Attorney-in-Fact for YOLANDA ODOM AND HAL 30024 lanta, Georgia 30305, (404) 994-7637. 1263-2752A To the best of the undersigneds knowledge, the par-ty or parties in possession of said property is/are ELIE G. NEJEM or tenant(s). (\$381,365.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder

01/11/2023