

FORECLOSURE

Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Ramon D Alston or a tenant or tenants and said property is more commonly known as **1631 Timber Heights Dr, Loganville, Georgia 30052**. Should a conflict arise between the property address and the legal description the legal description will control.

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

Freedom Mortgage Corporation

as Attorney in Fact for Patricia R Alston, McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

File No: 08-01972936

ALL THAT TRACT OR PARCEL OF LAND LYING AND DOING IN LAND LOT 227, 27TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 13, BLOCK A, PHASE 1, TIMBER VALLEY SUBDIVISION, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 74, PAGE 8, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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

MR/chr 3/7/23 Our file no. 22-10271GA - FT17

950-93141 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 William McCue and Carina Wisniewski to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated October 21, 2014, recorded in Deed Book 53219, Page 603, Gwinnett County, Georgia Records, as last transferred to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC by assignment recorded in Deed Book 60289, Page 868, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-THOUSAND NINE HUNDRED FIFTY-NINE AND 0/100 DOLLARS (\$91,959.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

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

Broker Solutions Inc. dba New American Funding is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

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 William McCue or a tenant or tenants and said property is more commonly known as **4430 Beaver Rd, Loganville, Georgia 30052**. Should a conflict arise between the property address and the legal description the legal description will control.

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