FORECLOSURE

Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust by assign-ment recorded in Deed Book 60105, Page 715, Gwinnett County, Georgia Records, conveying the after-decountry, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$144,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2023, the following described property: SEE EXHIBIT A ATTACHED

HERETO AND MADE A PART 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 Security Deed has been and

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 inan accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any propresentation, warrant by representation, warranty or representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-The efflity time task bill are whore thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Teresa Blythe or a tenant or tenants and said property is more commonly known as 4161 Wyndham Pointe Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description will control. scription will control.

The sale will be conducted The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the status of the loan with the holder of the security deed.
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust. auisition Trust

as Attorney in Fact for Teresa Blythe
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

WWW.Toreclosurenotine.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GWIN-NETT COUNTY, GEORGIA NEII CUUNTY, GEORGIA AND BEING LOT 37, BLOCK A, WYNDHAM PARK SUBDI-VISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY DECORDE WALLOW TO THE RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. MR/mac 3/7/23

Our file no. 22-09745GA -FT8 950-93762 02/08/2023, 02/22/2023, 03/01/2023

NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Clau-dia Roberts to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company LLC, its successors and assigns, dated November 30, 2016, recorded in Deed Book 54773, ed in Deed Book 54773, Page 236, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60392, Page 00114, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY THOUSAND FIVE HUNDRED SIXTY-THREE AND 0/100 DOL-TY-THREE AND 0/100 DOL LARS (\$260,563.00), 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 The debt secured by said

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

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

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 an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

The entity trait has full averaged with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

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 Claudia Roberts or a tenant or tenants and said property is more commonly known as 1012 Dorsey Place Court, Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal description will control.

tion 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 Guild Mortgage Company

as Attorney in Fact for Claudia Roberts Claudia Roberts
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

www.foreclosurehotline.net EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 15, BLOCK A, JACOBS FARM SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 134, PAGES 23-26, GWINNETT COUNTY, GEORGIA RECORDS, WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PER HEREOF BY THIS REFER-ENCE. MAP REFERENCE ID: R5211 392

MR/jay 3/7/23 Our file no. 22-10026GA -

950-92985 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Dennis K Mahony and Rebecca A Yates to Mortgage Electronic Registration Systems, Ironic Registration Systems, Inc., as grantee, as nominee for Primrose Mortgage Company, Inc. D/B/A Southern States Funding Group, its successors and assigns, dated November 25, 2003, recorded in Deed Book 26372 Page 268 Gwinnett recorded in Deed Book 36372, Page 268, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59840, Page 853, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED MINETY-FIVE THOUSAND FIVE HUNDRED HUNDRED NINETY-FIVE
THOUSAND FIVE HUNDRED
AND 0/100 DOLLARS
(\$195,500.00), with interest
thereon as set forth therein,
there will be sold at public
outry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale

OF WAY LINE OF BROWN-LEE ROAD NORTH 30 DE-GREES 38 MINUTES 26 SECONDS WEST A DIS-TANCE OF 254.04 FEET TO AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE NORTH 59 DE-GREES 26 MINUTES 33 SECONDS EAST A DIS-TANCE OF 98.33 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); on the first Tuesday in March, 2023, the following AN IRON PIN FOUND (ONL)
HALF INCH REBAR);
THENCE SOUTH 30 DEGREES 35 MINUTES 00
SECONDS EAST A DISTANCE OF 237.69 FEET TO
AN IRON PIN SET (ONL)
HALF INCH REBAR) ON THE
NORTHWESTERLY RIGHT
OF WAY LINE OF BROWNLEE ROAD; THENCE ALONG
SAID NORTHWESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD SOUTH
49 DEGREES 58 MINUTES
34 SECONDS WEST A DISTANCE OF 99.42 FEET TO
AN IRON PIN FOUND AT
THE PLACE OF BEGINNING.
SAID TRACT OR PARCEL described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 THE PLACE OF BEGINNING.
SAID TRACT OR PARCEL
OF LAND BEING 0.554
ACRES OR 24,145 SQUARE
FEET (INCLUDING ALL
EASEMENTS).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but set yet due and payable) the not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Specialized Loan Servicing
LLC is the holder of the Specialized Loan Servicing
LLC is the holder of the Servicing
LLC is the holder of the Servicing LLC is the holder LLC is the holder of the Servicing LLC is the holder of the Servicing LLC is the holder of the

curity Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-0059.

Note, however, that such entity is now ever, that such entity is not required by law to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is Dennis K Ma-hony and Rebecca A Yates or a tenant or tenants and said property is more commonly known as Brownlee Lane SW, Lilburn,

Georgia 30047. Should a conflict arise between the property address and the legal description the legal degal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Specialized Loan Servicing LLC

LLC
as Attorney in Fact for
Dennis K Mahony and Rebecca A Yates
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Recycle CA 20076 Roswell, GA 30076

EXHIBIT A TRACT 1:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 86 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEOR-

www.foreclosurehotline.net

FORECLOSURE

FORECLOSURE

OF LAND BEING 0.472 ACRES OR 20,565 SQUARE FEET (INCLUDING ALL

Our file no. 22-10174GA -

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the
Power of Sale contained in a
Security Deed given by Leah
Malee Taye Gibson to Mortgage Electronic Registration
Systems, Inc., as grantee, as
nominee for Fairway Independent Mortgage Corporation its surcessors and as-

tion, its successors and assigns, dated November 16, 2020, recorded in Deed Book 58144, Page 549, Gwinnett County, Georgia Records, as last transferred

to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 60119, Page 50, Gwinnett County, Georgia Recorded appropriate the county of the county o

gia Records, conveying the after-described property to secure a Note in the original

secure a Note in the Orginal principal amount of FOUR HUNDRED EIGHT THOU-SAND THREE HUNDRED SEVENTY-THREE AND 0/100 DOLLARS (\$408,373.00), with interest thereon as set forth therein there will be

forth therein, there will be sold at public outcry to the highest bidder for cash before the court beyond door of

fore the courthouse door of Gwinnett County, Georgia, or

at such place as may be law-

at such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

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

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but

taxes which are a lien, but

those superior to the Securi-

sible events of default,

HEREOF

02/08/2023, 02/22/2023,

GWINNETT

EASEMENTS).

950-92943

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

POWER GEORGIA, COUNTY

MR/chr 3/7/23

GIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PONT FORMED BY THE INTER-SECTION OF THE NORTH-WESTERLY RIGHT OF WAY WESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MARTIN MASH ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD (HAVING A 60 FOOT RIGHT OF WAY) S68.60 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, NING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, AND DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD NORTH 29 DEGREES 23 MINUTES 46 SECONDS WEST A DISTANCE OF 365.40 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 59 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 236.03 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 100.13 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 100.13 FEET TO AN IRON PIN FOUND (ONE AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE SOUTH 59 DE-GREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 185.69 FEET TO

TANCE OF 185.69 FEET TO AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE SOUTH 30 DEGREES 38 MINUTES 26 EAST A DISTANCE OF 254.04 FEET TO AN IRON PIN FOUND (OPEN HALF INCH REBAR) ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-TER BOAD. THENCE ALONG OF WAY LINE OF BROWN-LEE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD SOUTH 48 DEGREES 34 MINUTES 39 SECONDS WEST A DIS-TANCE OF 59.01 FEET TO AN IRON PIN FOUND AT THE PLACE OF BEGINNING. SAID TRACT OR PARCEL OF LAND BEING 0.873 ACRES OR 38,018 SOUARE FEET (INCLUDING ALI (INCLÚDING ALL EASEMENTS).

EASEMENTS).
TRACT II:
ALL THAT TRACT OR PARCEL OF LAND LYING AND IN
LAND LOT 86, OF THE 6TH
DISTRICT, IN GWINNETT
COUNTY, GEORGIA AND
BE4NG MORE PARTICULARLY DESCRIBED AS FOLIOWS:

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by LARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD AND THE NORTH-ASTERLY RIGHT OF WAY LINE OF MARTIN MASH ROAD;
THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD (HAVING A 60 FOOT RIGHT OF WAY) 868.60 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) THENCE CONTINUING A LONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD NORTH 48 DEGREES 34 MINUTES 39 SECONDS EAST A DISSECONDS EAST A DISTANCE OF 59.01 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING; THENCE FROM THEIR FRUIL POINT OF BEGINNING; THENCE FROM THEIR POINT OF BEGIN THE TRUE POINT OF BEGIN THEIR POINT OF BEGIN THE TRUE POIN 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 abovenamed or the undersigned.

TRACT III: ALL THAT TRACT OR PAR-

ALL IHAI I HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 86, OF THE 6TH DISTRICT, IN GWINNETT COUNTY, GEOR-GIA AND BEING MORE PAR-

TICULARLY DESCRIBED AS

FOLLOWS:
BEGINNING AT A POINT
FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY

LINE OF BROWNLEE ROAD AND THE NORTHEASTERLY

AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MARTIN NASH ROD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD (HAVING A 80 FOOT RIGHT OF WAY) 868.60 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-

NORTHWESTERLY RIGHT
OF WAY LINE OF BROWNLEE ROAD THE FOLLOWING
TWO (2) COURSES AND
DISTANCES (1) NORTH 48
DEGREES 34 MINUTES 39
SECONDS EAST A DISTANCE OF 59.01 FEET TO
AN IRON PIN FOUND (ONE
HALF INCH REBAR); (2)
NORTH 49 DEGREES 58
MINUTES 34 SECONDS
EAST A DISTANCE OF 99.42
FEET TO AN IRON PIN SET
(ONE HALF INCH REBAR)
BEING THE TRUE POINT OF
BEGINNING; THENCE FROM
THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, AND DEPARTING
SAID NORTH-WESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD NORTH
30 DEGREES 35 MINUTES
00 SECONDS WEST A DISTANCE OF 237.69 FEET TO
AN IRON PIN FOUND (ONE
HALF INCH REBAR);
THENCE SOUTH 30 DEGREES 26 MINUTES 33
SECONDS EAST A DISTANCE OF 237.69 FEET TO
AN IRON PIN FOUND (ONE
HALF INCH OPEN TOP);
THENCE NORTH 59 DEGREES 26 MINUTES 33
SECONDS EAST A DISTANCE OF 234.39 FEET TO
AN IRON PIN FOUND (ONE
HALF INCH OPEN TOP);
THENCE SOUTH 30 DEGREES 28 MINUTES 06
SECONDS EAST A DISTANCE OF 234.39 FEET TO
AN IRON PIN SET (ONE
HALF INCH REBAR); ON THE
NORTH-WESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD SOUTH
57 DEGREES 16 MINUTES
33 SECONDS
SAID NORTH-WESTERLY
RIGHT
OF WAY ONE OF BROWNLEE ROAD; THENCE ALONG
SAID NORTH-WESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD SOUTH
57 DEGREES 16 MINUTES
33 SECONDS
SAID NORTH-WESTERLY
RIGHT
OF WAY ONE OF BROWNLEE ROAD; THENCE ALONG
SAID NORTH-WESTERLY
RIGHT
OF WAY ONE OF BROWNLEE ROAD; THENCE ALONG
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OF WAY O

Lakeview Loan Servicing, LLC is the holder of the Se-curity Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-thority the property the entity that last bull and the thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633. THE HOLE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, AND DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-

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

the party in possession of the property is Leah Nalee Taye Gibson or a tenant or tenants and said property is commonly know 2304 Tomoka Drive, Bethlehem, Georgia 30620. Should a conflict arise be-tween the property address and the legal description the legal description will control The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed

Lakeview Loan Servicing, as Attorney in Fact for

as Attorney in Fact for Leah Nalee Taye Gibson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 344, 5th District, Gwin-nett County, Georgia, being Lot 124, Block B, Berry Springs Subdivision, Unit II, as per plat recorded in Plat Book 145, Pages 264-267, Gwinnett County, Georgia Records, which plat is incor-porated herein by reference and made a part of this de-ceptiblics. scription. MR/chr 3/7/23

Our file no. 22-10182GA -950-93129 02/08/2023, 02/22/2023. 02/15/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Patricia R Alston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Top Flite Financial Just the processor of the Processor o cial, Inc., its successors and assigns, dated June 18, 2020, recorded in Deed Book 57686, Page 762, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment record-ed in Deed Book 60237. Page 671, Gwinnett County, Georgia Records, conveying the after-described property The atter-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND 0/100 DOLLARS (\$129,999.00), with interest thereon as set forth therein there will be forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2023, the follow-

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). **FORECLOSURE**

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 inan accurate survey and in spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, these surgicists the Securithose superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the 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 negotiate, amendand modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. tion, 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. the party in possession of the property is Ramon D Al-ston or a tenant or tenants and said property is more commonly known as 1631 Timber Heights Dr. Lo-ganville, Georgia 30052. Should a conflict arise between the property address and the lead describing the and the legal description the legal description will control. The sale will be conducted

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-ration

ration as Attorney in Fact for Patricia R Alston Patricia H Alston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A

EATHBIT A
File No: 08-01972936
ALL THAT TRACT OR PARCEL OF LAND LYING AND
DOING IN LAND LOT 227;
OF THE 5TH LAND DISTRICT, GWINNETT COUNTY,
CEORGIA BEING WOMEN GFORGIA. BFING KNOWN GEURGIA, BEING KNOWN AND DESIGNATED AS LOT 13, BLOCK A, PHASE 1, TIMBER VALLEY SUBDIVI-SION, AS PER PLAT OF SAID SUBDIVISION SAID SUBJIVISION
RECORDED IN PLAT BOOK
74, PAGE 8, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PADT HEPEOR

PART HEREOF

PART HEREOF.
APN: R5227 139
BEING THE SAME PROPERTY CONVEYED TO PATRICIA R. ALSTON AND JAMES
D. ALSTON. AND JAICE R.
ALSTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM MERIDIAN HOMES, INC. RECORDED 03/16/1990
IN DEED BOOK 15630 PAGE 209. IN THE OFFICE OF THE 209. IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

Our file no. 22-10271GA - FT17 02/08/2023, 02/22/2023,

950-93141 02/15/2023, 03/01/2023. NOTICE OF SALE UNDER

POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Onder and by virtue of the Power of Sale contained in a Security Deed given by William McCue and Carina Wisniewski to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its succession and as-

signs, 2014, Book signs, dated Uctober 21, 2014, recorded in Deed Book 53219, Page 603, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC by Assignment recorded in TWA QUICKEN LOARS, LLC by assignment recorded in Deed Book 60289, Page 868, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-ONE THOUSAND NINE HUNDRED FIFTY-NINE AND OLLARS 0/100 DOLLARS

0/100 DOLLARS (\$91,959.00), 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

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 Netserost provided in the Netserost pro 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 ""scie" begies without any. Said property will be solid or any representation, warranty or recourse against the abovenamed or the undersigned.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the belder of the Sequity Dead holder of the Security Deed to the property in accor-dance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. IVII 48226, 734-805-7125.

Note, however, that seementity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undergrand belief of the undersigned, the party in possession of the property is William Mc-Cue and Carina Wisniewski or a tenant or tenants and said property is more com-monly known as 4430

Beaver

FORECLOSURE

property address and the le-gal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Quicken Loans Inc as Attorney in Fact for
William McCue and Carina

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

Tax Id Number(s): R4246 010 Land Situated in the County of Gwinnett in the State of

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 246 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, AS SHOWN ON SUR-VEYPREPARED BY BUSBEE SURVEYING CO., INC., GEORGIA REGISTERED SURVEYOR #2497, DATED SEPTEMBER 3, 1996, AND BEING MORE PARTICULAR-LY DESCRIBED AS FOL-TOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF BEAVER ROAD (30 EINE OF BEAVER ROAD (30-FOOT RIGHT-OF-WAY), WHICH IRON PIN IS LOCAT-ED 812.0 FEET SOUTHWEST OF THE INTERSECTION OF THE NORTHERN RIGHT-OF-THE NORTHERN RIGHT-OFWAY LINE OF BEAVER
ROAD AND THE INTERSECTION OF THE EAST LINE OF
LAND LOT 246 FROM THE
TRUE POINT OF BEGINNING
SOUTH 77 DEGREES 40
MINUTES 00 SECONDS
WEST ADSTRACTOR 20 37 MINUTES 00 SECONDS
WEST A DISTANCE OF 38.75
FEET TO A POINT ALONG
THE NORTHERN RIGHT-OFWAY LINE OF BEAVER
ROAD: THENCE SOUTH 76
FEEDETES 24 MINITES 00 ROAD; THENCE SOUTH 76
DEGREES 24 MINUTES 00
SECONDS WEST A DISTANCE OF 142.20 FEET
ALONG SUCH RIGHT-OX
WAY LINE OF BEAVER
ROAD TO AN IRON PIN;
THENCE NORTH 01 DEGREE

10 MINUTES 00 SECONDS
EAST A DISTANCE 0F
248.83 FEET TO AN IRON
PIN; THENCE SOUTH 65 DEGREES 05 MINUTES 00 GREES US MINUTES OU
SECONDS EAST A DISTANCE OF 180.00 FEET TO
AN IRON PIN; THENCE
SOUTH 03 DEGREES 22
MINUTES 19 SECONDS
EAST A DISTANCE OF EAST A DISTANCE OF 131.51 FEET AND THE TRUE POINT OF BEGINNING

MR/jay 3/7/23 Our file no. 22-10279GA – 950-93047

02/08/2023. 02/15/2023, 03/01/2023. 02/22/2023.

NOTICE OF SALE UNDER **POWER**

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Kevin P Marquez Salcedo to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Brograntee, as nominee for Bro-ker Solutions, Inc.dba New American Funding, its suc-cessors and assigns, date-April 16, 2021, recorded in Deed Book 58647, Page 527, Gwinnett County, Georgia Records, as last transferred to Broker Solutions Inc. dba

New American Funding by assignment recorded in Deed Book 60373, Page 481, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the after-described property to se-cure a Note in the original principal amount of THREE HUNDRED FIFTY-THREE THOUSAND FOUR HUNDRED SEVENTY-NINE AND DOLLARS 0/100 (\$353,479.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 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 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 the Note and Security and Security

Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority any matters taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions covenants and restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any and as-18 Judsis Willout after representation, warranty or recourse against the above-named or the undersigned. Broker Solutions Inc. dba New American Funding is the holder of the Security lead to the property in ac-

Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

The elling that last bull ad-hority to negotiate, amend, and modify all terms of the mortgage with the debtor is: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304. Note, however, that such entity is not required by law

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 Kevin P Marquez Salcedo or a tenant or tenants and said property is more commonly known as 1205 Platinum Dr. Hoschton. Georgia 30548. 1205 Platinum Dr, Hoschton, Georgia 30548. Should a conflict arise be-

tween the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed holder of the security deed. Broker Solutions Inc. dba Broker Solutions Inc. dba
New American Funding
as Attorney in Fact for
Kevin P Marquez Salcedo
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road Beaver Rd, Loganville, Georgia 30052. Should a Roswell, GA 30076

FORECLOSURE

EXHIBIT A
ALLTHAT TRACTOR PARCEL OF LAND LYING AND
BEING IN GMD 1749, GWIN-BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA,
BEING LOT 9, BLOCKA,
HAMILTON SPRINGS SUBDIVISION, UNIT ONE, AS
PER PLAT THEREOF
RECORDED IN PLAT BOOK
74, PAGE 49, GWINNET
COUNTY RECORDS, SAID
PLAT BEING INCORPORATED HEREIN BY REFERENCE
THERETO. THERETO. MR/mac 3/7/23

Our file no. 22-10382GA -950-93125 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Alexander Arutyunov to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Pri-mary Capital Mortgage, LLC, its successors and assigns, dated July 8, 2016, recorded in Deed Book 54423, Page 855, Gwinnett County, Geor-gia Records, as last trans-ferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 59286, Page 461, Gwinneth County, Georgia Records, conveying the after-described property to secure a Meta is the original principal. Note in the original principal amount of TWO HUNDRED THIRTY-SEVEN THOUSAND THIRTY-SEVEN THOUSAND
THREE HUNDRED SIX AND
0/100
DOLLARS
(\$237,306.00), 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
HEREOF

HERFOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record 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 abovean accurate survey and inrecourse against the above-named or the undersigned.

named or the undersigned.
Lakeview Loan Servicing
LLC is the holder of the Security Deed to the property
in accordance with OCGA §
44-14-162.2.
The entity that has full authority to negotiate, amend,
and modify all terms of the
mortgage with the debtor is:
Nationstar Mortgage LLC,
8950 Cypress Waters Blvd,
Coppell, TX 75019, (888)
480-2432.
Note, however, that such

Note, however, that such entity is not required by law to negotiate, amend or modithe 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 Alexander Arutyunov and Regina Costanza or a tenant or tenants and said property is more commonly known as 3527 Willbrooke Run, Duluth, Georgia 30096. Should a conflict arise between the property address and the legal description the legal description the legal description of the said of the s

gal description the legal degar description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing

LLC LLC as Attorney in Fact for Alexander Arutyunov McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net FXHIBIT A

EXHIBIT A
All that tract or parcel of
land lying and being in Land
Lot 292 of the 6th District,
Gwinnett County, Georgia,
being Lot 15, Block D, Willbrooke Subdivision, Unit
Two, as per plat recorded in
Plat Book 76, Page 148,
Gwinnett County, Georgia
Records, which plat is incorporated herein by reference porated herein by reference and made a part of this de-scription. Said property be-ing known as 3527 Will-brooke Run according to the present system of number-ing property in Gwinnett County, Georgia. Parcel ID Number: R6292-506.

Subject to any Easements or Restrictions of Record. MR/mac 3/7/23 Our file no. 22-10453GA -FT2 950-92959

02/08/2023, 02/22/2023, 02/15/2023, 03/01/2023.

Notice of Sale Under Pow-

HUAD WITH THE NORTHER LY SIDE OF ROLLING RIDGE COURT, SAID BEGINNING POINT BEING AT THE LINE DIVIDING LOT 42 AND 43 OF SAID BLOCK AND SUBDIVISION; RUNNING RUNNING NORTH AND THE NORTH NORTH AND THE N DIVISION; RUNNING THENCE NORTHEASTERLY State of Georgia, County of State of Georgia, County of Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Elder Garcia, A/K/A Elder Lisardo THENCE NORTHEASTERLY
ALONG THE NORTHWESTERLY SIDE OF ROLLING
RIDGE ROAD; SEVENTY
(70) FEET TO AN IRON PIN
AND LOT 41 OF SAID
BLOCK AND SUBDIVISION,
RUNNING THENCE NORTHWESTERLY ALONG THE
SOUTHWESTERLY TINE OF
SAID LOT 41, ONE HUNDRED TWENTY-FIVE (125)
FEET TO AN IRON PIN;
RUNNING THENCE SOUTHWESTERLY SEVENTY (70)
FEET TO AN IRON PIN AND
LOT 43 OF SID BLOCK SUBDIVISION, RUNNING Garcia and Kerri Leshan Gar Garcia and Kerri Leshan Gar-cia to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor), dated March 4, 2010, and Record-ed on March 17, 2010 as Book No. 49982 and Page No. 854, Gwinnett County, Georgia records, conveying Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$91,248.00, with interest at the rate specified therein a least escienced to LOT 43 OF SID BLOCK SUB-DIVISION, RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHEAST-ERLY LINE OF SAID LOT 43, ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT ON THE NORTHWESTERLY SIDE OF ROLLING RIDGE ROAD AND THE POINT OF BEGINNING. therein, as last assigned to Bank of America, NA by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public output to dersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the

following described proper-

All that tract or parcel of

Said property being known as: 3439 ROLLING RIDGE ROAD LAWRENCEVILLE, GA 30044

To the best of the under-

AND NORTHWESTERLY
SIDE OF ROLLING RIDGE
FROM THE CORNER
FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF RILLING RIDGE

ROAD WITH THE NORTHER

signeds knowledge, the party or parties in possession of said property is/are STEPHANIE TRANG UNG or

FORECLOSURE

FORECLOSURE

land lying and being in GMD 1587, Gwinnett County, Georgia, being Lot 21, Block

Saddlecreek Subdivision

Unit Two, as per plat recorded in Plat Book 42, Page 288, Gwinnett County, Georgia recorded which recorded to the control of the county of the

gia records, which recorded

plat is incorporated herein

by this reference and made a

by this reference and made a part of this description. Said property being known as 603 Jockey Ln according to the present system of numbering property in Gwinnett County, Georgia.

Tax ID: R2004A021
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fair ure to pay the indebtedness

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. Because the debt remains 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 of in-

tent to collect attorney's fees

tent to collect attorney's feets having been given). Bank of America, NA holds the duly endorsed Note and is the current assignee of the Se-curity Deed to the property. Carrington Mortgage Ser-vices, LLC is the entity with

record superior to the Secu-rity Deed first set out above,

including, but not limited to, assessments, liens, encumbrances, zoning ordinances,

covenants, etc.
The sale will be conducted

noniudicial sales in the State

of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation

and audit of the status of the loan as provided in the pre-

road as provided in the pre-ceding paragraph.

Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.

Bank of America, NA as At-

torney in Fact for Elder Gar-cia, A/K/A Elder Lisardo Gar-cia and Kerri Leshan Garcia.

Any information obtained on this matter may be used

by the debt collector to col

lect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 22-53133

950-93276 2/1 8 15 22

COUNTY OF GWINNETT NOTICE OF SALE UNDER

sale contained in the Securi-

ty Deed executed by STEPHANIE TRANG UNG to

STATE OF GEORGIA

3/1/2023

restrictions,

easements,

tenant(s).

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

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

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 The name, address,

vices, LLC is the entity with the full authority to negoti-ate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mort-gage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant telephone number of the individual or entity who has full authority to negotiate, full authority to amend, and modify of the mortgage is as follows: Cenlar Federal Savings Bank

Please note that, pursuant to 0.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. Bank
425 Phillips Boulevard
Ewing, NJ 08618
Phone: 609-883-3900
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 AT-To the best knowledge and To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 603 JOCKEY LANE, AUBURN, GA 30011 is/are: Kerri Leshan Garcia IHIS LAW HIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
RENASANT BANK, or tenant/tenants. Said prop-erty will be sold subject to (a) any outstanding ad val-orem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty, and (c) all matters of as Attorney-in-Fact for

STEPHANIE TRANG UNG Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 23-092654 –

02/08/2023, 02/22/2023, 950-93037 02/15/2023 03/01/2023 NOTICE OF SALE UNDER

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the state of the sale of the POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Cheryl Byer to Mortgage Electronic Registration Systus of the loan with the holder of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and

tems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns, dated August 31, 2006, recorded August 31, 2006, Tectordeu in Deed Book 46985, Page 436, Gwinnett County, Geor-gia Records, as last trans-ferred to MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee by assignment recorded in Deed Book 60372, Page 500, Gwinnett County, Georgia Gwinnett County, Georgia Records, conveying the afrecords, conveying the ar-ter-described property to se-cure a Note in the original principal amount of THIRTY-NIME THOUSAND SEVEN HUNDRED FIFTY AND 0/100 DOLLARS (\$39,750.00), with interest thereon as set DOLLARS (\$39,750.00), 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 Evignett County, Georgia or Gwinnett County, Georgia, or at such place as may be law

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR RE-NASANT BANK in the origi-The debt secured by said Security Deed has been and is hereby declared due because of, among other posnal principal amount of \$119,937.00 dated August \$119,937.00 dated August 25, 2016 and recorded in Deed Book 54540, Page 795, Gwinnett County records, said Security Deed being last transferred to RE-NASANT BANK in Deed Book 59977, Page 1, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder cash, before the Courthouse door in said County, cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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 hear given). house 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 PARCEL OF LAND LYING AND BEING IN LAND LOT 181 OF THE 6TB DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 42, BLOCK A, PLAT OF ROLLLING RIDGE. house door in said County

having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property any BEING LOT 42, BLOCK A, PLAT OF ROLLING RIDGE, PHASE IV, UNIT III, NORTH-WOOD PUD. PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 150, GWEINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS* BEGINNING AT A POINT ONTH WESTERLY spectron of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above-named or the undersigned. MEB Loan Trust VI, U.S. Bank National Association, not in its individual capacity but solely as trustee is the holder of the Security Deed to the property in ac-BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF ROLLING RIDGE ROAD 171.30 FEET NORTHERLY AND NORTH-EASTERLY AS MEASURED ALONG THE WESTERLY AND NORTHWESTERLY AND NORTHWESTERLY AND ROLLING PINCE Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

belief of the undersigned, the party in possession of the property is Cheryl Byer or a tenant or tenants and said property is more commonly known as 2650 Gadsen Walk, Duluth, Georgia 30097. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted 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 balder of the powerful dead holder of the security deed.

MEB Loan Trust VI, U.S.
Bank National Association,
not in its individual capacity but solely as trustee

as Attorney in Fact for Cheryl Byer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PAR-