Foreclosures

Georgia

Foreclosures tion, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee is the holder of Trustee 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: Spe.

with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059

lage, 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 Ernesto Tarazona-Jaime or a tenant or tenants and said property is more commonly known as 1703 Tailmore Lane, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control.

The cale will be conductive.

The sale will be conducted subject (1) to confired subject (1) to continuation 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.

First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee 17:46 Page 2

as Attorney in Fact for Ernesto Tarazona-Jaime McCalla Raymer Leibert Pierce, LLC Niccolld Raymer Leiber Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A

III.e.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 44 and 73 of the
7th District, Gwinnett
County, Georgia, being
Lot 38, Block C, Sweetwater Townhomes, Unit
One, as per plat recorded
in Plat Book 114, Page
293-295 and revised plat
recorded in Plat Book
115, Page 72-74, Gwinnett
County, Georgia
records, which recorded
plat is incorporated herein by this reference and
made a part of this description. Said property
being known as 1703 Tailmore Lane according to

more Lane according to the present system of numbering houses in Gwinnett County, Georgia. Reference: 1703 Tail-

more Lane, Lawrenceville, GA 30043 Subject to that certain security deed from Ernesto Tarazona-Jaime Ernesto Tarazona-Jaime to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for First Franklin, a division of National City Bank, its successors and assigns, dated December 29, 2006, and recorded in Deed Book Artha Parae 892 Gwippett 47466, Page 682, Gwinnett County, Georgia

County, Georgia Records. MR/mac 6/6/23 Our file no. 5862220 – FT7 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1031 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

DER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pinnacle Financial Corporation, its successors and assigns. dated 9/6/2005 and recorded in Deed Book 44/21 Pag 70 and modified at Deed Book 51672 Page 58 GWINNETT County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE RELATING TO IMM ASSETS CORP, COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8, conveying the after-described property to secure a Note in the original principal amount of \$139,189.00, with interest at the rate specified typublic outcry to the

ar the rate specified therein, there will be sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

following described property:
That certain condominium unit lying and being in Land Lot 5 of the 7th District, Gwinnett County, Georgia, and being shown as Unit Number 2404 of The Arbors at Sugarloaf Condominium on plat recorded in Condominium Plat Book 3, Pages 287 through 289, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condominium Floor Plan Numbers 3825 through 3884, Gwinnett 25 um Floor Plan Numbers 3825 through 3884, Gwinnett County, Georgia Records; which floor plans are incorporated herein by reference and made a part hereof; together with its appurtenant percentage of undivided interest in the common elements of The Arbors at Sugarlagf Concommon elements of The Arbors at Sugarloaf Condominium, as set forth and provided in that certain Declaration of Condominium for The Arbors at Sugarloaf Condominium by Beazer Homes Corp., a Tennessee corporation, recorded in Deed Book 37467, Page 247, aforesaid records; as amended from time to 247, aforesaid records; as amended from time to time as provided therein; said Unit being known as Unit 204 in Building 24 and having an address of 823 Tulip Poplar Way, Lawrenceville, GA. 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 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 aftorneys fees (notice of intent to collect attorneys fees having been given).

neys tees naving becaming iven).
Said property is commonly known as 823
Tulip Poplar Way,
Lawrenceville, GA 30044
together with all fixtures
and personal property at-

9075 Foreclosures tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in process.

ty (or parties) in posses-sion of the subject prop-erty is (are): Yesenia Santana or tenant or tenants.
PHH Mortgage Corporation is the entity or individual designated who
shall have full authority
to negotiate, amend and
modify all terms of the

mortgage.

PHH Mortgage Corporation 1661 Worthington Rd
Suite 100 West Palm
Beach, FL 33409 (800)
750-2518
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
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 lien
against the property
whether due and payable
or not yet due and or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d)

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 ordinances, 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 prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

provided immediately above.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-8 as agent and Attorney in Fact for Yesenia Santana

sounds, Series 2003-6
so agent and Attorney in
Fact for Yesenia Santana
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1017-6095A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-6095A
05/10/2023, 05/31/2023,
05/24/2023, 05/31/2023,

Gpn11

GPn11
gdp1038
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PUrsuant to the Power of
Sale contained in a Security Deed given by Maxim D. Povolotsky and
Nelva Povolotsky to JPMorgan Chase Bank, National Association dated
7/17/2008 and recorded in
Deed Book 48991 Page
816 Gwinnett County,
Georgia records; as last
transferred to or acuired by JP-Morgan
Chase Bank, National Association, conveying the
after-described property
to secure a Note in the
original principal amount
of \$250,000.00, with interest at the rate specified
therein, there will be
sold by the undersigned
at public outcry to the
highest bidder for cash sold by the undersigned of public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours o sale on June 6, 2023 (be ing the first Tuesday o

sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCE AND LYING AND BEING IN LAND LOT 284 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 666, BLOCK N, UNIT 6C, RIVERMOORE PARK, AKA SPRINGHILL, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 153, GWINNETT COUNTY, GEORGIA IN PLAT BOOK 84, PAGE 153, GWINNETT COUNTY, GEORGIA RECORDS, WHICH COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE, BEING
PROPERTY KNOWN AS
4930 SPRING PARK
CIRCLE, SUWANEE,
GEORGIA 30024 ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTIES IN SAID COUNTY.
TAX ID: R7284100.
THIS SALE IS MADE
SUBJECT TO THAT SECURITY DEED IN THE
AMOUNT OF \$255,706.00.

SUBJECT TO THAT SECURITY DEED IN THE
AMOUNT OF \$256,706.00,
RECORDED ON 8/8/2011
IN DEED BOOK 50810,
PAGE 615, AFORESAID
RECORDS.
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
Mote 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 aftorneys fees (notice
of intent to collect aftorneys fees having been
given)

neys fees having been neys fees having been given).
Said property is commonly known as 4930
Spring Park Cir., Suwanee, GA 30024-7345 to gether with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the parthe undersigned, the par the undersigned, the party (or parties) in possession of the subject property is (are): Maxim D. Povolotsky and Nelya Povolotsky or tenant or tenants.

tenants.

JPMorgan Chase Bank,
NA is the entity or individual designated who
shall have full authority
to negotiate, amend and modify all terms of the mortgage. JPMorgan Chase Bank,

JPMorgan Chase Bank, NA Homeowner's Assistance Department 3415 Vision Drive Columbus, Ohio 43219 1-866-550-5705 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute 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

Foreclosures

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right of record, (c) line 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 ordinances, 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 prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pursuant to O.C.G.A. Section 9-13holder 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 non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately provided immediately

provided immediately above.

JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Maxim D. Povolotsky and Nelya Povolotsky Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30:305, (404) 994-7637. 1031-3844A FIRM MAY

1031-3844A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1031-3844A
95/10/2023, 05/17/2023, 05/10/2023. 05/17/2023, 05/24/2023, 05/31/2023. Gpn11

gdp1039 NOTICE OF FORECLOSURE SALE UNDER POWER GWINNETT COUNTY,

standing ad valorem tax-es (including taxes which are a lien, whether or not

GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Jackie Hudson
to Mortagae Electronic
Registration Systems,
Inc., as grantee, as nominee, for Homeward Residential, Inc., dated
September 24, 2015, and
recorded in Deed Book
53853, Page 0247, Gwinnett County, Georgia
Records, as last transferred to PHH Mortagae
Corporation by assign-Records, as last fransferred to PHH Mortgage Corporation by assignment recorded on April 6, 2022 in Book 59845 Page 295 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 One Hundred Twelve Thousand and 0/100 dolars (\$112,000.00), 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, within the legal hours of sale on June 6, 2023, the following described property: ALL THAT TRACT OR JUNE AND BEING IN NETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, OF UNIT ONE, MEMORIAL PARK ESTATES SUBDIVISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF VISION RECORDED IN PLAT BOOK K, PAGE 177, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. The debt secured by said Security Deed has been and is hereby declared due because of, among other hereby declared due be-cause of, among other possible events of de-fault, 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

made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
GWINNETT COUNTY
By virtue of a power of sale contained in a certain security deed from Cedric Floyd Sr
and Nadine Floyd to

5/10,17,22,31,2023

public outcry to the high-est bidder for cash at the

est blader for cash at the courthouse door of GWINNETT COUNTY, Georgia, or such other location within the legal hours of sale on the first Tuesday in June, 2023, to wit: June 06, 2023, the following described property:

ING TO PLAT RECORDED IN PLAT BOOK 22,
PAGE 248,GWINNETT
COUNTY, GEORGIA
RECORDS, INCORPORATED HEREIN BY
REFERENCE.
ADDRESS: 3411 BORDER DR.; STONE
MOUNTAIN, GA 30087
TAX MAP OR PARCEL
ID NO.: R6024016
Being real property commonly
known as 3411
BOrder Drive, Stone
Mountain, GA 30087.
The debt secured by the
above-referenced security deed has been de-

ty deed has been de-clared due because of the default in the pay-ment of said debt per the terms of the note and other possible defaults by the borrower or the suc-cessor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attor-

debt and all expenses of this sale including attor-neys fees (notice of intent to collect attor-neys fees having been given). Said sale will be made subject to the following items which may af fect the title to saidproperty: All restrictive covenants, agsements and rights of-

All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordi-nances; matters which would be disclosed by an

accurate survey or by an inspection of the proper-ty; all outstanding or un-paid bills and assess-ments for street im-

Cedric Floyd Sr
and Nadine Floyd to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for MBNA America
(Delaware), N.A., its
successors and assigns
and recorded in Book No.
41610,Page No. 0131
Gwinnett County records
given to secure a note in
the original amount of
\$39,611.00 with interest though not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any autstanding ad valthe original amount of \$39,611.00 with interest on the unpaid balance until paid, as last assigned to Wilmington Fund Savings Society, as trustee of the RRA CP Opportunity Trust 1 by virtue of the assignment recorded at Book 60543 Page 848 in the Gwinnett County records, the following described property will be sold arpublic outcry to the high-

foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and apyable), any matters which might be disclosed by an accurate survey and inspection of the property. any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is GS Mortgage-Backed Securities Trust 2019-SL1, U.S. Bank Trust National Association or tenant(s); and said property is more commonly known as 1487 Pine St, Stone Mountain, GA 30087. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy 2023 the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY.
ING AND BEING IN LAND LOT 24 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 12, BLOCK C, MEADOW HILL SUBDIVISION, UNIT ONE, ACCORDING TO PLAT BECORDED IN PLAT BOOK 22, PAGE 248, GWINNETT, COUNTY, GEORGIA

(1) contirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. ciosure. **PHH Mortgage Corpora**tion as Attorney in Fact for Jackie Hudson. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta,

GA 30341 404-789-2661 B&S file no.: 22-07307 5/10,17,22,31,2023

GPN11
gdp1042
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from JEREMY R
DUGAN to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR MORT
GAGE RESEARCH
CENTER, LLC DBA
VETERANS UNITED
HOME VETERANS UNITED HOME LOANS, dated July 31, 2017, recorded August 2, 2017, in Deed Book 55299, Page 25, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dolars (\$225,000.00), with

interest thereon as pro-vided for therein, said Security Deed having been last sold, assigned and transferred to Penprovements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the provements, curbing been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: All that Tract or Parcel of land lying and being in land Lof 148 of the 7th District, Gwinnett County, Georgia, being Lot 65, Block A, Brook Forest Subdivision, Unit Three, as per Plat recorded in Plat Book 70, Page 151, Gwinnett County, Georgia, Records, which Plat is hereby by incorporated

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Foreclosures

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Foreclosures

and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: and acquiescence of the follows: Real Time Resolutions, Records, which Plat is hereby incorporated herein by reference thereto and made a part of this description Said legal description being controlling, however the property is more commonly known as 662 SPRINGTOR DR, LAWRENCEVILLE, GA 30043. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in de-Inc. 1349 Empire Central Dr., Inc.
Suite 150
Dallas, TX 75247
888-535-7970
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2
shall be construed to require RRA CP Opportunity Trust 1 to negotiate, amend, or modify the terms of the Security Deed described herein.
RRA CP Opportunity Trust 1 to s Attorney in Fact for Cedric Floyd Attorney Contact:
Miller, George & Contact Co ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the

Peachtree Corners, GA 30071 Phone: 404-793-1447 all other payments provided for under the terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem tax-

PROBE: 404-738-144/ Fax: 404-738-1558 23GA 104-0003 THIS COMMUNICATION IS FROM A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE. 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11
gdp1043
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from PAUL BRIAN GIBSON to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR
LENDUS, LLC, dated
September 18, 2020,
recorded September 18, 2020, now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JEREMY BUGAN, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-8649-3583. Nothing in O.C.G.A. Section 44-1462.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for JEREMY R DUGAN THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-01715-1 Ad Run Dates 05/01/2023, 05/31/2023 been last sold, assigned and transferred to PennyMac Loan Services,
LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10F THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A. BRIARGLEN AT IVY CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 56 AND REVISED PLAT RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDS, WHICH RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDED IN PLAT BOOK 57, PAGE 149, GWINNETT COUNTY RECORDED PLAT IS INCORPORATED

HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. Said legal description being controlling, however the property is more commonly

ling, however the proper-

description being controlling, however the property is more commonly
known as 3050 IVY MIL
DR, BUFORD, GA 30519.
The indebfedness secured by said Security
Deed has been and is
hereby declared due because of default underthe terms of said Security Deed. The indebtedness remaining in default, this sale will be
made for the purpose of
poving the same, all expenses of the sale, including attorneys fees
(notice to collect same
having been given) and
all other payments provided for under the
terms of the Security
Deed, Said property will
be sold on an as-is basis
without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also

tion, warranty or recourse against the abovenamed or the undersigned. The sale will also
be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which
are a lien, whether or not
now due and payable);
the right of redemption
of any taxing authority;
matters which would be
disclosed by an accurate
survey or by an inspection of the property; all
zoning ordinances; assessments; liens; encumbrances; restrictions;
covenants, and any other
matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and
party in possession of the dersigned, the owner and party in possession of the property is PAUL BRI-AN GIBSON, ESTATE AND/OR HERS OF LAW OF PAUL GIBSON , or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the

d 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 states of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-864-94-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for PAUL BRIAN GIBSON THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BELOW LAW SERVICES THAT PUR-

LAW. IF SO, ANY IN OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact:
Rubin Lublin, LLC, 3145
Avalon Ridge Place,
Suite 100, Peachtree Corners, GA 30071 Telephone
Number: (877) 813-0992
Case No. PNY-23-0173-1
Ad Run Dates 05/10/2023,
05/31/2023
rlselaw.com/propertyrlselaw.com/property-listing#

5/10,17,22,31,2023

Foreclosures

9075

GPN11

GPN14

STATE OF GEORGIA

COUNTY OF

GWINNETT

NOTICE OF SALE

UNDER POWER

Because of a default under the terms of the Security Deed executed by
Lori Gayle Burns to Regions Bank dlb'a Regions
Mortgage dated December 20, 2013, and recorded in Deed Book 52711,
Page 157, Gwinnett County Records, securing a
Note in the original principal amount of
\$270,400.00, the holder
thereof pursuant to said
Deed and Note thereby
secured hos declared the
entire amount of sale and
payable and, pursuant to
the power of sale contained in said Deed, will
on the first Tuesday
June 6, 2023, during the
legal hours of sale, before the Courthouse door
in said Country, sell a
public outcry to the high-

ELL GREEN IO WILLIAM G. WILLIAM G. WILLIAM G. WILLIAM G. BEVERLY S. WILLIAMSON, DATED JANUARY 10, 1986, RECORDED AT DEED BOOK 3333, PAGE 298, TOGETHER WITH ANY RIGHTS GRANTORS MAY HAVE IN THAT CERTAIN EASEMENT SET OUT IN WARRANTY DEED AT DEED BOOK 222, PAGE 298, GWINNETT COUNTY RECORDS Said property is known as 1766 Green Road, Buford, GA 30518, together with all fixtures and personal property attached to and constituting a part of said property, if any. This conveyance is made subject to that certain Security Deed in favor of Branch Banking and Trust Company, recorded in Deed Book 44602, page 1, Gwinnett County Records. Said property will be sold subject to any outstanding and valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all approaches of said sale will be applied to the payment of said indebtedness and all approaches of said sale will be applied to the payment of said indebtedness and all approaches of said sale will be applied to the payment of said indebtedness and all approaches an said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Lori Gayle Burns, successor in interest or tenant(s). Regions Bank dba Regions Mortgage a Attorney-in-Fact for Lori

Attorney-in-Fact for Lori Gayle Burns File no. 15-050702 LOGS LEGAL GROUP LLP\* Attorneys and Counselors at Law 211 Perimeter Center Park-way, N.E., Suite 130 At-lanta, GA 30346 (770) 220-2535/\*\*\*CF\_REFER-ENCE\_INITIALS\*\*\* https://www.logs.com/
\*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE.

5/10,17,22,31,2023 Gpn11

genii gdp1047
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from DION A. BAYNARD to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC. AS GRANTEE, AS
NOMINEE FOR ACCREDITED HOME
LENDERS, INC, dated
August 11, 2003, recorded
September 23, 2003, in
Deed Book 34934, Page
0026, Gwinnett County,
Georgia Records, said
Security Deed having
been given to secure a
Note of even date in the
original principal amount
of Two Hundred FiftyEight Thousand Twenty
and 00/100 dollars
(\$258,020.00), with interest thereon as provided
for therein, said Security
Deed having been last
sold, assigned and transferred to New Residential Mortgage Loan Trust
2018-1, there will be sold
at public outcry to the
highest bidder for cash
at the Gwinnett County
Courthouse, within the
legal hours of sale on the
legal hours of sale on the
first Tuesday in June,
2023, all property de
scribed in said Security
Deed including but not
limited to the following
described property: ALL
THAT TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 56 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
AND BEING IN LAND
LOT 56 OF THE 7TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
AND BEING LOT 38,
BLOCK C OF TURTLE
CREEK LAKE, AS PER
PLAT RECORDED IN
PLAT BOOK 84, PAGES
208 AND 209 OF GWINNETT COUNTY, GEORGIA,
AND BEING LOT 38,
BLOCK C OF TURTLE
CREEK LAKE, AS PER
PLAT RECORDED IN
PLAT BIS INCORPORATED HEREIN AND
MADE A PART HEREOF, Said legal description being controlling,
however the property is
now 1436 WHISPERWOOD
COURT,
LAWRENCEVILLE, GA
30043. The indebtedness
service of default under
the terms of said Security
Deed has been and is
hereby declared due is
hereby declared due is
hereby declared due is
hereby declared for the leans of said Security
Deed for the indebtedness

The court of said Security
Deed for default under
the terms of said Security
Deed for default under
the terms of said Security

any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conductfirst set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to ty Deed. The indebted-ness remaining in de-fault, this sale will be made for the purpose of paying the same, all ex-penses of the sale, in-cluding attorneys fees (notice to collect same having been given) and all other payments pro-vided for under the

Foreclosures 9075 terms of the Security Deed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the abovenamed or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); O.C.G.A. Section 9-13-172.1, which allows for certain procedures re-garding the rescission of garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

TIAA FSB S/B/M Everbank F/K/A Everhome Montgage. Company now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DION A. BAYNARD, or tenants (s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the state of the conducted subject (1) to confirmation and audit of the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept., 8950 (Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-243/833-685-8589. Nothing in O.C.G.A. Section 4414-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 as Attorney in Fact for DION A. BAYNARD THE BELOW T Mortgage Company F/K/A Alliance Mortgage

Norrigage Company Company Company as agent and Attorney in Fact for Gregg A Teschner and Kimberly J Teschner and Kimberly J Teschner Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1154-1954A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-1954A
05/10/2023, 05/17/2023, 05/17/2023, 05/12/2023, 05/17/2023,

05/24/2023, 05/31/2023.

GP111

GP0179

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Stan J Martin and Drusilla Martin to H&mm; R Block Mortagge Corporation, dated July 28, 2003, recorded in Deed Book 34167, Page 191, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner frustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60529, Page 553, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELLY THOUSAND FIVE HUNDRED AND 0/100
C9112,500.00), with inter-

0/100 DOLLARS (\$112,500.00), with inter-0/100 DOLLARS
(\$112,500.00), 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
Country, Georgia, or at
such place as may be
lawfully designated as an
alternative, within the legal hours of sale on the
first Tuesday in June,
2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF
The debt secured by sale
Security Deed has been
and is hereby declared
due because of, among
other possible events of

Ads Run Dates 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023 rlselaw.com/property-listing

5/10,17,22,31,2023

gpn11 gdp1076 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-

Sale contained in a Security Deed given by Gregg A Teschner and Kimberly J Teschner to Bank of Oklahoma N.A. dated 3/26/1998 and recorded in Deed Book 15835 Page 0215 Gwinnett County, Georgia records; as last transferred to or acquired by TIAA FSB S/B/M Everbank F/K/A Everhome Mortgage Company F/K/A Alliance Mortgage Company, con-

Mortgage Company, conveying the afterdescribed

veying the afterdescribed property to secure a Note in the original principal amount of \$96,677.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthuses

before the Courthouse door of Gwinnett County,

door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 6, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

rollowing described property:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
GMD 1749, GWINNETT
COUNTY, GEORGIA,
BEING LOT 31, BLOCK
A, PHASE TWO, UNIT
ONE OF HUNTINGTON
WEST. AS PER PLAT

ONE OF HUNTINGTON WEST, AS PER PLAT RECORDED IN PLAT BOOK 55, PAGE 124, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy

from the sale date afore-said, in order to satisfy certain outstanding fed-eral tax liens. 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

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

neys fees having been given).
Said property is commonly known as 2000
Huntington Hill Trace,
Buford, GA 30519 together with all fixtures and personal property at tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the particely in posses-

the undersigned, the party (or parties) in possession of the subject property is (are): Gregg A Teschner and Kimberly J Teschner or tenant or tenants

Teschner or tenant or tenants.

LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modity all terms of the mortgage.

LoanCare, LLC Attention: LLC Attention: Loss Mitigation Department 3637 Sentara Way Virginia Beach, VA 23452 800-999-9525

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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet

es (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute 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 accu-

neys fees having been

other possible events of default, failure to pay the 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 fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

en). 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 ter's 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 Said property will be sold on an " as- is" basis without any representation, warranty or recourse against the above-named or the undersigned

above-named or the undersigned.
U.S. Bank Trust National
Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition
Trust is the holder of the Security. Deed to the

Trust 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

7136252034.
Note, however, that such entity is not required by the terms of the loan.
To the best knowledge and belief of the under-

To the best knowledge and belief of the undersigned, the party in possession of the property is Stan J Martin or a tenant or tenants and said property is more commonly known as 1043 Park Forest Dr NW, Lilburn, Georgia 30047. 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 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Stan J Martin and Drusilla Martin

for Stan J Martin and Drusilla Martin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 17:41

1544 Old Alabama Road
17:41
Page 2
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 174 of the 6th
District, Gwinnett County, Georgia, being Lot 35,
Block B, Unit Four, Park
Forest, recorded in Plat
Book 23, Page 124, Gwinnett County, Georgia
records, said plat being
incorporated herein and
made reference hereto. made reference hereto. MR/mac 6/6/23

Our file no. 52808606 FT18 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11 gdp1124 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Daniel Neal
Barfield, III, Danny Neal
Barfield, Jr and Teresa
Hardin Barfield to Mortgage Electronic Registration Systems, Inc., as
grantee, as nominee for
Ace Mortgage Funding,
LLC, its successors and
assigns, dated September
8, 2008, recorded in Deed
Book 49101, Page 224,
Gwinnett County, Georgia Records and as modifield by that certain Loan

Foreclosures 9075 Modification Agreement recorded in Deed Book 59753, Page 526, Gwinneit County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 52580, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of County,

scribed property to secure a Note in the original principal amount of EIGHTY-SIX THOU-SAND NINE HUNDRED THIRTY-FIVE AND 0/100 DOLLARS (\$86,935.00), 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 June, 2023, the following described property: SEE EXHIBIT A ANTACHED HERETO AND MADE A PART HERE-OF The debt secured by said security Dood here been

MADE A PART HERE-OF
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 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 aftorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

pursuant to U.C.G.A.'s 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 Aguot; as- is-kauot; basis without any representation, werranty or recourse against the above-named or the undersigned.

dersigned.

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 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

Fountain Plaza, Buffalo, NY 14203, 800-724-1633. 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 Daniel Neal Barfield, JII, Danny Neal Barfield, JII, Danny Neal Barfield, JII, Danny Neal Barfield, JII, Danny Real Barfield, JII, Danny Real Barfield, JII, Danny Neal Barfield, JII, Danny Neal Barfield, JII, Danny Neal Barfield, JII, Danny Neal Barfield and Estate of Danny Barfield or a tenant or tenants and said property is more commonly known as 223 Edith Lane NW, Lilburn, Georgia 30047. 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 prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the

and (2) to final confirmation and audit of the status of the loan with the
holder of the security
deed.
Lakeview Loan Servicing, LLC
as Attorney in Fact for
Daniel Neal Barfield, III,
Danny Neal Barfield, Jr
and Teresa Hardin
Barfield McCalla
Raymer Leibert Pierce, Raymer Leibert Pierce LLC 1544 Old Alabama

20:47 Page 2 Roswell, GA 30076 www.foreclosurehot-line.net

EXHIBIT A

A certain tract or parcel of land in Gwinnett Coun-ty, in the State of Geor-gia, described as follows:

gia, described as follows:
All that tract or parcel of
land lying and being on
Land Lot 135 of the 6th
Land District, Gwinnett
County,
Georgia, being in the
City of Lilburn, and being Lot 2, Block
Aquot; Adquot; Unit 1 of
Askew Estates, particularly described according
to plat and survey of to plat and survey of Askew Estates prepared by Higginbotham & Description of the control of the

by Higsinbotham & Camp; James, Surveyors, July 5, 1967, as follows: To find the place or point of beginning, begin at the intersection formed by the northerly right of way line of Lula Street with the northwesterly right of way line of Edith Lane, and run thence in the northeasterly and northwesterly direction along the northwesterly right of way line of Edith Lane 41.3 feet to an iron pin corner with Lot 1, said Block and Unit, BEING THE PLACE OR POINT OF

BEGINNING; from said

BEGINNING; from said beginning point, run thence along Lot 1, said Block and Unit, in a southwesterly direction 160.9 feet to an iron pin corner; thence along other property of Askew and property of Murphy in a northwesterly direction 130 feet to a iron pin corner; thence along other property of Askew in a northeasterly direction 219.1 feet to an iron pin corner on the northwesterly right of way line of Edith Lane; thence along the southwesterly right of way line of said street in a southeasterly direction 100.5 feet to an iron pin corner common to Lot 1, said

common to Lot 1, said Block and Unit, being the place or point of beginning. Subject to protective

covenants particularly set forth on the above re-ferred to plat. Property Address (for Informational Purposes

Informational Purposes Only): 223 Edith Lane Northwest Lilburn, GA 30047 MR/ca 6/6/23 Our file no. 22-09461GA – FT5 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

Gpn11

9dp1136 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Subrinia Blanchard to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company,LLC its successors and assigns dated 3724/2006 and recorded in Deed Book 46312 Page 558 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Legacy Mort-