

FORECLOSURE

and assigns, dated 9/24/2018, and recorded on 10/2/2018, in Instrument No.: 180006814. Deed Book 56179, Page 00367, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 11/15/2022 in Instrument No.: 220110827 Deed Book 60306, Page 00487 along with Corrective Assignment recorded on 01/09/2023 in Instrument No.: 230001574 Deed Book 60389, Page 00549. The subject Security Deed was modified by Loan Modification recorded as Instrument 220806313 Deed Book 60150 Page 00071 and recorded on 08/18/2022, conveying the after-described property to secure a Note in the original principal amount of \$278,604.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lots 161 And 192 Of The 5th District, Gwinnett County, Georgia, Being Lot 220 Of The First Sub Division, Phase 2, Unit 2, As Per Plat Recorded In Plat Book 141, Pages 129-131, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as **709 West Drive Lagrange, GA 30052**. The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation. Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. 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), 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 other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Andrea Claxton and Pearline Claxton or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is to be conducted by the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Andrea Claxton and Pearline Claxton. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, T 2022-04195 For sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989. 950 94027 2/8,15,22,3/1, 2023

NOTICE OF SALE UNDER POWER GEORGIA, STATE OF FULTON .

By virtue of Power of the Sale contained in a Security Deed from **Ryan Cook & Shannon Turner in favor of Michael Crowe** dated September 6, 2019, recorded on 12/1/2019 in Deed Book 58877, Page 264, Gwinnett County records, said Security Deed being given to secure a Note dated September 6, 2019, in the original principal amount of One Hundred and Fifty-Six Thousand and No/100 (\$156,000.00) Dollars, with interest thereon as set forth therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Fulton County, Georgia, within the legal hours of sale on the first Tuesday in March, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: TO REACH THE POINT OF BEGINNING, START AT THE INTERSECTION OF THE CENTERLINE OF HILL CIRCLE AND HUDSON DRIVE (60 FOOT RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG THE SAID CENTERLINE OF HUDSON DRIVE A DISTANCE OF 1996 FEET TO A POINT; THENCE NORTHEASTERLY A DISTANCE OF 30.00 FEET TO AN IRON PIN LOCATED ON THE NORTH-EAST RIGHT OF WAY OF SAID HUDSON DRIVE AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING NORTH 55 DEGREES 17 MINUTES 13 SECONDS EAST ADJUSTANCE OF 341.89 FEET TO AN IRON PIN; THENCE NORTH 26 DEGREES 33 MINUTES 02 SECONDS WEST A DISTANCE OF 146.88 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 55 MINUTES 55 SECONDS EAST A DISTANCE OF 447 FEET; MORE OR LESS, TO A POINT; THENCE CONTINUING NORTH 57 DEGREES 55 MINUTES 55 SECONDS EAST A DISTANCE OF 44.7 FEET; MORE OR LESS TO A POINT; THENCE CONTINUING

FORECLOSURE

SOUTH 89 DEGREES 12 MINUTES 13 SECONDS WEST ADJUSTANCE OF 694.63 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 03 MINUTES 14 SECONDS WEST A DISTANCE OF 274.51 FEET TO AN IRON PIN LOCATED ON THE SAID NORTHEAST RIGHT OF WAY OF HUDSON DRIVE; THENCE NORTHERLY AND NORTHWESTERLY ALONG TEE SAID NORTHEASTRIGHT OF WAY OF HUDSON DRIVE FOLLOWING THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 20.00 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 35 DEGREES 1 MINUTE 06 SECONDS WEST, A CHORD DISTANCE OF 20.00 FEET, AND A RADIUS OF 125.00 FEET) TO THE SAID IRON PIN LOCATED ON THE NORTHEAST RIGHT OF WAY OF HUDSON DRIVE AND THE POINT OF BEGINNING, SAID TRACT OR PARCEL CONTAINING 7.0 ACRES, MORE OR LESS, AND BEING MORE FULLY SHOWN ON SURVEY OF PROPERTY OF WILLIAM S. KING AND DRASICA P. KING AS PREPARED BY MCCLUNG SURVEYING, INC., DATED NOVEMBER 30, 1998, LESS AND EXCEPT THE PROPERTY CONVEYED TO SHAVONNE TURNER BY WARRANTY DEED DATED AUGUST 31, 2017 AND RECORDED IN DEED BOOK 55390, PAGE 249, AFORESAID RECORDS. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of 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 the sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation. Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. 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), 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 other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, being presently in possession of Ryan Cook & Shannon Turner and the proceeds of said sale will be applied to pay the debt secured by the above-said sale, including attorneys fees, all as provided in said Deed and the balance, if any, will be distributed as provided by law. Michael Crowe is the person with authority to negotiate, amend and modify the terms of the Note and Security Deed. The lender may be contacted by telephone through their attorney at 678-443-9822. Mychael Crowe. Attorney-in-Fact for Ryan Cook & Shannon Turner Law Offices of: John J. Maurer John J. Maurer, LLC 4167 Roswell Road, Suite A Atlanta, GA 30342 (678)443-9622 The Law Firm is Acting As A Debt Collector Against the above-named or the undersigned. All Information Obtained Will Be Used For That Purpose. 950 94275 2/8,15,22,3/1, 2023

TS # 2022-04300 Notice Of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in that certain Security Deed given by **Joan Antonio Cotto Rivera to Mortgage Electronic Registration Systems, Inc., as grantor, as nominee for Branch Banking & Trust Group, LLC, its successors and assigns**, dated 7/31/2017, and recorded on 8/2/2017, in Deed Book 55300, Page 0223, Gwinnett County, Georgia records, as last assigned to **Freedom Mortgage Corporation** by assignment recorded on 9/1/2021 in Deed Book 59134, Page 00555, conveying the after-described property to secure a Note in the original principal amount of \$132,885.00, with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on 3/7/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 56 Of The 6th District, Gwinnett County, Georgia, Being Lot 5, Block A, Edenbrooke At Millstone Subdivision, As Per Plat Recorded In Plat Book 86, Page 168, Gwinnett County Records, Which Plat Is hereby Referred To And Made A Part Of This Description. Said property is commonly known as **4162 Edenbrooke Circle Loganville, GA 30052**. The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation. Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. 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), 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 other matters of record superior to the Security Deed first set out above. To the

FORECLOSURE

best knowledge and belief of the undersigned, the party (ies) in possession of the property is (are) Joan Antonio Cotto Rivera or tenant(s). The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Joan Antonio Cotto Rivera. Nestor Services, LLC, 2850 Redhill Ave, Suite 240, Santa Ana, CA 92705, (888) 403-4115, T 2022-04300 For sale information, visit: https://www.nestortrustee.com/sales-information or call (888) 902-3989. 93473 2/18,15,22,3/1,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **EDWIN CUBI and LUZ Y. CUBI to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DBA GREENLIGHT LOANS**, dated March 26, 2014, recorded April 14, 2014, in Deed Book 52867, Page 0327, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eleven Thousand Two Hundred and 00/100 (\$112,000.00) Dollars, with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust**, there will be sold 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, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 53, BLOCK A OF CHATHAM PARK SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 272, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERE-TO. Said debt secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys fees (notice of intent to collect same having been given) and all other payments provided for under an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure which will be disclosed by 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided to any party in possession of the property is EDWIN CUBI, LUZ Y. CUBI, or tenant(s). 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, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for **Manuel R Delgado and Georgina Ann Delgado Husband and Wife**. This Law Firm is Acting As A Debt Collector Attempting to Collect A Debt. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-22-01296-6. Ad Run Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023 rlselaw.com/property-listing 950 93721 2/8,15,22,3/1, 2023

Notice of Sale Under Power, State of Georgia, County of Gwinnett.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **MANUEL R DELGADO AND GEORGINA ANN DELGADO HUSBAND AND WIFE** TO **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR QUICKEN LOANS INC.** dated 07/18/2007, and Recorded on 07/31/2007 as Book No. 48138 and Page No. 0871, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A, which was sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), 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 other matters of record superior to the Security Deed first set out above. To the

FORECLOSURE

cure a Note of even date in the original principal amount of \$133,800.00, with interest at the rate specified therein, there will be sold by the undersigned 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 property: TAX ID NUMBER: R6173 310 LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GEORGIA AND ALL THAT LOT OF GROUND SITUATE IN GWINNETT COUNTY, STATE OF GEORGIA, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 173 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 1B, BLOCK D, UNIT SEVEN, INDIAN SPRINGS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 73, GWINNETT COUNTY RECORDS. THE IMPROVEMENTS THEREON COMMONLY KNOWN AS 1287 INDIAN WAY, COMMONLY KNOWN AS 1287 INDIAN WAY NW, LILBURN, GA 30047 The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given) U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A holds the duly endorsed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING, LLC, acting as behalf of, and as assignee, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 A, MORTGAGE BACKED SECURITIES, SERIES 2020 A (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. 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 party/parties in possession of the subject property known as **1261 INDIAN WAY NW, LILBURN, GEORGIA 30047** is/are: MANUEL R DELGADO AND GEORGINA ANN DELGADO HUSBAND AND WIFE 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 inspection of the property, and (c) all matters of record superior to the Deed to Secure which will be disclosed by 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided to any party in possession of the property is EDWIN CUBI, LUZ Y. CUBI, or tenant(s). 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, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for **Manuel R Delgado and Georgina Ann Delgado Husband and Wife**. This Law Firm is Acting As A Debt Collector Attempting to Collect A Debt. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. RLM-22-02341-8. Ad Run Dates 02/15/2023, 02/22/2023, 03/01/2023 950 93745 2/8,15,22,3/1,2023

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF GWINNETT

Under and by virtue of the power of sale contained with that certain Security Deed dated July 25, 1997, from **Jeffrey D. Evans to Pace Mortgage Company**, recorded on July 31, 1997 in Deed Book 14520 at Page 240 Gwinnett County, Georgia records, having been last sold, assigned, transferred and conveyed to **Nationstar Mortgage LLC d/b/a Mr. Cooper** by Assignment and said Security Deed having been given to secure a note dated August 22, 2012, in the amount of \$85,000.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on March 7, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 195 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AS SHOWN ON A PLAT OF SURVEY PREPARED FOR JEFFREY D. EVANS AND STEVE EVANS, DATED JANUARY 25, 1984, BY J. GOBLE JR., REGISTERED LAND SURVEYOR AND RE-REVISED SURVEY AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE NORTHEASTERLY SIDE OF BURNETT ROAD (BASED ON AN 80-FOOT RIGHT-OF-WAY) 1251.4 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHEASTERLY LINE OF BURNETT ROAD (BASED ON THE SOUTHEASTERLY LINE OF LAND LOT 195; THENCE NORTH 55 DEGREES 37 MINUTES EAST, 199.9 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 00 MINUTES 02 SECONDS EAST, 286.3 FEET TO AN IRON PIN; THENCE SOUTH 41 DEGREES 57 MINUTES 54 SECONDS EAST, 14.11 FEET TO AN IRON PIN; THENCE SOUTH 34 DEGREES 31 MINUTES 30 SECONDS WEST, 21.09 FEET TO A POINT; THENCE NORTH 60 DEGREES 31 MINUTES 27, 276.0 FEET TO AN IRON PIN SET ON THE NORTHEAST CORNER OF BURNETT ROAD (BASED ON AN 80-FOOT RIGHT-OF-WAY); THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS EAST, 149.07 FEET TO AN IRON PIN FOUND ON THE CENTERLINE OF A 22-FOOT ABANDONED ROAD; THENCE SOUTH 45 DEGREES 37 MINUTES EAST, 199.9 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 00 MINUTES 02 SECONDS EAST, 286.3 FEET TO AN IRON PIN; THENCE SOUTH 41 DEGREES 57 MINUTES 54 SECONDS EAST, 14.11 FEET TO AN IRON PIN; THENCE SOUTH 34 DEGREES 31 MINUTES 30 SECONDS WEST, 20.0 FEET TO AN IRON PIN ON THE NORTHEASTERLY SIDE OF BURNETT ROAD AND THE POINT OF BEGINNING. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remains in its default and is hereby declared due and payable for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys fees. Notice of intention to

FORECLOSURE

collect attorneys fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the Property are LARRY EVANS. The property, being commonly known as **3423 Burnetts Rd, Swanee, GA 30024** in Gwinnett County, Georgia, will be sold as the property of Jeffrey D. Evans, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey D. Evans. 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 attorneys fees (notice of intent to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 141 OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 11, BLOCK B OF WINDSOR FARMS, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 52 OF GWINNETT COUNTY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness 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 same having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Trust Bank Successor by merger to SunTrust Bank Georgia, d/b/a First Bank of Georgia (800) 443-1032 For Loss Mitigation Dept, or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure. 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Jorge Garcia or tenant(s); and said property is more commonly known as **406 Windsor Farms Dr, Lawrenceville, GA 30045**. The sale will be conducted subject to (1) 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, and (3) any right of redemption or other lien not extinguished by foreclosure. Trust Bank fka Branch Banking & Trust as Attorney in Fact for Jorge Garcia, Brock & Trust, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. 104-789-2661. Ad Run Dates 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023 950 94077 2/8,15,22,3/1, 2023

NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by **Eulitha L. Gaddis to Aames Funding Corporation d/b/a Aames Home Loan**, dated June 27, 2003, and recorded in Deed Book 35783, Page 0240, Gwinnett County, Georgia Records, as last transferred to **Wilmington Savings Fund Society, FSB, d/b/a Christiansa Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust** by assignment recorded on May 24, 2016 in Book 54305 Page 0209 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA; SAID RECORDED PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure or cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on March 7, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AND BOUND AS NOTED IN LOT 26, BLOCK D, OF CARTER WOODS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK O, PAGE 33A, IN THE CLERK'S OFFICE OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA