FORECLOSURE

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 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 Freedom Mortgage Corpo-

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

EXHIBIT A ALL THAT TRACT OR PARas follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOTS 217 OF THE 4TH LAND DIS-TRICT, GWINNETT COUNTY, 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, GEORGIA ALL THAT TRACT OR PAR-ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 191 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEOR GIA BEING LOT 40, BLOCK B, OF UNIT 1, THE PLANTA-TION AT BAY CREEK SUBDI-VISION, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 49, RECORDS OF GWINNETT COUNTY, GEOR-GIA, WHICH PLAT IS BY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A REFERENCE INCORPORAT PART HEREOF.
Said property being known as: 545 BAY GROVE RD, LO-

GANVILLE, GA 30052

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

of said property is/are LASANDRA DUFFIE AND DE-

lows: Planet Home Lending, LLC

321 Research Parkway, Suite 303

DEMORIO DUFFIE

Duluth, GA 30097

03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER

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,

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, Gwinnett County, Georgia Records, as last transferred to The Rapk of New York

to The Bank of New York Mellon, f/k/a The Bank of

TMTS Series 2005-9HGS by assignment to be recorded in the Office of the Clerk of

Superior Court of Gwinnett

USLIARS
(\$17,000.00), 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

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

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 inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and

restrictions, covenants, and

any matters of record inany flatters of fectord 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 un-

Suite 170

950-94649

Robertson, Anschutz, Schneid, Crane & Partners,

10700 Abbotts Bridge Road

02/22/2023, 03/15/2023,

PART HEREOF.
Commonly Known As:
4780 Beaver Road, Loganville, GA 30052 MR/jay 3/7/23 Our file no. 22-08513GA -

950-94103 02/08/2023

02/15/2023, 03/01/2023. 02/22/2023, NOTICE OF SALE UNDER

LASANDRA DUFFIE AND DEMORIO DUFFIE 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 having been given). 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 transferred to Towd last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 60285, Page 714, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN to collect attorneys rees naving 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 right of retermination of any taxing authority; (3) any matters which might be dis-closed by an accurate survey and inspection of the prop-erty; and (4) any assess-ments, liens, encumbrances, principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUN-THOUSAND THREE HUN-DRED 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 court-house door of Gwinnett

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. Said sale will be conducted County, Georgia, or at such place as may be lawfully subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fidesignated as an alternative 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 nal confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failof the mortgage is as fol-

sible events of belatili, all 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 surpose of poving the same 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 bean given).

Sualit to U.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-spection 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 Securi ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the abovenamed or the undersigned.

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 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:
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 possible amount of the production of the control of the 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 Reginald Shuman or a tenant or ten-Shuman or a tenant or tenants 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 description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-

that the sale is not prohibit-ed 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. Towd Point Mortgage Trust 2018-2, U.S. Bank National

2016-2, U.S. Bairk National Association, as Indenture Trustee as Attorney in Fact for Reginald Shuman 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 HERETO AND MADE A PART HEREOF The debt secured by said CEL OF LAND LYING AND BEING IN LAND LOT 46, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, UNIT ONE, THE ARBOR AT FAIRVIEW STATION SUBDIVISION, AS PER PLAT RECORDED IN 101 THE PROPERTY OF THE ARBOR AT FAIRVIEW STATION SUBDIVISION, AS PER PLAT RECORDED IN 101 THE PROPERTY OF THE ARBOR AS PAGE 189 Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and 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 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 GWINNETT HOUSES IN GW COUNTY, GEORGIA.

MR/jay 3/7/23 Our file no. 22-08669GA 02/08/2023, 02/22/2023, 950-92961 03/01/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Securi sale contained in the Security Deed executed by LASANDRA DUFFIE AND DEMORIO
DUFFIE to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMIEE FOR EVERETT FINANCIAL, INC. D/B/A

FORECLOSURE

SUPREME LENDING in the original principal amount of \$373,018.00 dated Septem-The Bank of New York Mel-Ion, f/k/a The Bank of New ber 11, 2019 and recorded in Deed Book 56879, Page York, as successor to JP-Morgan Chase Bank N. A. as Indenture Trustee on behalf 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 OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, York, as successor to JP-300 Count records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 60350, Page 4, 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 April 04, 2023, the property in said Security Deed and described as follows: 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 Vijean CO, 80111 900-206. Suite 300, Greenwood Village, CO 80111, 800-306-6059.

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 Simona George A/K/A Simona J George or a tenant or ten-ants and said property is more commonly known as 5591 Executive Wy, Nor-cross, Georgia 30338. Should a conflict arise be-

FORECLOSURE

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. Bankrupted under the U.S. Bankrupt-cy 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 Mel-lon, fk/a The Bank of New Vork Mel-York, as successor to JP-Morgan Chase Bank N. A. as Indenture Trustee on behalf of the Holders of Ter-

tween the property address

berian of the Problets of Ter-win Mortgage Trust 2005-9HGS, Asset-Backed Securities, TMTS Series 2005-9HGS 18:48 Page 2 as Attorney in Fact for Simons George AVI/A Sias Auturiey in Fact for Simona George A/K/A Si-mona J George McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of land lying and being in Land Lot 225 of the 6th District of GWINNETT County, Georgia, being Lot 34, 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 berein and made . Lot 34, porated herein and made a part hereof by reference or a more detailed descrip-

Subject to that certain security 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.

02/22/2023, 02/15/2023, 03/01/2023. NOTICE OF SALE UNDER

Suite 303
Meriden, CT 06450
1-855-884-2250
Note that pursuant to
0.C.G.A. § 44-14-162.2, the
above individual or entity is above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECT A A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PLANET HOME LENDING LLC. POWER GEORGIA, COUNTY **GWINNETT** Under and by virtue of the Power of Sale contained in a Security Deed given by Tere-sa Blythe to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporaas Attorney-in-Fact for LASANDRA DUFFIE AND

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 Loan Modifica-tion Agreement recorded in Deed Book 59925, Page 712 Page 712, Georgia Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60105, Page 715, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$144,900.00), to LLS Bank Trust National

DOLLARS (\$144,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be law-fully designated as an other fully 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

to Ine Bank of New York Mellon, ft/ka 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, TMTC Scrieg 2006-04HGS by 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 County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SEVENTEEN THOUSAND AND 0/100 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 property will be 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 as and when due and in the

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in spection of the property, any assessments, liens, encumbrances, zoning ordinances, activisting expression restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

U.S. Bank Trust National Association, not in its individual expedit, but sold the second to the second vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

OUGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 713928204 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, the party in possession of the property is Teresa Blythe or a tenant or tenants and said property is more commonly known as 4161 Wvndham Pointe Ct, Buford,

FORECLOSURE

Georgia 30519. 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 prohibit-ed 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.
U.S. Bank Trust National Association, not in its individual capacity but selected. vidual capacity but solely as owner trustee for RCF 2 Acauisition Trust

as Attorney in Fact for Teresa Blythe McCalla Raymer Leibert Pierce, LLC

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 2 OF
THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA
AND BEING I OT 37 BLOCK THE 1ST DISTRICT, GWIN-NETT COUNTY, GEORGIA AND BEING LOT 37, BLOCK A, WYNDHAM PARK SUBDI-VISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BY REFERENCE

HEREOF

Our file no. 22-09745GA -FT8 950-93762 02/08/2023, 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 Claudia Roberts to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guild Mortgage 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, Gwinnett County, Georgia Records, conveying the after-described property to se-Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXT THOUSAND FIVE HUNDRED SIXT-TY-THREE AND 0/100 DOLARS (\$260,563.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnet 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 perpetty. described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART
HEREOF
The debt secured by said monly

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.

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 layer with are a lien but 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 any matters of fecoral 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 representation, warranty or representation, warranty or recourse against the abovenamed or the undersigned. Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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-fy the terms of the loan. To the best knowledge and to the best knowledge and belief of the undersigned, the party in possession of the property is Claudia Roberts or a tenant or ten-ants and said property is more commonly known as

more commonly known as 1012 Dorsey Place Court, Lawrenceville, Georgia 30045. 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. Bankrupt (Code and (2) to final concording the conduction of the conduction

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Guild Mortgage Company LLC

as Attorney in Fact for Claudia Roberts McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

1544 Old Alabama Hoad Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 211, OF THE 5TH DISTRICT, OF GWINNETT COUNTY, GEOR-GLA BEING LOT 15, BLOCK GIA, BEING LOT 15, BLOCK A, JACOBS FARM SUBDIVI-SION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 134, PAGES 23-26, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PER HEREOF BY THIS REFER-HEREOF BY THIS REFER-ENCE. MAP REFERENCE ID:

R5211 392 MR/jay 3/7/23 Our file no. 22-10026GA – 950-92985 02/08/2023. 02/22/2023,

03/01/2023 NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Onder 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, tronic 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 36372, Page 268, Gwinnett County, Georgia Records, as

FORECLOSURE FORECLOSURE

last transferred to Specialized Loan Servicing LLC by assignment recorded in ast transcized Loan Servicing LCC assignment recorded in Deed Book 59840, Page 853, Compett County, Georgia Tripe the af-Deed Book 59840, rays Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure a Note in the original principal amount of ONE AN IRON PIN FOUND (UND HALE INCH REBAR) BEING THE TRUE POINT OF BEGIN-NING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, AND DEPARTING SAID MODTLINGESTED! V BIGHT 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 therein, there will be sold at public AND DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD NORTH 30 DEGREES 38 MINUTES 26 SECONDS WEST A DISTANCE OF 254,04 FEET TO AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE NORTH 59 DEGREES 26 MINUTES 33 SECONDS EAST A DISTANCE OF 98.33 FEET TO AN IRON PIN FOUND ONE outcry to the highest bidder outcry to the highest bluder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART TANCE OF 98.33 FEET TO
AN IRON PIN FOUND (ONE
HALF INCH REBAR);
THENCE SOUTH 30 DEGREES 35 MINUTES 00
SECONDS EAST A DISTANCE OF 237.69 FEET TO
AN IRON PIN SET (ONE HEREUF 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-AN IRON PIN SET (ONE HALF INCH REBAR) ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD; THENCE ALONG ure to pay the indebtedness as and when due and in the SAID NORTHWESTERLY RIGHT OF WAY LINE OF SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD SOUTH 49 DEGREES 58 MINUTES 34 SECONDS WEST A DIS-TANCE OF 99.42 FEET TO AN IRON PIN FOUND AT 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

TRACT III:
ALL THAT TRACT OR PARCEL 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

right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record 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 THENCE curity 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 mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6050

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

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 known as Brownlee Lane SW, Lilburn,

Georgia 30047. 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. Bankrupt-

cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Specialized Loan Servicing LLC as Attorney in Fact for Dennis K Mahony and Re-

becca A Yates
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road 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-AS FOLLOWS: BEGINNING AT A PONT FORMED BY THE INTER-SECTION OF THE NORTH-SECTION OF THE NORTH-WESTERLY RIGHT OF WAY LINE OF BROWNLEE ROAD AND THE NORTHEASTERLY RIGHT OF WAY LINE OF MARTIN NASH ROAD; THENCE ALONG SAID

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 BEGINTORS AS THUS ESTABLISHED THUS ESTABLISHED
DEPARTING SAID AND NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD NORTH 29 DE-GREES 23 MINUTES 46 SECONDS WEST A DIS-TANCE OF 365.40 FEET TO TANCE OF 365.40 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 59 DE-GREES 27 MINUTES DO SECONDS EAST A DIS-TANCE OF 236.03 FEET TO IANCE OF 236.03 FEEL TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DE-GREES 28 MINUTES 06 SECONDS EAST A DIS-TANCE OF 100.13 FEET TO

IANGE OF TOU.13 FEEL TO AN IRON PIN FOUND (ONE HALF INCH OPEN TOP); THENCE SOUTH 59 DE-GREES 26 MINUTES 33 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 BOWNLEE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BOWNLEE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF WAY LINE OF BOWNLEE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF WA **HEREOF**

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 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 AN IRON PIN FOUND A THE PLACE OF BEGINNING. SAID TRACT OR PARCEL OF LAND BEING 0.873 ACRES OR 38,018 SQUARE FEET (INCLUDING ALL EASEMENTS). TRACT II: purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to O.C.G.A. § 13-1-11 TRACT II:
ALL THAT TRACT OR PARCEL OF LAND LYING AND IN Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet die and pageble), the

LAND LOT 86, OF THE 6TH
DISTRICT, IN GWINNETT
COUNTY, GEORGIA AND
BE4NG MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT
FORMED BY THE INTERnot 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-FORMED BY THE INTER-SECTION OF THE NORTH-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 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 NEBAR) THENCE CONTINUING A LONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWNbrances, zoning ordinances brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any enresentation warraby or representation, warranty or recourse against the above-named or the undersigned. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA §

OF WAY LINE OF BROWN

FORECLOSURE

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 LEE ROAD NORTH 48 DE-GREES 34 MINUTES 39 SECONDS EAST A DIS-TANCE OF 59.01 FEET TO AN IRON PIN FOUND (ONE Note, however, that such entity is not required by law entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Leah Nalee Taye Gibson or a tenant or tenants and said property is more commonly known as 2304 Tomoka Drive, Bethlehem, Georgia 30620. hem, Georgia 30620. 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. Bankrupt-cy 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, as Attorney in Fact for Leah Nalee Taye Gibson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of AN IRON PIN FOUND A THE PLACE OF BEGINNING. SAID TRACT OR PARCEL OF LAND BEING 0.554 ACRES OR 24,145 SQUARE FEET (INCLUDING ALL EASEMENTS). TRACT III: land lying and being in Land Lot 344, 5th District, Gwin-Lot 344, 5th District, Gwin-nett County, Georgia, being Lot 124, Block B, Berry Springs Subdivision, Unit II, as per plat recorded in Plat Book 145, Pages 264-267, Gwinnett County, Georgia Records, which plat is incor-porated herein by reference and made a part of this de-scription

scription. MR/chr 3/7/23

950-93129 02/15/2023, 03/01/2023.

COUNTY

Our file no. 22-10182GA -

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-

to Freedom Mortgage Corpo-ration by assignment record-ed in Deed Book 60237,

ration by assignment recorded in Deed Book 60237, Page 671, Gwinnett County, Georgia Records, conveying

the after-described property

the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND 0/100 DOLLARS (\$129,993.00), 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

fore 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 expected.

ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said

Security Deed has been and is hereby declared due 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 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 in-

an accurate survey and in

an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or

representation, warranty or

recourse against the above-named or the undersigned.

named of the undersigned. Freedom Mortgage Corpo-ration is the holder of the Security Deed to the proper-ty 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 Might Br. 47:

riced of Minkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 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

fy the terms of the loan.

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

FOLLOWS:
BEGINNING AT A POINT
FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY
LINE OF BROWNLEE ROAD
AND THE NORTHEASTERLY
RIGHT OF WAY LINE OF
MARTIN NASH ROD;
THENCE ALLONG SALD THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF BROWN-LEE ROAD (HAVING A 80 FOOT RIGHT OF WAY) 868.60 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR): THENCE CONTINUING ALONG SAID OF WAY LINE OF BROWN-LEE ROAD THE FOLLOWING THE CONTINUING ALONG SAID OF BROWN-LEE ROAD THE FOLLOWING THE CONTINUING ALONG SAID OF BROWN-LEE ROAD THE FOLLOWING TWO (2) COURSES AND AI ONG TWO (2) COURSES AND DISTANCES (1) NORTH 48 DEGREES 34 MINUTES 39 SECONDS EAST A DISTANCE OF 59.01 FEET TO AN IRON PIN FOUND (ONE AN IRON PIN FOUND (ONE HALF INCH REBAR); (2) NORTH 49 DEGREES 58 MINUTES 34 SECONDS EAST A DISTANCE OF 99.42 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINSHED, AND DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF

LISHED, AND DEFARTING
SAID MORTHWESTERLY
RIGHT OF WAY LINE OF
BROWNLEE ROAD NORTH
30 DEGREES 35 MINUTES
00 SECONDS WEST A DISTANCE OF 237.69 FEET TO
AN IRON PIN FOUND (ONE
LATE INC'H BERAR) AN IRON PIN FOUND (UNE HALF INCH REBAR); THENCE NORTH 59 DE-GREES 26 MINUTES 33 SECONDS EAST A DIS-TANCE OF 87.36 FEET TO AN IRON PIN FOUND (ONE

57 DEGREES 16 MINUTES 03 SECONDS WEST A DIS-TANCE OF 86.96 FEET TO AN IRON PIN SET AT THE

PLACE OF BEGINNING. SAID TRACT OR PARCEL SAID TRACT OR PARCEL OF LAND BEING 0.472 ACRES OR 20,565 SQUARE FEET (INCLUDING ALL EASEMENTS). MR/chr 3/7/23

Our file no. 22-10174GA -

950-92943 02/15/2023, 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER **GWINNETT** GEORGIA.

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 Inde-pendent Mortgage Corporapendent Mortgage Corpora-tion, its successors and as-signs, dated November 16, 2020, recorded in Deed Book 58144, Page 549, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Rook 60119 Page in Deed Book 60119, Page 50, Gwinnett County, Geor-50, GWINNETT COUNTY, GEOF-gia Records, 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 DOLLARS (\$408.373.00) 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 fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sole on the first Treedev.

should a connict 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 prohibit-ed under the U.S. Bankruptof sale on the first Tuesday in March, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failration ration
as Attorney in Fact for
Patricia R Alston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net WWW.Toreciosurfootine.net EXHIBIT A File No: 08-01972936 ALL THAT TRACT OR PARCEL OF LAND LYING AND DOING IN LAND LOT 227; OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, 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 **EXHIBIT A** INCORPORATED HEREIN BY

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, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM MERIDIAN HOMES, INC. RECORDED 03/16/1993 PAGE IN DEED BOOK 15630 PAGE

FORECLOSURE

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, 02/22/2023,

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 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 se-Inc., its successors and as

30620.

Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-ONE THOUSAND NINE HUNDED 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 court-house door of Gwinnett Country, Georgia, or at such place as may be lawfully designated as an alternative, with 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 NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT 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 Electronic Registration Sys-tems, Inc., as grantee, as nominee for Top Flite Finan-cial, Inc., its successors and assigns, dated June 18, 2020, recorded in Deed Book 57686, Page 762, Gwinnett County, Georgia Records, as last transferred

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 inan accurate survey and in an accurate survey and in-spection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or representation, warranty or recourse against the above named or the undersigned. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the holder of the Security Deed

to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125. Note, however, that such entity is not required by law to populating appendic appendix.

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 Mc-Cue and Carina Wisniewski

Cue and Cárina Wisniewski 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.

The sale will be conducted subject (1) to confirmation

subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a

Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for William McCue and Carina Wisniewski McCalla Raymer Leibert

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Tax Id Number(s): R4246 010

Land Situated in the County of Gwinnett in the State of GA ALL THAT TRACT OR PAR-

ALL HALL HACE OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 246 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, AS SHOWN ON SUR-VEY PREPARED BY BUSINE SURVEYING CO., INC., GEORGIA REGISTERED SURVEYOR #2497, DATED SEPTEMBER 3, 1996, AND BEING MORE PARTICULAR-LY DESCRIBED AS FOL-

LOWS:
BEGINNING AT AN IRON
PIN LOCATED ON THE
NORTHERN RIGHT-OF-WAY
LINE OF BEAVER ROAD (30FOOT RIGHT-OF-WAY),
WHICH IRON PIN IS LOCAT-WHICH INON PIN IS LUCATED 812.0 FEET SOUTHWEST
OF THE INTERSECTION OF
THE NORTHERN RIGHT-OFWAY LINE OF BEAVER
ROAD AND THE INTERSECTION OF THE EAST LINE OF
LAND LOT 246 FROM THE LAND LOT 246 FHOM THE TRUE POINT OF BEGINNING SOUTH 77 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 38.75 FEET TO A POINT ALONG THE NORTHERN RIGHT-OF-THE NORTHERN RIGHT-OF-WAY LINE OF BEAVER ROAD; THENCE SOUTH 76 DEGREES 24 MINUTES 00 SECONDS WEST A DIS-TANCE OF 142.20 FEET ALONG SUCH RIGHT-OF-WAY LINE OF BEAVER ROAD TO AN IRON PIN; THENCE NORTH 01 DEGREE 10 MINUTES 00 SECONDS

HENCE NORTH 01 DEGREE
10 MINUTES 00 SECONDS
EAST A DISTANCE OF
248.83 FEET TO AN IRON
PIN; THENCE SOUTH 65 DEGREES 05 MINUTES 00
SECONDS EAST A DISTANCE OF 180.00 FEET TO
AN IRON PIN; THENCE
SOUTH 03 DEGREES 22 AN IRON PIN: IHENCE SOUTH 03 DEGREES 22 MINUTES 19 SECONDS EAST A DISTANCE OF 131.51 FEET AND THE TRUE POINT OF BEGINNING.

MR/jay 3/7/23 Our file no. 22-10279GA – FT1 950-93047

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 Alexander Arutyunov to

Mortgage Electronic Regis-

tration Systems, Inc., as grantee, as nominee for Pri-mary Capital Mortgage, LLC, its successors and assigns, its successors and assigns, dated July 8, 2016, recorded in Deed Book 54423, Page 855, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing LLC by assignment recorded in Deed Book 59286, Page 461, Gwinnett County, Georgia Records, conveying the after-described property to secure Note in the original principal amount of TWO HUNDRED THIRTY-SEVEN THOUSAND THREE HUNDRED SIX AND

THIRTY-SEVEN THOUSAND
THREE HUNDRED SIX AND
0/100 DOLLARS
(\$237,306.00), with interest
thereon as set forth therein,
there will be sold at public
outry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, or at such country, 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

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 purpose of paying the same and all expenses of this sale, as provided in the Security 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 taxing authority, any matters which might be disclosed by 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 Dead first set out above. tilose 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-named or the undersigned.

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

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and the best knowledge and belief of the undersigned, the party in possession of the property is Alexander Arutyunov and Regina Costanza or a tenant or tenants and said property is more commonly known as 3527 Willbrooke Run, Dulth, Georgia 30096. Should a conflict arise between the property address and the lead addressing the said described by the said of the said described by the said of the said described by the said of the said of

gal description the legal de-scription will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-

ed under the U.S. Bankrupt-cy 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

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

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

ing property in Gwinnett
County, Georgia.
Parcel ID Number: R6292506.
Subject to any Easements
or Restrictions of Record.

MR/mac 3/7/23 Our file no. 22-10453GA -02/08/2023, 02/22/2023. 950-92959

02/15/2023, 03/01/2023. Notice of Sale Under Pow-State of Georgia, County of

Gwinnett Under and by virtue of the Power of Sale contained in a Security Deed given by Elder Garcia, A/K/A Elder Lisardo Garcia and Kerri Leshan Garcia to Mortgage Electronic Registration Systems, Inc., as nominee for Southeast Mortgage of Georgia, Inc. (the Secured Creditor), dated March 4, 2010, and Recorded on March 17, 2010 as Book No. 49982 and Page No. 854, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of ever date in the original principal amount of \$91,248.00, with interest at the rate specified therein, as last assigned to Bank of America, NA by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the un-dersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in March, 2023, the following described proper-

ty:
All that tract or parcel of land lying and being in GMD 1587. Gwinnett County, Georgia, being Lot 21, Block A, Saddlecreek Subdivision, Unit Two, as per plat recorded in Plat Book 42, Page 288, Gwinnett County, Georgia records, which recorded gia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 603 Jockey Ln according to the present system of num-bering property in Gwinnett County, Georgia. Tax ID: R2004A021

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. Because the debt remains 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. as provided in the Security Deed and by law, including