

FORECLOSURE

CEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 74, BLOCK A, CHARLESTON ROW TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 102-103, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

SUBJECT TO THAT SECURITY DEED FROM CHERYL BYER TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR OPTIMUM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, RECORDED SEPTEMBER 7, 2006, IN DEED BOOK 46985, PAGE 414, GWINNETT COUNTY, GEORGIA RECORDS.

THE right, if any, of the United States of America to redeem said land within 120 days from the date of the foreclosure sale held on March 7, 2023, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/mc 3/7/23
Our file no. 23-10590GA -
0950-93527 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

Notice of Sale Under Power

State of Georgia, County of DeKalb

Under and by virtue of the Power of Sale contained in a Security Deed given by Gary B. Oliver II to Mortgage Electronic Registration Systems, Inc., as nominee for HomeBridge Financial Services, Inc. DBA Real Estate Mortgage Network (the Secured Creditor), dated September 28, 2018, and Recorded on October 12, 2018 as Book 117, 27196 and Page No. 30039, the DeKalb County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$316,069.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the DeKalb County, Georgia records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DeKalb County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 14 of the 6th District of DeKalb County, Georgia, Being Lot 66, Block A, the Parks of Stonecrest-Pod E, as shown on plat recorded in Plat Book 202, Pages 43-51, DeKalb County, Georgia Records, which plat is incorporated herein for a more complete and accurate description.

Tax ID: 16-174-02-020
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. Because the debt remains in default, this sale will be made for the purpose of paying the debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed.

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property are: **3927 ROSEBAY WAY, CONYERS, GA 30094** i/s/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. § 7425(d)(1).

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. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property are: **3927 ROSEBAY WAY, CONYERS, GA 30094** i/s/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. § 7425(d)(1).

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. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

FORECLOSURE

60302 Page 00035 in the Gwinnett County records, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in March, 2023, to wit: March 07, 2023, the following described property:

All that tract or parcel of land lying and being in Land Lot 339 of the 4th District, Gwinnett County, Georgia, and being Lot 125, Block A, Ellington Springs, Phase Two, as per plat recorded in Plat Book 105, Pages 154 and 155, Gwinnett County, Georgia, records, as last revised in Plat Book 109, Page 261, aforesaid records, which recorded plat as revised is incorporated herein by reference at the more complete description of said property; said property being known as 4231 Ash Tree Street, according to the present system of numbering property in Gwinnett County, Georgia.

Tax Parcel ID No. R4339 161
Being real property commonly known as 4231 Ash Tree Street, Snellville, GA 30039.

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorneys fees (notice of intent to collect attorneys fees having been given).

Said sale will be made subject to the following items which may affect the title to said property. All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and utility charges, which are liens upon said property, and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Freedom Mortgage Corporation
907 Pleasant Valley Avenue, Suite 3
Mt. Laurel, NJ 08054
855-690-5900

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Freedom Mortgage Corporation to negotiate, amend, or modify the terms of the Security Deed described herein.

Freedom Mortgage Corporation as Attorney in Fact for Kelly N. Hutto
Attorney Contact:
Miller, George & Suggs, PLLC
3000 Langford Road, Building 10
The Peachtree Corners, GA 30094
Phone: 404-793-1447
Fax: 404-738-1558
23GA373-0001

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950-92976 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Bianca Niki Douglas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$202,475.00), 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.

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 debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property are: **3927 ROSEBAY WAY, CONYERS, GA 30094** i/s/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. § 7425(d)(1).

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. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Carmetta Willis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED SEVENTY-TWO AND 0/100 DOLLARS (\$176,872.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in 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 manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property are: **3927 ROSEBAY WAY, CONYERS, GA 30094** i/s/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. § 7425(d)(1).

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. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

FORECLOSURE

2006-4 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: 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 modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Carmetta Willis and Estate of Carmetta Willis or a tenant or tenants and said property is more commonly known as **4378 Ash Tree Street, Snellville, Georgia 30039**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Wilmington Trust, National Association, successor trustee to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 339 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 22, BLOCK C, ELLINGTON SPRINGS, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 113 AND 114, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

MM/chr 3/7/23
Our file no. 5174815 - FT1
950-94126 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Bianca Niki Douglas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated September 9, 2016, recorded in Deed Book 54582, Page 171, Gwinnett County, Georgia Records, as modified by that certain Loan Modification Agreement recorded in Deed Book 58487, Page 51, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company, a California Corporation by assignment recorded in Deed Book 55576, Page 310, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$202,475.00), 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.

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 debt and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property are: **3927 ROSEBAY WAY, CONYERS, GA 30094** i/s/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. § 7425(d)(1).

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. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Bianca Niki Douglas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated March 23, 2006, recorded in Deed Book 46421, Page 501, Gwinnett County, Georgia Records, as last transferred to Citibank, N.A. as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 by assignment recorded in Deed Book 51499, Page 140, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWO THOUSAND FOUR HUNDRED SEVENTY-FIVE AND 0/100 DOLLARS (\$202,475.00), 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:

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Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 by writing to 3003 Stanton Boulevard, Suite 110 and 200-A, Anaheim, CA 92806-9591.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

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Pursuant to O.C.G.A. § 9-13-17.2.1, and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. § 13-1-11 having been given).

FORECLOSURE

ABERNATHY & ASSOCIATES, DATED 04/28/2016 AND RECORDED 05/03/2016 IN PLAT BOOK 136 PAGE 37, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT PROPERTY BEING KNOWN AS 2284 CENITARY MAIN STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. GWINNETT COUNTY PARCEL NO.: R5275 173

MR/mc 3/7/23
Our file no. 5396817 - FT17
950-92977 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

950 94069 2/8,15,22,3/1, 2023

STATE OF GEORGIA, COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, recording a Note in the original principal amount of \$197,313.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 88 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, WILDCACTUS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Said property is known as **2171 Wildcat Cliffs Lane, Lawrenceville, GA 30043**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor. The property is or may be in the possession of Dxy B. Belen, successor in interest of tenant(s). Lakeview Loan Servicing, LLC as Attorney-in-Fact for Dxy B. Belen, married woman to Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage dated August 14, 2017, and recorded in Deed Book 55339, Page 234, and re-recorded in Deed Book 55445, Page 328, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Lakeview Loan Servicing, LLC, recording a Note in the original principal amount of \$197,313.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 88 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, WILDCACTUS SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGES 67-68, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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