certain procedures regarding the rescission of judicial and non-iudicial salés State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided

**FORECLOSURE** 

immediately above. .
US Bank Trust National As-US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as agent and Attorney in Fact for Linda K.

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

1263-2739A THIS LAW FIRM MAY BE INIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2739A 950-93060 02/08/2023, 02/15/2023, 02/22/2003, 02/15/2023, 03/01/2023.

## NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Nar B Rai and Dhan K Rai to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Shelter Lending Services, LLC, its successors and assigns dated 5/18/2015 and recorded in Deed Book 53569 Page 767 Gwinnett County, Georgia 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 \$190,400.00, with interest at the rate operified therein 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 March 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 fol-

lowing described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 33 AND THE 6TH DISTRICT GWINNETT COUNTY, GEOR BEING LOT 49, BLOCK F PRESERVE AT PARK-WOOD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK PAGE 52, GWINNETT

COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION ID NUMBER.

The debt secured by said Security Deed has been and is hereby declared due because 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 attorneys fees (notice of intent to collect attorneys fees having been given).

naving been given).
Said property is commonly known as 3001 Rusticwood
Ct, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the 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): Nar B Rai and Dhan K Rai or tenant or tenants.

Shellpoint Mortgage Service ing 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 Greenville.

ng 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

Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (inling ad valorein laxes (mich 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 payable of hot yet due and 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 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 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. Bankruptcv Code; and (2) final confir mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to 0.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 Nar B Rai and Dhan K

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 40lanta, Georgia 30305, (404)

1263-2787A 1263-2787A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1263-2787A
950-93070 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

# NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Brian Chun and Young Ok Chun to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for American Advi-sors Group, its successors and assigns dated solfs Group, its Successions. dated 6/19/2019 and recorded in Deed Book 56698 Page 515 Gwinnett County, Georgia records; as last transferred to or acquired by Carrington Mortgage Services LLC, conveying the after-described veying the after-described property to secure a Note in the original principal amount

### FORECLOSURE

of \$274,500.00, 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 design nated by Order of the Superior Court of said county) within the legal hours of sale on March 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 soid month. day of said month), the fol-lowing described property: ALL THE FOLLOWING DE-SCRIBED PROPERTY, TO-

WIT: ALL THAT TRACT OR PAR-ALL HAI IHACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 226 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 8, BLOCK C, UNIT TWO, EDGEMOOR NORTH, AS RECORDED IN PLAT PROVE S PACE 122 NORTH, AS RECORDED IN PLAT BOOK S, PAGE 133, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION.

TAX ACCOUNT #: R6226

015
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 2391 Plymouth Ln, Norcross, GA 30071 to-gether 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): Brian Chun and Young Ok Chun or tenant or tenants.

CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
CeLink Loss Mitigation Department P.O. Box 40724
Lansing, MI 48901-7924

Phone: 866-446-0026
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

of the loan 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 property whether due and payable or not yet due and payable or not yet due and payable and which may not 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 an accurate survey and in-spection of the property, and (e) any assessments, liens, (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-

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 confir-mation 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.
Carrington Mortgage Services LLC as agent and Attorney in Fact for Brian Chun and Young Ok Chun
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1823-425A THIS LAW FIRM MAY RE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-PURPOSE. 1823-425A 950-92952 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER Pursuant to the power of sale contained in the Securisale contained in the security
Deed executed by
THOMAS CHRISTOPHER
JOHNSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR MORTGAGE
DESCAPACIO CENTER
LICE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS in the original principal amount of \$355,000,00 dated June 6. 5353,000.00 dated Julie 6, 2017 and recorded in Deed Book 55186, Page 126, Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES, LLC in Deed Book 60301, Page 668, 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 des-ignated, within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 249 OF BEING IN LAND LOI 249 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVI-SION, UNIT 1, PHASE 1, (FKA EWING CHAPEL ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK RECORDED IN PLAT BOOK
108, PAGES 171-172, SAID
PLAT BEING REVISED AND
RE-RECORDED AT PLAT
BOOK 109, PAGES 288-289,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY REFERENCE
PARCEL ID# R5249 091
Said property being known

Said property being known as: 1675 RIVERPARK DR

DACULA, GA 30019

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are of said property is/are THOMAS CHRISTOPHER JOHNSON 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 de-fault, failure to pay the in-debtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

### FORECLOSURE

penses of sale, including at-torneys 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 proportion and (4) any excess.

erty; and (4) any assess-ments, liens, encumbrances. ments, liens, ericumptances, zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above above Said sale will be conducted

said safe 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

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 fol-

Carrington Mortgage Ser-1610 E St. Andrew Pl., B150

B150
Santa Ana, CA 92705
Santa Ana, CA 92705
S5-345-9448
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 terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION ORTAINED MAY BE IJSFO.

OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE SERVICES, LLC. as Attorney-in-Fact for THOMAS CHRISTOR

JOHNSON Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-053798

CHRISTOPHER

950-93055 02/08/2023 02/22/2023

# 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Sale contained in a Security

Pursuant to the Power of Sale contained in a Security Deed given by Lauren Ashley Heberlein to Navy Federal Credit Union dated 6/12/2019 and recorded in Deed Book 56676 Page 00840 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the afterdescribed property to secure a Note in the original principal amount of \$211,175.00, 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. before the Courthouse door of Gwinnett County, Georgia

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 March 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: lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 349 OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK
D OF BARRINGTON ESTATES, UNIT 3, AS PER
PLAT RECORDED IN PLAT
BOOK 123, PAGES 219-222,
GWINNETT COUNTY, GEORGIA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART

HEREOF BY REFERENCE. Security Deed has been and 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 human of powing the company. 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 tent to collect attorneys fees having been given). Said property is commonly known as **694 Binkley Walk**, **Sugar Hill**, **GA 30518** 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 the undersigned, the party

or parties) in possession of the subject property is (are): Lauren Ashley Heberlein or tenant or tenants. Navy Federal Credit Union is the entity or individual is the entity or individual designated who shall have

designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union Navy Federal Credit Union 820 Folin Lane Vienna, Va 22180-4907 (888) 503-7102

Note, however, that such entity or individual is not required by law to negotiate. quired by law to negotiate, amend or modify the terms

of the loan. 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 consti-tute a lien against the prop-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 au-thority, (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, 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 stamation 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 fore-closure documents may not

tus of the loan as provided immediately above. Navy Federal Credit Union as agent and Attorney in Fact for Lauren Ashley Heberlein Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637, 2049-120A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO tus of the loan as provided

be provided until final confir-

mation and audit of the sta-

### FORECLOSURE

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-120A 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

950-92947

FORECLOSURE

Pursuant to the Power of Sale contained in a Security Deed given by Kevin R Heath II to Mortgage Electronic as grantee, as nominee for LendUS, LLC, its successors and assigns. dated 1/19/2021 and recorded in Deed Book 58396 Page 81 Gwinnett County, Georgia records; as last transferred to or acquired by Data Mortagan INIC DRA Escap Mortagan INIC DRA Sept. Mort gage INC DBA Essex Mortgage, INC. DBA, ESSEX MORt-gage, conveying the afterde-scribed property to secure a Note in the original principal amount of \$317,149.00, 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 Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tues-day, of said month unless 7, 2023 (being the first Tues-day of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-

scribed property: ALL THAT TRACT OR PAR ALL THAT TRÁCT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 105 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
LOT 40, BLOCK A, PINEHURST AT LAKEVIEW SUBDIVISION, UNIT V, AS PER
PLAT RECORDED IN PLAT
BOOK 86, PAGE 46, AND
REVISED PLAT RECORDED
IN PLAT BOOK 98, PAGE
268, GWINNETT COUNTY,
GEORGIA RECORDS, GEORGIA RECORDS WHICH RECORDED PLAT IS WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THE REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 1590 PINEHURST VIEW DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

GIA.
ADDRESS: 1590 PINE-HURST VIEW DRIVE,
GRAYSON, GA 30017
PARCEL ID: R5105 292
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 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 attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 1590 Pinehurst View Dr, 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): Kevin R Heath II or tenant or tenants.

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

gage.
ServiceMac, LLC 9726 Old
Bailes Road Suite 200 Fort
Mill, SC 29707-7882
844-478-2622
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 consti-tute 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 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. nances, restrictions, covenants, and matters of

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 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. Data Mortgage, INC. DBA, Essex Mortgage as agent and Attorney in Fact for and Attorney i Kevin R Heath II

Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

994-7637 2065-007A 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. 2065-007A 950-92955 02/08/2023, 02/15/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Terrence Ewilliams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns date d6/17/2010 and recorded in Deed Book 50182 Page 431 and modified at Deed Book 52519 Page 837 Gwinnett County, Georgia nett County, Georgia records; as last transferred to or acquired by JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION, conveying the afterdescribed property to secure a Note in the original principal amount of \$354,040.00, 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 designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Traday of said mouth) first Tuesday of said month unless said date falls on a Federal Holiday, in which

case being the first Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 106 of the 5th District, Gwinnett County, Georgia, being Lot 33, Block A of The Downs Subdivision, Phase II, according to Plat of Sur-

vey recorded in Plat Book 77, Page 132, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference and made a part of this descrip-

tion.
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 Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 1455 Highland known as 1495 Highland
Lake Drive, 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 naties) signed, the party (or parties) in possession of the subject property is (are): Terrence E. Williams or tenant or ten-

Carrington Mortgage Services, LLC is the entity or individual designated v shall have full authority negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

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 outstand-

subject to: (a) any outstanding ad valorem taxes (ining 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 thority, (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 Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupted under the D.S. Ballinupper cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for 13-1/2.1, 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 he provided until final confir-

nation and audit of the sta-tus of the loan as provided immediately above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as agent and Attorney in Fact for Terrence E. Williams Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-least, Carcin 2026, 4404

lanta, Georgia 30305, (404) 994-7637.
2191-2663A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

# PURPOSE. 2191-2663A 950-93690 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER

POWER
Pursuant to the power of sale contained in the Security Deed executed by JOHN M. CAMP AND ZAIDA S. CAMP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP in the original amount of POWER principal amount of \$255,000.00 dated June 2, 2020 and recorded in Deed Book 57559, Page 425, Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES LLC in Deed Book 60408, Page 322, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, County before the Courthouse door other place as lawfully designated, within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described as follows:

as follows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING IOT 8 BLOCK B OF EAST ROCKBRIDGE FOREST SUBDIVISION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK O PAGE 240 OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEOR-

THE PUBLIC HECONDUS OF GWINNETT COUNTY, GEOR-GIA, WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.
Said property being known as: 5440 FRÂNCIS DR SW LIBIBIN. GA 30047

LILBURN, GA 30047

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JOHN M. CAMP AND ZAIDA S. M. CAMP AND ZAIDA S. CAMP 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 attorneys fees (notice of intent to collect attorneys fees havto 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

closed 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 Said sale will be conducted

### FORECLOSURE

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

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 fol-

Compu-Link Corporation 101 W. Louis Henna Blvd. Suite 450 Austin, TX 78728 1-866-654-0020

1-866-654-0020
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 COLLECT A ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
CARRINGTON MORTGAGE
SERVICES LLC, SERVICES LLC.

as Attorney-in-Fact for JOHN M. CAMP AND ZAI-DA S. CAMP Robertson, Anschutz, Schneid, Crane & Partners, 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-090441 950-93633 02/08/2023 02/15/2023, 03/01/2023. 02/22/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

POWER
Pursuant to the power of sale contained in the Security
Deed executed by PAULETTE BARTLETT to WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL DIVISION UP AID I LUCINGS BANK in the origi-SAVINGS BANK In the origi-nal principal amount of \$171,500.00 dated Decem-ber 21, 2004 and recorded in Deed Book 41410, Page 229, Gwinnett County 229, Gwinnett County records, said Security Deed being last transferred to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEFOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-BC2 in Deed Book 54848, Page 162, 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 March 07, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OR PAR-ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 16 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A,
PINE RIDGE AT MADISION
FARMS (F/K/A PINEY
RIDGE), AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 100, PAGES
253 AND 254, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS INCORPORTED

PLAT IS INCORPORATED HEREIN BY REFERENCE
Said property being known
as: 3888 WHITE PINE ROAD SNELLVILLE, GA 30039 To the best of the under-signeds knowledge, the par-ty or parties in possession

of said property is/are PAULETTE BARTLETT or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of a mong payable payable because of a mong payable other possible events of default, failure to pay the 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 exnenses of sale including at

penses 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 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, restric covenants, and mat ters of record superior to the Security Deed first set out

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

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 fol-

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 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.
THE BANK OF NEW YORK FOR THAT PURPOSE.
THE BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED
SUCCESSORS AND ASSIGNS OF JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST
MORTGAGE LOAN ASSET-

TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-BC2, as Attorney-in-Fact for PAULETTE BARTLETT Robertson. Anschutz Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-053255 -DaG 950-93155 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

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 JUNE E. KINION to METLIFE HOME LOANS, A DIVISION OF thority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

### FORECLOSURE

METLIFE BANK, N.A. in the

original principal amount of \$255,000.00 dated July 1, 2010 and recorded in Deed Book 50154, Page 163.
Gwinnett County records, said Security Deed being last transferred to MORTGAGE ASSETS MANAGEMENT. transferred to MORTGAGE
ASSETS MANAGEMENT,
LLC in Deed Book 59883,
Page 00001, 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 March 07,
2023, the property in said
Security Deed and described
as follows:

as follows: as follows:
ALL THAT TRACT OR PARCEL OF LAND LOYING AND
BEING IN LAND LOTS 296
AND 297, 6TH DISTRICT,
GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK C. UNIT 1, OF HOWELL WOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 251, IN GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND BY REFERENCE MADE A PART HEREOF FOR A MORE COM-PLETE DESCRIPTION OF THE PROPERTY HEREBY DESCRIBED.

DESCRIBED.
Said property being known
as: 3989 HOWELL FERRY
ROAD DULUTH, GA 30096
To the best of the undersigneds knowledge, the par-

signeds knowledge, the party or parties in possession of said property is/are JUNE E. KINION or tenant(s).

The debt secured by said Security Deed has been and is barely dealered the and the party dealered. 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 Dead. The debt remaining in Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees have

to collect attorneys recommendation in 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 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 assess-ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out

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

Deed.
The name, address, and dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: PHH Mortgage Corporation

1661 Worthington Road, Suite 100 West Palm Beach, FL 33409 866-503-5559

866-503-5559
Note that pursuant to
O.G.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.
MORTGAGE ASSETS MANAGEMENT, LLC,
as Attorney-in-fact for

as Attorney-in-Fact for JUNE E. KINION Robertson, Anschutz, Schneid, Crane & Partners,

PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-068707

950-93123 02/08/2023 02/15/2023 02/22/2023 03/01/2023. NOTICE OF SALE UNDER POWER

GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by George E Kiser to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for ClearPath Lending, its successors and as ing, its successors and as-signs, dated September 16, 2020, recorded in Deed Book 58136, Page 224, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 60026, Page 832, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY THOU-HUNDRED SIXTY THOUSAND AND 0/100 DOLLARS (\$160,000.00), 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 justifully place as may be lawfully designated as an alternative

designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following 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 progress of default followers. sible events of default, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11

Said property will be sold subject to any outstanding ad valorem taxes (including 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, encumassessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. named or the undersigned.

Freedom Mortgage Corporation 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 proportion a manufacture of the security of the

### FORECLOSURE

Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-

690-5900.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned. belief of the undersigned, the party in possession of the property is George E Kiser or a tenant or tenants and said property is more commonly known as 4780 Beaver Road, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control.

scription will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

ration
as Attorney in Fact for George E Kiser McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-ALL HALL HACE OF PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 217 OF THE 4TH LAND DIS-TRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 4, EXEMPTION PLAT FOR CAMRY, INC., AS PER PLAT RECORDED IN PLAT BOOK 80, PAGE 300, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Commonly Known As: 4780 Beaver Road, Loganville, GA 30052 MR/jay 3/7/23 950-94103 02/08/2023,

02/22/2023,

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

02/15/2023, 03/01/2023.

Under and by virtue of the Power of Sale contained in a Security Deed given by Regi-nald Shuman to Branch Security Deed given by Reginald Shuman to Branch Banking and Trust Company, dated December 12, 2008, recorded in Deed Book 49207, Page 535, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in ciation, as Indenture Trustee by assignment recorded in Deed Book 60285, Page 714, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUNDRED TWENTY-TWO AND 16/100 DOLLARS (\$127,322.16), with interest thereon as set forth therein, there will be sold at public

there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following

those superior to the Securi-

to negotiate, amend or modi-

fy 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 Reginald Shuman or a tenant or tenants and said property is more commonly known as 1241 Bailing Drive,

Lawrenceville, Georgia 30043. Should a conflict

arise between the property address and the legal de-

Association, as Indenture ASSOCIATION, AS INDUSTRUCT
Trustee
as Attorney in Fact for
Reginald Shuman
McCalla Raymer Leibert

NICCAIIA Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net FXHIRIT A

EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

mmonly

Bailing
Georgia
Conflict

described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART **HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpress of posites the core lage, 6059. 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 the property is Simona George A/K/A Simona J George or a tenant or tenants and said property is more commonly known as 5591 Executive Wy, Norcross, Georgia 30338. 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, encumtween the property address and the legal description the legal description will control. brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to,

> 2003-9103 18:48 Page 2 as Attorney in Fact for Simona George A/K/A Si-mona J George McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Reswell GA 30076 Roswell, GA 30076

address and the legal descrip-tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupttion. 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. Towd Point Mortgage Trust 2018-2, U.S. Bank National

Gwinnett County, Georgia Records. MR/meh 3/7/23

03/01/2023. NOTICE OF SALE UNDER GWINNETT

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

Inc., as grantee, as nominee for Irwin Mortgage Corporation, its successors and as signs, dated March 12, 2003, recorded in Deed Book 31623, Page 165, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59925, Page 712,

FORECLOSURE

MR/jay 3/7/23 Our file no. 22-08669GA FT1 950-92961 02/08/2023 03/01/2023 NOTICE OF SALE UNDER

POWER GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Si-mona George A/K/A Simona J George to Mortgage Elec-tronic Registration Systems, Ironic Registration Systems, inc., as grantee, as nominee for The Cit Group/Consumer Finance, Inc., its successors and assigns, dated November 29, 2004, recorded in Deed Book 40835, Page 27, Ceitant Consultation of the Page 2015. Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank N. A. as Indenture Trustee on behalf of the Holders of Terwin Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS by assignment to be recorded in the Office of the Clerk of In the Uffice of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a Note in the original princi-pal amount of SEVENTEEN THOUSAND AND 0/100 DOLLARS

DOLLARS
(\$17,000.00), 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 March, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERETO

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.#39;s fees (notice pursuant to 0.C.G.A. § 13-1-11 having hope given)

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

dersigned. The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JP-Morgan Chase Bank N. A. as Indenture Trustee on behalf of the Holders of Terwin

Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS is the holder of the Security Deed to the the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suita 300 Greenwood Vil.

Suite 300, Greenwood Vil-CO 80111, 800-306-Note, however, that such entity is not required by lav to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of

cross, Georgia 30338 Should a conflict arise be-

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the courtie doed 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. Towd Point Mortgage Trus 2018-2, U.S. Bank National Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full auholder of the security deed. The Bank of New York Mel-York, as successor t Morgan Chase Bank N. A. as Indenture Trustee on behalf of the Holders of Ter § 44-14-162.2.

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

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

win Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS

www.foreclosurehotline.net EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 225 of the 6th District of GWINNETT County. Georgia, being Lot 34, Block B of GOVERNORS RIDGE, Unit One, as per Plat thereof recorded in Plat Book 34, page 103, GWIN-NETT County. Georgia NETT County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description.

Subject to that certain security deed from Simona George to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc., its successors and assigns, dated November 29, 2004, and recorded in Deed Book 40835, Page 20, Chipaett County.

Our file no. 22-09536GA - FT7 950-93944 02/08/2023, 02/22/2023,

POWER GEORGIA, COUNTY

CEL OF LAND LYING AND BEING IN LAND LOT 46, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, UNIT ONE, THE ARBOR AT FAIRVIEW STATION SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGE 182, GWINNETT COUNTY RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY KNOWN AS 1241 BAILING DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Security Deed given by Teresa Blythe to Mortgage Electronic Registration Systems,