FORECLOSURE

ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1455 Highland Lake Drive, Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constituting a part of said propertv. if anv. To the best knowledge and belief of the under signed, the party (or parties in possession of the subject property is (are): Terrence E. Williams or tenant or ten-

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

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

of the loan. Said property will be sold salu property will be solved as subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lies against the service. tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and concludicial calcage in the non-judicial sales in State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final con

mation and audit of the sta-tus of the loan as provided immediately above.

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION as NATIONAL ASSOCIATION as agent and Attorney in Fact for Terrence E. Williams Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2191-2663A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 2191-2663A
950-93690 02/08/2023,
02/15/2023, 02/22/2023, 02/22/2023 03/01/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

sale contained in the Securi ty Deed executed by JOHN M. CAMP AND ZAIDA S. CAMP to MORTGAGE ELECTRONIC REGISTRATION TRONIC REGISTRATION SYSTEMS, INC. AS NOMI-NEE FOR AMERICAN ADVI-SORS GROUP in the original amount \$255,000,00 dated June 2 Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES LLC in Deed Book 60408, Page 322, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 07, 2023, the property in said Security Deed and described

as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 98 OF
THE 6TH LAND DISTRICT
OF GWINNETT COUNTY, OF GWINNET COUNTY, GEORGIA, BEING LOT 8 BLOCK B OF EAST ROCK-BRIDGE FOREST SUBDIVI-SION, UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK Q PAGE 240 OF THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A

Said property being known is: 5440 FRANCIS DR SW LILBURN, GA 30047

PART HEREOF

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JOHN M. CAMP AND ZAIDA S. CAMP or tenant(s).

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

to collect attorneys fees hav-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 yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restriccovenants, and matters of record superior to the Security Deed first set out

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

The name, address, and telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

Compu-Link Corporation 101 W. Louis Henna Blvd., Suite 450 Austin, TX 78728 1-866-654-0020 Note that pursuant to O.C.G.A. § 44-14-162.2, the

FORECLOSURE

not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE
SERVICES LLC,
as Attorney-in-Fact for
JOHN M. CAMP AND ZAIDA S. CAMP Robertson. Anschutz. Schneid, Crane & Partners, 0700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-090441 -

02/08/2023, 950-93633 02/22/2023, 02/15/2023, 03/01/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER Pursuant to the power of sale contained in the Securi-

ty Deed executed by PAULETTE BARTLETT to WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK in the original principal amount of \$171,500.00 dated Decem-ber 21, 2004 and recorded in Deed Book 41410, Page 229, Gwinnett County In Deed Book 41410, Page 229, Gwinnett County records, said Security Deed being last transferred to THE BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTER EST TO ALL PERMITTED AS SUCCESSUR-IN-INTER-EST TO ALL PERMITTED SUCCESSORS AND AS-SIGNS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-BC2 in Deed Book 54848, Page 162, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the

Bankruptcy Code; and (2) fi-nal confirmation and audit of the status of the loan with the holder of the Security Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 07, 2023, the Deed. telephone number of the in-dividual or entity who has full authority to negotiate, amend, and modify all terms property in said property in said Security Deed and described as fol-ALL THAT TRACT OR PARof the mortgage is as fol-PHH Mortgage Corporation 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409

CEL OF LAND LYING AND BEING IN LAND LOT 16 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETI COUNTY, GEOR-GIA, BEING LOT 2, BLOCK A, PINE RIDGE AT MADISION FARMS (F/K/A PINEY RIDGE), AS PER PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGES
253 AND 254, GWINNETT
COUNTY RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY REFERENCE Said property being known as: 3888 WHITE PINE ROAD

SNELLVILLE, GA 30039

To the best of the undersigneds knowledge, the party or parties in possession of said property of said property is/are PAULETTE BARTLETT or

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

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 yet due and payable); (2) the taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the property: and (4) any assess ments liens encumbrances zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above.

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

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

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

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is above individual or entity is not required by law to nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION

OBTAINED MAY BE USED FOR THAT PURPOSE.
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR-IN-IN-TEREST TO ALL PERMITTED SUCCESSORS AND AS-SIGNS OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDER-WRITING AND RESIDEN-

WRITING AND RESIDEN-TIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SE-RIES 2005-BC2

as Attorney-in-Fact for PAULETTE BARTLETT Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-053255

950-93155

02/22/2023.

03/01/2023. STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JUNE E. KINION to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. in the original principal amount of \$255,000.00 dated July 1, \$255,000.00 dated July 2010 and recorded in Deed Book 50154, Page 163, Gwinnett County records, said Security Deed being last transferred to MORTGAGE ASSETS MANAGEMENT. ASSETS MANAGEMENT, LLC in Deed Book 59883, Page 00001, Gwinnett Coun-ty records, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse doo in said County, or at such other place as lawfully des-ignated, within the legal hours of sale, on March 07,

2023, the property in said Security Deed and described

FORECLOSURE

DESCRIBED.

Said property being known as: 3989 HOWELL FERRY

ROAD DULUTH, GA 30096

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are JUNE

E. KINION or tenant(s).

The debt secured by said

The debt secured by said

Security Deed has been and

security beed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for in the Note and said Security

Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all ex-

penses of sale, including at-

tornevs fees (notice of intent

to collect attorneys fees hav-ing been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem

any obtaining au valorier taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be displaced by an accurate union.

closed by an accurate survey

and inspection of the property; and (4) any assessments, liens, encumbrances,

zoning ordinances, restric-

tions, covenants, and mat-

ters of record superior to the

Security Deed first set out above.
Said sale will be conducted

subject to the following: (1) confirmation that the sale is

not prohibited under the U.S.

The name, address, and

33409
866-503-5559
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to proper

not required by law to nego-

tiate, amend, or modify the

terms of the mortgage.
THIS LAW FIRM IS ACTING

AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

MORTGAGE ASSETS MAN-

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097

Firm File No. 22-068707 -

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by George E Kiser to Mortgage Electronic Registration Systems

tems, Inc., as grantee, as nominee for ClearPath Lend-

ing, its successors and assigns, dated September 16,

2020, recorded in Deed Book 58136, Page 224, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corpo-ration by assignment record-ed in Deed Book 60026, Page 832, Gwinnett County, Georgia Records, conveying

Georgia Records, conveying deorgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY THOU-SAND AND ()100 DOLLARS

SAND AND 0/100 DOLLARS (\$160,000,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett Courth. Courts of Courts of Courts of the public of the courts of

County, Georgia, or at such

county, deorgia, 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

security beed lias been also seen also seen 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 Cauthy Doed.

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 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 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

an actulate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those surprise to the Securi-

those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

recourse against the above-

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

§ 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste.

300, Fishers, IN 46037, 855-

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

To the best knowledge and

belief of the undersigned, the party in possession of the property is George E Kiser or a tenant or tenants

and said property is more

commonly known as 4780
Beaver Road, Loganville,
Georgia 30052. Should a
conflict arise between the
property address and the le-

gal description the legal de-

The sale will be conducted

scription will control

fy the terms of the loan.

690-5900.

named or the undersigned.

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

AGEMENT, LLC, as Attorney-in-Fact for JUNE E. KINION

Phone: 470.321.7112

950-93123 02/15/2023, 03/01/2023.

COUNTY

PLLC

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.

Freedom Mortgage Corporation ALL THAT TRACT OR PAR-CEL OF LAND LOYING AND BEING IN LAND LOTS 296 AND 297, 6TH DISTRICT, GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 2, BLOCK C, UNIT 1, OF HOWELL WOOD SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 251, IN GWINNETT ration 7, PAGE 251, IN GWINNEL TO COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND BY REFERENCE MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREBY DESCRIPED.

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

FORECLOSURE

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

rani Heheof. Commonly Known As: 4780 Beaver Road, Lo-ganville, GA 30052 MR/jay 37/23 Our file no. 22-08513GA – F117 950-04100

950-94103 02/08/2023, 02/15/2023 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 Reginald Shuman to Branch Banking and Trust Company, dated December 12, 2008, recorded in Deed Book 49207, Page 535, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee COUNTY ciation as Indenture Trustee by assignment recorded in Deed Book 60285, Page 714, Gwinnett County, Georgia Records, conveying the af-

Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUNDRED TWENTY-TWO AND 16/100 DOLLARS (\$127,322.16), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such 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:

described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
The debt secured by said
Security Deed has been and

is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including 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

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 assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record 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 representation, warranty or recourse against the above-named or the undersigned. Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee is the holder of the Security Deed to the proper

ty in accordance with OCGA § 44-14-162.2. 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 Reginald Shuman or a tenant or ten-

snuman or a tenant or ten-ants and said property is more commonly known as 1241 Bailing Drive, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal de-scription the legal descrip-

tion will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee

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

Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 46,
7TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING
LOT 2, BLOCK B, UNIT ONE,
THE ARBOR AT FAIRVILLE
STATION SUBDIVISION AS STATION SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 38, PAGE 182, GWINNETT COUNTY RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIP-TION, BEING IMPROVED PROPERTY KNOWN AS 1241 BAILING DRIVE AC-CORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GEMENTET

HOUSES IN GWINNETT COUNTY, GEORGIA. MR/jay 3/7/23 Our file no. 22-08669GA – 950-92961 02/08/2023 02/15/2023, 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 Simona George A/K/A Simona J George to Mortgage Electronic Registration Systems, Ironic Registration Systems, Inc., as grantee, as nominee for The Cit Group/Consumer Finance, Inc., its successors and assigns, dated November 29, 2004, recorded in Deed Book 40835, Page 27, Quipnett Courby, Georgia Gwinnett County, Georgia

FORECLOSURE FORECLOSURE

Records, as last transferred to The Bank of New York Mellon, 1/k/a The Bank of New York, as successor to JPMorgan Chase Bank N. A. as Indenture Trustee on behalf of the Holders of Terwin Mortgage Trust 2005-9HGS, Asset-Backed Securities. HERETO AND MADE A PART HEREOF The debt secured by said Asset-Backed Securities, TMTS Series 2005-9HGS by Security Deed has been and

TMTS Series 2005-9HGS by assignment to be recorded in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTEEN THOUSAND AND 0/100 DOILIABS 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 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, a provided in the Security. DOLLARS (\$17,000.00), with interest thereon as set forth therein, there will be sold at public 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

taxing authority, any matters which might be disclosed by

restrictions, coverlaints, 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 conceptation, warrants

representation warranty of

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 Ac-

quisition 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-

thority to negotiate, amend, and modify all terms of the

and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olym-pus 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 com-monly known as 4161 Wyn-

dham Pointe Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the le-gal description the legal de-

The sale will be conducted

scription will control

auisition Trust

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 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 and security beed. The dept 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 baying been given)

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, encum 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 representation, warranty or recourse against

the above-named or the unthe above-handed of the dis-dersigned.

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

of the Holders of Terwin Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend. thority 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 Vil-lage, CO 80111, 800-306-

lage, 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, the party in possession of the property is Simona George A/K/A Simona J George or a tenant or tenants and said property is more commonly known as 5501 Executive My Nor-5591 Executive Wy, Nor-cross, Georgia 30338. cross, Georgia 30338 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 con-firmation and audit of the status of the loan with the holder of the security deed.
The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JP Morgan Chase Bank N.

A as Indenture Trustee on A. as Indenture Trustee on behalf of the Holders of Ter-win Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS

18:48 Page 2 as Attorney in Fact for Simona, George A/K/A, Simona J George McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 225 of the 6th District of GWINNETT County,
Georgia, being Lot 34,
Block B of GOVERNORS

Block B of GOVERNORS RIDGE, Unit One, as per Plat thereof recorded in Plat Book 34, page 103, GWIN-NETT County, Georgia, records, which Plat is incor-porated herein and made a part hereof by reference for a more detailed descrip-

Subject to that certain se-curity deed from Simona George to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for The CIT Group/Consumer Finance, Inc., its successors and

assigns, dated November 29, 2004, and recorded in Deed Book 40835, Page 20, Gwinnett County, Georgia Records. MR/meh 3/7/23 Our file no. 22-09536GA

950-93944 02/08/2023

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

NOTICE OF SALE UNDER **POWER** GWINNETT

GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a

DOLLARS (\$144,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-

fore the courthouse door of Gwinnett County, Georgia, or at such place as may be law-

as provided in the Security Deed and by law, including attorney's fees (notice pur-suant 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 port yet due and payeth). Security Deed given by Teresa Blythe to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation not yet due and payable), the right of redemption of any tion, its successors and assigns, dated March 12, 2003, recorded in Deed Book 31623, Page 165, Gwinnett County, Georgia Records and as modified by that certain Lean Modifice. taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumthat certain Loan Modificabrances, zoning ordinances tion Agreement recorded in Deed Book 59925, Page 712, Gwinnett County, Georgia Records, as last transferred restrictions, covenants, and restrictions, coverlaints, 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 concentration warners 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 representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Se-60105, Page 715, Gwinnett County, Georgia Records, conveying the after-deconveying the atter-de-scribed property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 POLITABLE 144 000 100

curity 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: 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 modi-

fully designated as an alter-native, within the legal hours of sale on the first Tuesday in March, 2023, the followfy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession the property is Claudia Roberts or a tenant or ten-ants and said property is more commonly known as 1012 Dorsey Place Court, ing described property:

FORECLOSURE

Lawrenceville, Georgia 30045. Should a conflict arise between the property address and the legal de-scription the legal description 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 McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PARan accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and ALL HALL INFACT OF PARCELOF LAND LYING AND BEING IN LAND LOT 211, OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 15, BLOCK A, JACOBS FARM SUBDIVI-A. JACOBS FARM SUBDIVI-SION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 134, PAGES 23-26, GWINNETT COUNTY, GEOR-CLA RECORDS. WHICH GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PER HEREOF BY THIS REFER-ENCE. MAP REFERENCE ID: R5211 392

noz II 392 MR/jay 3/7/23 Our file no. 22-10026GA — 950-92985 02/15/2023. 02/08/2023, 02/22/2023, 02/15/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT

Under and by virtue of the Power of Sale contained in a Security Deed given by Den-nis K Mahony and Rebecca A Yates to Mortgage Elec-tronic Registration Systems, Itoline 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 36372, Page 268, Gwinnett County, Georgia Records, as last transferred to Special-ized 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 NINETY-FIVE HUNDRED NINETY-FIVE
THOUSAND FIVE HUNDRED
AND 0/100 DOLLARS
(\$195,500.00), with interest
thereon as set forth threain,
there will be sold at public
outcry to the highest bidder

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. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acfor cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, owner trustee for RCF 2 Acas Attorney in Fact for Teresa Blythe McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 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 Roswell, GA 30076 www.foreclosurehotline.net www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 37, BLOCK AN WYNDHAM PARK SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY RECORDS. WHICH PIAT IS **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 RECORDS, WHICH PLAT IS
INCORPORATED HEREIN
AND MADE A PART HEREOF
BY REFERENCE. 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

MR/mac 3/7/23 Our file no. 22-09745GA -

FT8 950-93762 02/15/2023, 03/01/2023. 02/22/2023, NOTICE OF POWER

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, fail-

ure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the

purpose of paying the same and all expenses of this sale,

HEREOF

having been given).
Said property will be sold subject to any outstanding and valorom taxes (including SALE UNDER taxes which are a lien, but not yet due and payable), the right of redemption of any GEORGIA. GWINNETT COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Claudia Roberts to Mortgage Electronic Registration Sysright 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-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, Page 236, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60392. Page 00114. 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 a "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Specialized Loan Servicing LLC is the holder of the Security Deed to the property brances, zoning ordinances signment 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 curity Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-TY-THREE AND 0/100 DOL-LARS (\$260,563.00), with interest thereon as set forth therein, there will be sold at

thority to negotiate, amend and modify all terms of the and moonly an terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Vil-lage, CO 80111, 800-306-6059. 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,

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 Dennis K Ma-hony and Rebecca A Yates or a tenant or tenants and said property is more com monly known as 3215 Brownlee Lane SW, Lilburn, Georgia 30047. Should a conflict arise between the property address and the le-

gal 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 (A 20076 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

TRACT 1:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 86 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEOR-GIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS FOLLOWS:
BEGINNING AT A PONT
FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY
LINE OF BROWNLEE ROAD
AND THE NORTHEASTERLY
RIGHT OF WAY LINE OF
MARTIN NASH ROAD;
THENCE ALONG SAID
NORTHWESTERLY BIGHT THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD (HAVING A 60 FOOT RIGHT OF WAY) 868.60 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGING THE TRUE POINT OF BEGING AS THUS ESTABLISHED. THUS **ESTABLISHED**

DEPARTING

SAID

AND

FORECLOSURE

BE4NG MORE PARTICU-LARLY DESCRIBED AS FOL-

OF WAY LINE UP BRUWNI-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);

AN IRON PIN FOUND (NH 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

AN HON PIN FOUND (UNIVERSITY OF STATE O

SAID TRACT OR PARCEL

ALL THAT TRACT 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

BEGINNING AT A POINT FORMED BY THE INTER-SECTION OF THE NORTH-WESTERLY 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

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

CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE 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 (ONTH 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; THEMCE FROM THE TRUE POINT OF BEGINNING; THEMCE FROM NING AS THUS ESTABLISHED, AND DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD NORTH 30 DEGREES 35 MINUTES OU SECONDS WEST A DISTANCE OF 237.69 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE ROAD NORTH SECONDE SECONDS WEST A DISTANCE OF 237.69 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 59 DEGREES 26 MINUTES 35 SECONDS FAST A DISTANCE OF 237.69 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 59 DEGREES 26 MINUTES 35 SECONDS FAST A DISTANCE OF 545 A DISTANCE OF 5

SQUARE IG ALL

OF LAND BEING ACRES OR 24,145 SC FEET (INCLUDING EASEMENTS).

TRACT III:

FOLLOWS

NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD NORTH 29 DE-GREES 23 MINUTES 46 SECONDS WEST A DISdated November 16, recorded in Deed 58144, Page 549, nett County, Georgia Gwinnett County, Georgia Records, as last transferred SECONDS WEST A DISTANCE OF 365.40 FEET TO TANCE 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 to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 60119, Page 50, Gwinnett County, Georgia Records, conveying the gla necords, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED EIGHT THOU-SAND THREE HUNDRED SEVENTY-THREE AND 0/100 POLLABE. (\$448.273.00) DOLLARS (\$408,373.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash be-AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE SOUTH 59 DE-GREES 26 MINUTES 33 fore 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 SECONDS WEST A DIS-TANCE 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-LEF ROAD. of sale on the first 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 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 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, a provided in the Security. THE PLACE OF BEGINNING.
SAID TRACT OR PARCEL
OF LAND BEING 0.873
ACRES OR 38,018 SQUARE ACRES C. FEET (INCLUDING EASEMENTS).
TRACT II:
ALL THAT TRACT OR PARLAND LOT 86, OF THE 6TH
DISTRICT, IN GWINNETT
COUNTY, GEORGIA AND
MORE PARTICUas provided in the Security

FORECLOSURE

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 not yet due and payable), the right of redemption of any LARLY DESCRIBED AS FUL-LOWS:
BEGINNING AT A POINT FORMED BY THE INTER-SECTION OF THE NORTH-WESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MARTIN MASH ROAD; THENCE ALONG SAID 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-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 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 ALONG SAID
NORTHWESTERLY RIGHT
OF WAY LINE OF BROWNLEE ROAD NORTH 48 DEGREES 34 MINUTES 39
SECONDS EAST A DISTANCE OF 59.01 FEET TO
AN RON PIN FOUND (ONE
HALF INCH REBAR) BEING
THE TRUE POINT OF BEGINNING;
THENCE FROM THE
TRUE POINT OF BEGINNING;
AS THUS ESTABLISHED,
AND DEPARTING SAID
NORTHWESTERLY RIGHT
OF WAY LINE OF BROWNLEE ROAD NORTH 30 DECOPPEY 29 MINUTES 20 an "as-is" basis without any representation warranty of recourse against the above-named or the undersigned. 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 authority 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. 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 the party in possession of the property is Leah Nalee Taye Gibson or a tenant or tenants and said property is more commonly known 2304 Tomoka Drive, Bethle hem, Georgia 30620. Should a conflict arise between the property address and the legal description the legal description 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. Lakeview Loan Servicing,

LLC as Attorney in Fact for Leah Nalee Taye Gibson
McCalla Raymer Leibert
Pierce, LLC

AN IRON PIN SET (ONE HALF INCH REBAR) ON THE MORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD; THENCE ALONG SAID MORTHWESTERLY 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 Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 344, 5th District, Gwinnett County, Georgia, being Lot 124, Block B, Berry Springs Subdivision, Unit II, as per plat recorded in Pla Book 145, Pages 264-267 Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this de-

scription.
MR/chr 3/7/23
Our file no. 22-10182GA -950-93129 02/08/2023, 02/15/2023 02/22/2023

03/01/2023 NOTICE OF SALE UNDER POWER

GEORGIA, COUNTY

GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Patri-cia R Alston to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Top Flite Financial, Inc., its successors and cial, file., 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 Corpo ration by assignment recorded in Deed Book 60237 Page 671, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal 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 sold at public outcry to the highest bidder for cash be-fore 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 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 pos-sible events of default, failsible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including 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

HFRFOF

not yet due and payable), the This 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.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY

03/01/2023.

950-92943

EASEMENTS).
MR/chr 3/7/23
Our file no. 22-10174GA –

02/08/2023.

02/22/2023.

HALF INCH REBAR);
THENCE NORTH 59 DEGREES 26 MINUTES 33
SECONDS EAST A DISTANCE OF 87.36 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
NORTHWESTERLY RIGHT
OF WAY ONE OF BROWNLEE ROAD; THENCE ALONG
SAID NORTHWESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD SOUTH
57 DEGREES 16 MINUTES
03 SECONDS WEST A DISTANCE OF 86.96 FEET TO
AN IRON PIN SET AT THE
PLACE OF BEGINNING.
SAID TRACT OR PARCEL
OF LAND BEING 0.472
ACRES OR 20.565 SQUARE
FEET (INCLUDING ALL
EASEMENTS).
MRY/ch 37/2/23

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

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 surprise to the Securithose superior to the Securi

Freedom Mortgage Corporation is the holder of the