FORECLOSURE

FORECLOSURE FORECLOSURE FORECLOSURE FORECLOSURE FORECLOSURE FORECLOSURE FORECLOSURE FORECLOSURE

BOOK 92, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY. This Deed Is given subject to all easements and restrictions of record, If any.

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 intent to collect attorneys fees having been given).

Said property is commonly known as **1133 Hawthorn Lane, 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): Peter J Ewing or tenant or tenants.

Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698

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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D as agent and Attorney in Fact for Peter J Ewing

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1144-417A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-417A

950-91171 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Sharlice M Anthony and Jermaine S Anthony to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns. dated 7/15/2019 and recorded in Deed Book 56739 Page 501 and modified at Deed Book 60016 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of $348,471.00, 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 304 OF THE 5TH DISTRICT GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK F, APALACHEE HERITAGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 297298, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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 intent to collect attorneys fees having been given).

Said property is commonly known as **2580 Legend Mill Run, Dacula, GA 30019** 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): Sharlice Anthony and Jermaine Anthony or tenant or tenants.

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

LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525

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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1154-2141A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2141A

950-91068 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jay Hezekiah Pearson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns. dated 8/18/2017 and recorded in Deed Book 55352 Page 492 and modified at Deed Book 59434 Page 41 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of $319,113.00, 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 101 of the 6th District, Gwinnett County, Georgia, and being known as Lot 12, Block B, Unit Two Cherokee Woods Subdivision, according to plat of recorded in Plat Book 1, Page 289, Gwinnett County, Georgia records, and being more particularly described as follows:

Beginning at a Point on the Northwesterly side of warrior trail 140.0 Feet Northeasterly as measured along the Northwesterly side of warrior trail, from a point formed by the intersection of the Northwesterly side of warrior trail with the Northeasterly side of Cole Road; Extending thence Northeasterly as measured along the Northwesterly side of warrior trail a distance of 140.0 Feet to a point; extending thence Northwesterly a Distance of 185 0 Feet to a point; Extending thence Southwesterly a distance of 140.0 feet to a point; Extending Thence Southeasterly a distance of 185.0 Feet to a point on the Northwesterly side of Warrior trail.

Parcel ID: R6101 036

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 intent to collect attorneys fees having been given).

Said property is commonly known as **4711 Warrior Trl Sw, Lilburn, GA 30047** 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): Jay Hezekiah Pearson or tenant or tenants.

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

LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525

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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Jay Hezekiah Pearson

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1154-2163A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2163A

950-89610 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Annie B Goode and Valeta J Goode to Suntrust Mortgage, Inc., A Virginia Corporation dated 6/20/2003 and recorded in Deed Book 33476 Page 127 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the original principal amount of $107,387.00, 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 34, BLOCK A, AVALON MEADOWS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 68, PAGE 279, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

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 intent 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 subject property is (are): Annie B Goode and Estate/Heirs of Valeta J 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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

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 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, 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

950-91185 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Stephen D 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-described 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED 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..S. #1497 AND MILES H. HANNON, GA. R.L.S #1528, FILED FOR RECORD ON APRIL 12, 1971 IN PLAT BOOK U, PAGE 156, GWINNETT COUNTY, 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 intent to collect attorneys fees having been given).

Said property is commonly known as **5613 Crestwood Dr, Stone Mountain, GA 30087** 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): 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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Stephen D Gibson and Sandra L. Gibson

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1216-2926A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1216-2926A

950-91063 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 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 Trustee for the Certificate Holders of CWABS Inc., Asset-Backed Certificates, Series 2006-ABC1, conveying the after-described property to secure a Note in the original principal amount of $421,690.00, 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, CLAIREMONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE I, GWINNETT 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 intent to collect attorneys fees 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 undersigned, 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 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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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 CWABS Inc., Asset-Backed Certificates, 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, Atlanta, Georgia 30305, (404) 994-7637.

1263-2736A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2736A

950-91011 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Justin Massey to Mortgage Electronic 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 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 PASS-THROUGH CERTIFICATES, SERIES 2005-7CB, conveying 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 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 Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 89, 5TH 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 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 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 **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): Justin Massey 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 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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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 CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE

LOAN TRUST 2005-7CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7CB as agent and Attorney in Fact for Justin Massey

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2752A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2752A

950-91094 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Anthony Lee Gawrys to Mortgage Electronic 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 transferred to or acquired by NewRez LLC d/b/a Shellpoint 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 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 described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 238 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT THE POINT FORMED BY 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 OF BRAMLETT SHOALS ROAD A DISTANCE OF 1314 FEET TO A POINT; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 40 FEET TO AN IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY BRAMLETT SHOALS ROAD AND THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 37 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 321.10 FEET TO AN IRON PIN; RUN THENCE 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 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 AN IRON AND THE TRUE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON SURVEY DATED MARCH 7, 1995 PREPARED BY HANBRICK SURVEYING, INC. AND BEING THE SAME PROPERTY CONVEYED TO JUDY G. WEBB BY WARRANTY DEED DATED JUNE 9, 1993 RECORDED IN DEED BOOK 8998, PAGE 86, GWINNETT COUNTY 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 intent to collect attorneys fees having been given).

Said property is commonly known as **624 Bramlett 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 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 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 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 against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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. 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Anthony Lee Gawrys

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, JR. AND POLLY ANN MALONEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREEN TREE SERVICING, LLC in the original principal amount of $88,100.00 dated March 29, 2013 and recorded 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 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 47 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, PHASE II, VALLEY BROOK SUBDIVISION, AS PER PLAT BY GUILLEBEAU, BRITT & WALDROP, INC., 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 REFERENCE THERETO. A.P.N. R6047 023

Said property being known as: **4089 VALLEYBROOK ROAD, SNELLVILLE, GA 30039**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, 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 default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

The name, address, and telephone number of the individual 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 not required by law to negotiate, amend, or modify the terms of the mortgage.

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

LOANCARE, LLC,
as Attorney-in-Fact for
DANIEL MALONEY A/K/A DANIEL CHARLES MALONEY, JR. AND POLLY ANN MALONEY
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 19-370809 – LiV

950-90987 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount of $189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0267, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 in Deed Book 60155, Page 303, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 231-233, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF; BEING IMPROVED PROPERTY KNOWN AS 2585 FALCON CREEK COURT, SUWANEE, GEORGIA 30024 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN SAID COUNTY.

Said property being known as: **2585 FALCON CREEK COURT SUWANEE, GA 30024**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are ELIE G. NEJEM 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 default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

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

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

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 terms of the mortgage.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2,
as Attorney-in-Fact for
ELIE G. NEJEM
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-057347 – LiV

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

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by YOLANDA ODOM AND HAL D ODOM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CAPITAL CITY HOME LOANS, LLC in the original principal amount of $314,204.00 dated February 12, 2021 and recorded in Deed Book 58396, Page 00657, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC in Deed Book 60035, Page 00440, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on February 07, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BENG IN LAND LOT 34 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK B OF THE COLLECTIONS AT WOLF CREEK, PHASE ONE, AS SHOWN ON PLAT RECORD IN PLAT BOOK 149, PAGES 87-92, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Said property being known as: **819 COLLECTIONS DR LAWRENCEVILLE, GA 30043**

To the best of the undersigneds knowledge, the party or parties in possession 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 indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

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

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

The name, address, and telephone number of the individual 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 not required by law to negotiate, amend, or modify the terms of the mortgage.

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

LAKEVIEW LOAN SERVICING, LLC,
as Attorney-in-Fact for
YOLANDA ODOM AND HAL D ODOM
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road
Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 22-059788 – LiV

950-89868 12/21/2022, 01/11/2023, 01/18/2023, 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 Dawn Garrison to Washington Mutual Bank, FA, dated October 20, 2005, recorded in Deed Book 45091, Page 0117, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association by assignment recorded in Deed Book 59743 , Page 00415, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-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 designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

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

JPMorgan Chase Bank, National Association 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: 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, Lawrenceville, Georgia 30044.** 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.

JPMorgan Chase Bank, National Association
as Attorney in Fact for
Dawn Garrison
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA, COUNTY OF GWINNETT, STATE OF GEORGIA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 5TH DISTRICT, GWINNETT 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 BEING INCORPORATED HEREIN BY REFERENCE THERETO.

SUBJECT TO THAT CERTAIN SECURITY DEED FROM DAWN GARRISON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,