Foreclosures

9075

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:

Foreclosures

300/1 Telephone Number: (877) 813-0992 Case No. NAT-23-01493-2 rIselaw.com/property-listing 6/7,14,21,28,2023

GDP2428

GDP2428
gpn11
NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
dated June 16, 2020, filed
and recorded on June 17,
2020 in Deed Book 57581,
page 00698, Gwinnett
County, Georgia records
(as amended, modified
or revised from time to
time, the Security Deed),
from Lawrence W. Jones
to Citizens Bank (Citizens), said Security Deed
having been given to secure that certain Promissory Note dated June 16,
2020 in the original principal amount of FOUR sory Note dated June 16, 2020 in the original principal amount of FOUR HUNDRED AND TEN THOUSAND AND 0700 DOLLARS (as amended, modified or revised from time to time, the (Note), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of GWINNETT COUNTY, Georgia, within the legal hours for sale on the first Wednesday in July, 2023 (Tuesday, July 4th being a holiday) (the Sale), all property described in said Security Deed, including, but not limited to, declarants rights, if any, and, without limitation, the following described property (or so much thereof as has not, so of said first Wednesday, been previously released from the lien of

much finereor as has not, as of said first Wednesday, been previously released from the lien of the Security Deed by duly executed and recorded instrument):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK B, FLOWERY BRANCH CROSSING, UNIT I, AS PER PLAT RECORDED IN PLAT BEING KIPPER PLAT RECORDED IN PLAT BEING INCORPORATED HEREING INCORPORATED HEREIN BY REFERENCE HERETO TAX PARCEL ID #15N06-209

The sums due under said file in security Deed (the last control of the sums due under said file in security Deed (the last control of the sums due under said file in security Deed (the last control of the sums due under said file in security Deed (the last control of the sums due under said file in security Deed (the last control of the sums due under said file in security Deed (the last control of the security of the s

#15M0-209
The sums due under said Security Deed (the Indebtedness) have been, and are hereby, declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the Indebtedness as and when due. The Indebtedness remaining in default, this Sale will be made for the purposes of applying the proceeds thereof to the payment of the Indebtedness secured by the Security Deed and Note, accrued interest and expenses of sale, and all other payments provided for under the Security Deed and the Note, notice of intention to collect attorneys fees having been given as provided by law, and the remainder, if any, shall be applied by law.
The property will be sald as property of the Grantor. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Lawrence W. Jones, or tenant(s). The property will be sold as is, without express or any kind, subject to (i) all zoning ordinances; (ii) matters which would be disclosed by an accurate survey or by inspection of the property; (iii) any and all unpaid read and personal property and valerent wares.

valorem taxes, special assessments and governassessments and govern-mental assessments; (iv) any and all prior restric-tions, rights of way, and assessments of record, if any, appearing of record prior to the date of the Security Deed; (v) any and all restrictions, rights of way, and as-sessments of record ap-pearing of record after rights of way, and assessments of record appearing of record after
the date of the Security
Deed and consented to of
record by the original
lender or holder, as applicable; and (vi) all outstanding bills for public
utilities that constitute
liens upon said property.
The undersigned is not
required by law to negotiate, amend, or modify
the terms of the Note or
the Security Deed. The
individual with full authority to negotiate,
amend and modify the
terms of the Note and
the Security Deed is as
follows: Ms. Claudia
Szczurek, Citizens Bank,
6350 Lake Oconee Parkway, Suite 110 PMB-141,
Greensboro, Georgia

way, Suite 110 PMB-141, Greensboro, Georgia 30642; Telephone: (847) 346-4575. The Sale will be conduct-ed subject (1) to confir-mation that the Sale is not prohibited under the United States Bankrupt-cy Code; (2) to final con-firmation and audit of the status of the loan with the holder of the Se curity Deed; and (3) subwith the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. § 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. CITIZENS AND ITS COUNSEL ARE ACTING AS DEBT COLLECTORS, AND ANY INFORMATION OBTAINED WILL BE

TAINED WILL BE USED FOR THAT PUR-

OSED FOR THAT PURPOSE.
CITIZENS BANK as Attorney-in-Fact for LAWRENCE W. JONES
Contact: Ron C. Bingham, II, Esq.
Adams and Reese LLP
3424 Peachtree Road,
NE, Suite 1600
Attorne Geografia 30236

Atlanta, Georgia 30326 (470) 427-3700 6:11,2023 GDP2448

GDP2448
gpn11
TS # 2023-04671
Notice Of Sale
Under Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed given by
Mamie Y. E. Parker to
Mortgage Electronic
Registration Systems,
Inc., as Grantor, as nom-Registration Systems, Inc., as Grantor, as nominee for Freedom Mortgage Corporation, its successors and assigns, dated 1/22/2021, and recorded on 2/1/2021, in, Deed Book 58332, Page 00805, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 9/15/2022 in Deed Book 60203, Page 00224, conveying the after-described property to secure a Note in the original principal amount of \$234,760.00, with interest thereon as provided for

Foreclosures 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 8/1/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 132 Of The 5th District Of Gwinnett County, Georgia, Being Lot 12, Block A Of Hollowstone Subdivision Phase I, As Per Plat Thereof Recorded In Plat Book 120, Pages 202-203, Gwinnett County, Records, Which Plat Is Incorporated Herein And Made A Part Hereof By Reference For A More Detailed Description.

Said property is commonly known as 312 Hollowstone Dr Loganville, GA 30052 The indebted ness 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 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys fees having been given). The entity having full authority to megotiate, amend or modify all terms of the loan (although not required by law to do so) is: Ercedom Mortage

modify all terms of the loan (although not required by low to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 10500 Kincaid Drive Fishers, IN 46037, Telephone No.: 855-690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or

negotiate, amend, or modify the terms of the security instrument. Said

security instrument. Said subject to any outstanding
and valorem taxes (including taxes which are
a lien, whether or not
now due and payable),
any matters which might
be disclosed by an accurate survey and inspection of the property, any
assessments, liens, en-

assessments, liens, en-cumbrances, zoning ordi-

assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Mamie Y. E. Parker or tenant(s) or other occupants. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for Mamie Y. Eparker Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, Calfornia 2705, (888) 403-

LLC 2850 Redhill Avenue, Suite 240, Santa Ana, Cal-ifornia 92705, (888) 403-4115, TS # 2023-04671 For sale information, visit: https://www.nestortruste e.com/sales-information.-com or call (888) 902-3989.

6:21,28;7:5,12,19,26,2023

GDP2466
gpn11
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Herbert Yarde,
Jr. to Mortagae Elec-

Jr. to Mortgage Elec-tronic Registration Sys-

tronic Registration Systems, Inc., as nominee for First Choice Mortagge, Inc. (the Secured Creditor), dated January 29, 2019, and Recorded on February 6, 2019 as Book No. 56399 and Page No. 611, Gwinnett County, Georgia records, conveying the offer-described

ing the after-described property to secure a Note of even date in the

property to secure a Note of even date in the original principal amount of \$471.025.00, with interest at the rate specified therein, as last assigned to Flagstar Bank, N.A. by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned of public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sole on the first Tuesday in August, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 122, 5th District, Gwinnett County, Georgia, being Lot 127, Georgia, being Lot 127,

Georgia, being Lot 127, Block A, The Heritage at

Block A, The Heritage at Grayson Subdivision, Unit One, as shown on plat or survey recorded in Plat Book 115, Pages 250-252, Gwinnett County, Georgia Records, said plat being incorporated herein by reference thereto. Said property being known as 2609 Jacobs Crest Cove according to the present system of numbering property in

of numbering property in Gwinnett County, Geor

gia.
Said property is subject to a 20 foot sanitary sewer easement, and a 20 foot drainage easement shown on

said plat and recorded in the Office of the Clerk of the Superior Court of

Gwinnett County.
Said property is conveyed subject to a Decla-

veyed subject to a Declaration of Covenants, Conditions and Restrictions recorded in the Office of the Clerk of the Superior Court of Gwinnett County in Deed Book 38130, Page 30.

Tax ID: RS122 216

The debt secured by said Security Deed has been and is hereby declared

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. Because the debt remains in default, this sale will be made for the purpose of paying the

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Flagstar Bank, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, N.A. is

assignee of the Security Deed to the property. Flagstar Bank, N.A. is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, N.A. may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties

in possession of the subiect property known as 2609 JACOBS CREST COVE, GRAYSON, GA 2609 JACOBS CREST COVE, GRAYSON, GA 30017 is/are: Herbert Yarde, Jr. or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, a coning ordinances, easements, restrictions, covenants, etc. Said property is commonly known as 3112 Hol-

etc.
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.

holder of the security deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.
Funds used at sale shall

provided in the preceding paragraph.
Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Greeg, LLC. Flagstar Bank, N.A. as Attorney in Fact for Herbert Yarde, Jr.
Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Greeg, LLC, 339 Heyward Street, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54099 6:21,28;7:5,12,19,26,2023

GPN11
gdp
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and COUNTY
Under and by virtue of
the Power of Sole contained in a Security Deed
given by Heidi Maria Anderson to Mortgage Electronic Registration Systems, Inc., as grantee, as
nominee for Victorian Finance, LLC, its successors and assigns, dated
April 30, 2021, recorded
in Deed Book 58777, Page
527, Gwinnett County,
Georgia Records and as
modificat by that certain
Loan Modification Agreement recorded in Deed
Book 59597, Page 804,
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 ICW
MAT Trust by assignment recorded in Deed
Book 60602, Page 487,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of TWO HUNDRED AND 0/100 DOLLARS (\$282,500.00), 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
County, Georgia, or at
such place as may be
lawfully designated as an lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt security Deed has been

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 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).

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for ICW MAT 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

lene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Heidi Maria Anderson or a tenant or tenants and said property is more commonly known as 1055 Thornwood Ln, Dacula, Georgia 30019. 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 colleries ed subject (1) to confir-mation that the sale is not prohibited under the

U.S. Bankruptcy Code and (2) to final confirma-tion and audit of the sta-tus 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 ICW MAT Trust

as Attorney in Fact for Heidi Maria Anderson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A

All that tract or parcel of Land lying and being in G.M.D. No. 1587, Rocky Creek District, Gwinnett Creek District, Gwinnett County, Georgia, being Lot 4, Block B, Thorn-wood Subdivision, as per Plat of record in Plat Book 60, Page 34, Gwin-nett County Records, which Plat is incorporated herein and made a part hereof by reference. MR/meh 7/5/23 Our file no. 23-11557GA -FT8 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Foreclosures

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gpn11
gdp135
Notice of Sale Under
Power
State of Georgia, County
of Gwinnett
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Darrick E.
Newsome, Sr. and Latanya D. Moore-Newsome to Mortgage Electronic Registration Systems, Inc., as nominee
for Homestar Financial
Corp. (the Secured Credintor), doted August 23,
2017, and Recorded on
August 28, 2017 as Book
No. 55358 and Page No.
33, Gwinnett County,
Georgia records, conveying the after-described
property to secure a
Note of even date in the
original or incipal amount
of \$246,743.00, with interest at the rate specified
therein, as last
assigned to Carrington
Mortgage Services, LLC
by assignment that is or
to be recorded in the
Gwinnett County, Georgia Records, there will
be sold by the undersigned at public outcry to
the highest bidder for
cash at the Gwinnett
County Courthouse within the legal hours of sale
on the first Wednesday in
July, 2023, the followins

on the first Wednesday in July, 2023, the following described property:
All that fract or parce of land lying and being in Land Lot 96 of the 5th District of Gwinnett County, Georgia, being Lot 68, Block C, Butler Springs Subdivision, Unit 1, as per plat thereof recorded in Plat Book 84, Page 88, Gwinnett County records, which plat is incorporated herein by reference.
Tax ID: R5096 077
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. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice of intent to collect aftorney fees having been given). Carrington Mortgage Serhaving been given). Carrington Mortgage Services, LLC holds the duly

ringial Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. 844-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-9951.

A, Anaheim, CA
2886-5951.
Please note that, pursuant to O.C.G.A. \$44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1355 JUNIPER SPRINGS TRAIL, LOGANVILLE, GA 30052 is/are: Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, inor to the Security Deed first set out above, in-cluding, but not limited to, assessments, lie encumbrances, zoning liens,

ordinances, easements, restrictions, covenants, restrictions, covenants, etc.

The sale will be conduct-ed 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. §9-

deed.
Pursuant to O.C.G.A. §913-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of of judicial and nonjudicial 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 rovided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC.
Carrington Mortgage Services, LLC as Attorney in Fact for Darrick E. Newsome, Sr. and Latanya D. Moore-Newsome.

Latanya D. Moore-New-some.
Any information ob-tained on this matter may be used by the debt collector to collect the debt.
Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-42021 05/17/2023, 05/24/2023, 06/14/2023, 06/28/2023

GPN11

GPN11

GPN12

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT

COUNTY

Under and by virtue of
the Power of Sale contained in a Security Deed
given by Freddy Martinez to Mortgage Electronic Registration Systems, Inc., as nominee
for Taylor, Bean &
Whitaker Mortgage Corp., its successors and
assigns, dated November

17, 2006, recorded in
Deed Book 47435, Page
622, Gwinnett County,
Georgia Records, as last
transferred to Carrington
Mortgage Services, LLC ronsterred to Carrington Mortgage Services, Lb y assignment recorded in Deed Book 53563, Page 719, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY—THREE THOUSAND FIVE HUNDRED EIGHTY-NINE AND 0/100 DOLLARS (\$153,589.00), with interest thereon as set forth

(\$153,589.00), with interest thereon as set forth therein, there will be sold at public outery 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 Wednesday in July, 2023, the following de-Note, however, that such entity or individual is not required by law to negotiate, amend or modify the ferms 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 2023, the following de-scribed property: SEE EXHIBIT A AT-TACHED HERETO AND 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 default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Foreclosures

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Foreclosures

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§ 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate ters 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 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. Carrington Mortgage Services, 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,

The entity that has full authority to negotiate, amend, and modify all terms of the mortsage with the debtor is: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567.

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

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 Freddy Martinez and Juan Francisco Almendarez or a tenant or tenants and said property is more commonly known ants and said property is more commonly known so 2181 Hollywood Dr, Lawrenceville, Georgia 30044. 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.

holder of the security deed.
Carrington Mortgage Services, LLC as Attorney in Fact for Freddy Martinez McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

line.net EXHIBIT A EXHIBIT A
All that fract or parcel of
land lying and being in
Land Lot 48 of the 5th
District of Gwinnett
County, Georgia, being
Lot 3, Block E, The
Moorings at River Park,
Unit One, as per plat
recorded in Plat Book 54,
Page 13, Gwinnett County records, which plat is
incorporated herein by
this reference and made incorporated herein by this reference and made a part hereof for a more complete description. MR/iay 7/5/23
Our file no. 5361910 – FTI7

06/07/2023, 06/14/2023, 06/28/2023.

Gpn11
gdp1972
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of
Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortagge Electronic Regis-

gage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mort-gage, Inc., its successors and assigns dated 4/25/2016 and recorded in and assigns dated 4/25/2016 and recorded in Deed Book 54243 Page 638 Gwinnert County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$150,350.00, 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 Courthouse door of Gwinnert County, Georgia (or such tother area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 5, 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:

tice pursuant to O.C.G.A.

§ 13-1-11 having been given).
Soid property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Towd Point Mortgage Trust 2017-FRE2, U.S.
Bank National Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 228 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29,
BLOCK A, SIERRA
RIDGE SUBDIVISION,
AS RECORDED IN
PLAT BOOK 94, PAGE
19-21, GWINNETI
COUNTY, GEORGIA PLAT BOOK 94, PAGE
19-21, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN AND
MADE A PART HEREOF BY REFERENCE.
The debt secured by said
Security Deed has been
and is beraby declared.

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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Shakoor Minity. Shaheda Chowdhury and Mond Serviced Chowdhury and Mond Serviced Chowdhury and Mond Serviced Chowdhury and Mond Serviced 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 attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1529 Sierra Ridge Place, Loganville, GA 30052 together 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 party (or parties) in possesion of the subject prop-Shakoor Mintú, Shaheda Chowdhury and Mohd Saijad Chowdhury or a tenant or tenants and said property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019. 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 confired subject (1) to confired consumers and the conducted subject (1) to confired s ed subject (1) to confir-mation 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 undersigned, the party (or parties) in possession of the subject property is (are):
Estate/Heirs of Elizabeth
Muoghalu or tenant or
tenants.
Wells Fargo Bank, NA is
the entity or individual
designated who shall
have full authority to neapotiate, amend and modideed.
Towd Point Mortgage
Trust 2017-FRE2, U.S.
Bank National Association, as Indenture Trustee

as Attorney in Fact for Shakoor Mintu gotiate, amend and modi-fy all terms of the mort-Shakoor Mintu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land situate bying and gage.
Wells Fargo Bank, NA
Loss Mitigation 3476 Stateview Boulevard Fort
Mill, SC 29715 1-800-6787986 land situate, lying and being in Land Lot 267 of the 5th District of Gwin-

nett County, Georgia, be-ing Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwin-nett County, Georgia records, which plat is in-

corporated herein and made a part hereof by reference. MR/i.d 7/5/23 Our file no. 566919 – FTI 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11

Foreclosures

9075

bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out dove. 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 Security Deed. Pursuant to O.C.G.A. Section 9-13/12.1, 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 immediately dove. genii gdp2021
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&R Block Mortgage Corporation, dated July 28, 2003, recorded in Deed Book 34167, Page 1911, 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 60529, Page 553, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 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 County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF The debt secured by said

me status of rile todat opporovided immediately above.
Wells Fargo Bank, N.A. as agent and Attorney in Fact for Elizabeth Muoghalu Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-18130A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-18130A
06/07/2023, 06/28/2023. provided immediately

Gpn11 gdp2019 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 Shakoor Mintu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 18, 2006, recorded in Deed Book 4708, Page 239, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54143, Page 432, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortgage Trust Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as

OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among

due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of

paying the same and all expenses of this sale, as provided in the Security

Deed and by law, includ-ing attorney's fees (no-tice pursuant to O.C.G.A. § 13-1-11 having been giv-

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 5784 / Page 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS (\$213,650,00), 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 alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF against the 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 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,

lene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Stan J Martin or a tenant or tenants and said property is more commonly

subject to any outstand-ing ad valorem taxes (in-cluding taxes which are

erty 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 the legal description will control. The sale will be conduct

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. deed. U.S. Bank Trust National

U.S. Bank Trust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Stan J Martin and Drusil-la Martin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

EXHIBIT A 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. MR/meh 7/5/23 MR/meh 7/5/23 Our file no. 52808606 - F18 06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023.

Gpn11

gdp2029 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 Shauwn D Eccleston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Southeast Mortgage of Cotober 31, 2016, recorded in Deed Book 54702, Page 0820, Gwinnett County, Georgia Records, as last transferred to FirstBank by assignment recorded in Deed Book 60568, Page 869, Gwinnett County, Georgia Records, as last transferred to FirstBank by assignment recorded in Deed Book 60568, Page 869, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original records of the contained veying the difference of the court of the court, of the court of the c such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Wednesday in July, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-DE

The debt secured by said Security Deed has been security Deed nas 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 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)

Foreclosures

§ 13-1-11 having been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-

or redefinition of the year which might be discussed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. FirstBank 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., 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 shauwn D Eccleston or a tenant or tenants and asid property is more commonly known as 3568 Lake End Drive, Loganville, Georgia 30052.
Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation and audit of the start of the loan with the holder of the security dead The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. \$13-1-11 having been given). Said property will be sold subject to any outstand-

deed.
FirstBank
as Attorney in Fact for
Shauwn D Eccleston
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 227 of the 5th Distinct of Gwinnett County, Georgia, being Lot 327, Block D of Shan-non Lake Subdivision, Phase I, as per plat recorded in Plat Book 132, pages 255-260, as re-recorded in Plat Book 133, pages 290-295, Gwin-nett County, Georgia Records, which plat is made a part hereof and incorporated herein by reference. MR/chr 7/5/23 Our file no. 23-11426GA -FT7

06/07/2023, 06/14/2023, 06/21/2023, 06/28/2023. Gpn11

Gpn11
gdp2030

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
PUrsuant to the Power of Sale contained in a Security Deed given by Pershia M Wilkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BANK OF AMERICA, N.A., its successors and assigns dated 2/3/2011 and recorded in Deed Book 50552 Page 886 Gwinnett Country, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the original principal amount of \$47,625.00, with interest

Note in the original principal amount of \$47,625.00, 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 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 July 5, 2023 (being the first Tuesday of said month unless said said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

following described property:
THAT CERTAIN CONDOMINIUM UNIT LYING AND BEING IN LAND LOT 5 OF THE THE DISTRICT GWINNETT COUNTY, GEORGIA, AND BEING SHOWN AS UNIT NUMBER 832 OF THE ARBORS AT SUGARLOAF CONDOMINIUM ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK, PAGES 170 THROUGH 172 GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORET GIA RECURUS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCES AND MADE
A PART HEREOF, AND
AS SHOWN ON FLOOR
PLANS RECORDED AS
CONDOMINIUM FLOOR
PLANS 4441 THROUGH
4442, GWINNETT COUNTY GEORGIA
RECORDS, WHICH
FLOOR PLANS ARE INCORPORATED HEREIN
BY REFERENCE AND
MADE A PART HEREOF, TOGETHER WITH
ITS APPURTENANT
PRECENTAGE OF UNDIVIDED INTEREST IN
THE COMMON ELEMENTS OF THE ARBORS AT SURGARHONDOMINIUM,
AS SET FORTH AND
PROVIDED IN THAT
CERTAIN DECLARATION OF CONDOMINIUM
AS SET FORTH AND
PROVIDED IN THAT
CERTAIN DECLARATION OF CONDOMINIUM
OF THE ARBORS
AT SUGARLOAF CONDOMINIUM BY BEAZER HOMES CORP., A
TENNESSEE CORPORATION, RECORDED
IN DEED BOOK 37467,
PAGE 247, AFORESAID
RECORDS, AS AMEND
ED FROM TIME TO
TIME AS PROVIDED
HEREIN, SAID UNIT
BEING KNOWN AS
UNIT 804 IN BUILD ING
8 AND HAVING AN ADDRESS OF 832 ARBOR
GATE
LANE,
LAWRENCEVILLE, GA
30044.

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

Said property is commonly known as 832 Armon GA and the same and all the same and all the same and the same

9075 Foreclosures 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,

belief of the undersigned, the party (or parties) in possession of the subject property is (are): Pershia M Wilkins or tenant or tenants. Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

all terms of the mortgage.
Bank of America Home
Loan Assistance Dept.
7105 Corporate Drive
Plano, TX 75024 (800)
669-6650
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 the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem 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

not be of record, (c) the right of redemption of only 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 9-13-172.1, 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 sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided immediately above.

BANK OF AMERICA, N.A. as agent and Attorney in Fact for Pershia Milkins Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3526 Piedmont Center,

06/07/2023, 06/14 06/21/2023, 06/28/2023.

GP11/2023, 06/28/2023.

Gpn11
gdp2031
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Pursuant to the power of
sale contained in the Security Deed executed by
EDDIE D. GILLAM, JR.

sale contained in the Security Deed executed by EDDIE D. GILLAM, JR. AND KELLY W. GILLAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE INC., AS DENERICIARY, AS NOMINEE FOR MORTGAGE INC., AS DENERICIARY, AS NOMINEE FOR MORTGAGE INC., AS DENERICIPAL TO THE MORTGAGE INC., AS DENERICAD IN THE SENTING THE MORTGAGE CORPORATION IN DEED TO THE MORTGAGE INC., AS DENERICAD IN THE MORTGAGE IN THE MORTG described as follows:
ALL THAT TRACT OR
PARCEL OF LAND LY-ING AND BEING IN LAND LOT 188, OF THE TH DISTRICT GWINNETT COUNTY, GEOR.
NETT COUNTY, GEOR.
BLOCK A, WESTLEIGH
SUBDIVISION AS PER
PLAT RECORDED IN
PLAT BOOK 127, PAGES
56-57, GWINNETT
COUNTY, GEORGIA

PLAT BOOK 127, PAGES
56-57, GWINNETT
COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE
COMPLETE DESCRIPTION.
Said property being
known as: 1446 CLARECASTLE LN BUFORD,
GA 30519
To the best of the undersigneds knowledge, the
party or parties in possession of said property
is/are EDDIE D.
GILLAM, JR. AND KELLY W. GILLAM or tenant(s).

GILLAM, JR. AND KELLY W. GILLAM 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). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

rot to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the 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 of the mortgage is as follows: Freedom Mortgage Corporation

poration 951 W Yamato Road, Suite 175

951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the 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 COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FREEDOM MORTGAGE CORPORATION, as Aftorney-in-Fact for