Foreclosures 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).

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 matof redemption of any taxing authority, any mathers 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.

Specialized Loan Servicing LLC ing 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such

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 Anne Sullivan, Estate of Anne Sullivan, Estate of Anne Sullivan and Daniel Joseph Sullivan or a tenant or tenants and said property is more commonly known as 618 Saranel Court.

Lawrenceville, Georgia 30043. Should a conflict arrise 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.

Specialized Loan Servicines

Specialized Loan Servic-ing LLC as Attorney in Fact for

as Attorney in Fact for Anne Sullivan 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 LAND LOT 130, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOCK TRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, WHITLOCK FARM SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 36, PAGE 141, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

ED HEREIN BY REF-ERENCE. The right, if any, of The United States of America to redeem said land with-in 120 days from the date of the foreclosure sale held on August 1, 2023, as provided for by the Fed-eral Tax Lien Act of 1966 (Public Law 89-719). MR/mac 8/1/23 Our file no. 23-11913GA – FT7 07/05/2023, 07/12/2023,

07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11

Gpn11
gdp2732
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Corey Desmond
Walker to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for
Angel Oak Mortgage Solutions, LLC, its successors and assigns, dated
March 29, 2019, recorded
in Deed Book 56504, Page
218, Gwinnett County,
Georgia Records, as last
transferred to Wilmingtoo Social Social Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel
Oak Mortgage Trust
2023-1, Mortgage-Backed
Certificates, Series 2023-1
by assignment to be
recorded in the Office of
the Clerk of Superior
Court of Gwinnett County, Georgia Records,
conveying the after-described property to secure a Note in the original principal amount of
THREE HUNDRED SIXTY-NINE THOUSAND TY-NINE THOUSAND SIX HUNDRED SIXTY-FIVE AND 0/100 DOL-LARS (\$369,665.00), with LARS (\$369,665,00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett 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 August, 2023, the following described property:

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 aftorney's 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 closed by an accurate survey and inspection of 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,

on an "as-is" basis without any representation,
warranty or recourse
against the above-named
or the undersigned.
Wilmington Savings
Fund Society, FSB, not
in its individual capacity
but solely as Trustee of
Angel Oak Mortgage
Trust 2023-1, Mortgage
Backed Certificates, Se-Backed Certificates, Series 2023-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage

9075 Foreclosures 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 knowledg and belief of the undersigned, the party in possession of the property is Corey Desmond Walker

signed, interpring in Joseph session of the property is Corey Desmond Walker or a tenant or tenants and said property is more commonly known as 1938 Austins Pointe Dr, Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the state

tion and audit of the sta-tus of the loan with the holder of the security

holder of the security deed.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2023-1, Mortgage Backed Certificates, Series 2023-1 as Attorney in Fact for Corey Desmond Walker Corey Desmond Walker McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

1944 OIG AIGDGMIG NOW
ROSWEII, GA 30076
WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT NO. 56, OF
THE 7TH DISTRICT, OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
NO. 2, BLOCK A,
AUSTINS POINTE SUBDIVISION, MEADOW
SUBDIVISION, AS PER
LAT RECORDED IN
PLAT BOOK 109, PAGES
182-183, GWINNETT
COUNTY, GEORGIA
RECORDS, AS REVISED AT PLAT BOOK
110, PAGES 274-275,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS HEREBY ADOPTED AND
MADE A PART HEREOF BY REFERENCE
THERETO FOR A
MORE COMPLETE DESCRIPTION OF SALD
FROPERTY, BEING
IMPROVED PROPERT
TY NOW OR FORMERLY KNOWN AS 1938
AUSTINS POINTE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING IN GWINNETT COUNTY, GEORGIA
COUNTY

NETT COUNTY, GEOR-NETT COUNTY, GEOR-GIA.
Property address: 1938
AUSTINS POINTE
RIVE NE,
LAWRENCEVILLE, GA
30043
Parcel ID #: R7056-400
MR/ca 8/1/23
Our file no. 20-03874GA FTI
770579033. 07/1/2/2023

07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

gdp2746 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY,

POWER
GWINNETT COUNTY,
GEORGIA
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Eric Roden to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Market Street
Mortgage Corporation,
dated Cotober 13, 2006,
and recorded in Deed
Book 47154, Page 177,
Gwinnett County, Georgia Records, as last
transferred to Arch
Mortgage Assurance
Company by assignment
recorded on June 1, 2023
in Book 60620 Page 472 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 Forty-One Thousand
Six Hundred and 0/100
dollars (\$41,600.00), with
interest thereon, as set

dollars (\$41,600.00), with interest thereon as set forth therein, there will 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 August 1, 2023, the following described property:

ty: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOTS 111 AND 112 THE 7TH DISTRICT,

LAND LOTS 111 AND 112
OF THE 7TH DISTRICT,
GWINNETT COUNTY,
GEORGIA, BEING LOT
73, BLOCK A, HUNTCLIFF, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 63,
PAGE 194, GWINNETT
COUNTY, GEORGIA.
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF BY REFERENCE.
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
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 paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given)

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: Arch Mortgage Insurance Company they can be contacted at (877) 642-4642 for Loss Mitigation Dept, or by writing to 230 North Elm Street, Greensboro, North Carolina 27401, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments The entity having full au-

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 Edward Reid and Julie

Edward Reid and Julie Reed or tenant(s); and said property is more commonly known as 895 commonly known as 895 Pointers Way, Lawrenceville, GA 30043. 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 forecloure. Arch _Mortgage Assur-Arch Mortgage Assur-ance Company as Attor-ney in Fact for Eric Ro-den. Brock & Scott, PLLC

9075 Foreclosures 4360 Chamblee E woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-07859 07/05/2023 07/12/2023

07/26/2023 Gpn11 gdp2747 STATE OF GEORGIA COUNTY OF GWIN-COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by
John D. Freeman and
Sunitha R. Freeman to
Wells Fargo Bank, N.A.
dated October 19, 2005,
and recorded in Deed
Book 44986, Page 153,
Gwinnett County
Records, said Security
Deed having been lost
sold, assigned, transferred and conveyed to
U.S. Bank National Association, as Trustee for
Structured Adjustable
Rate Mortgage Loan
Trust Mortgage Pass
Through Certificates, Series 2006-2, securing a
Note in the original principal amount of
427.187.00, the holder

Note in the original principal amount of \$427,187.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 1, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

Said Deed, to-wift:

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 83 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK A, CLAIRE-MONT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 300 AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BEING IN.

AND PLAT BOOK 108, PAGE 1, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.
Said property is known as 1816 Severbrook Place, Lawrenceville, GA 3004, together with all fixtures and personal property attached to and constituting a part of said property, attached to and constituting a part of said property, if any. Said property will be sold subject to 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, 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

cumbrances, 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 expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by tributed as provided by

tributed 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 Sunitha R. Freeman and John D. Freeman, successor in interest or tenant(s).

U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-2 as Attorney-in-Fact for John D. Freeman and Sunitha R. Freeman

File no. 19-074029
LOGS LEGAL GROUP
LLP*
Attorneys and Counselors
at Law
211 Perimeter Center
Parkway, N.E., Suite 130
Atlanta, GA 30346
(770) 220-

Atlanta, GA 30346
(770) 2202533/***CF REFERENCE INITIALS***
https://www.logs.com/
*THE LAW FIRM IS
ACTING AS A DEBT
COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
06/28/2023 06/28/2023

07/05/2023 07/12/2023 07/26/2023

Gpn11 9dp2747 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Michael O. Oyerinde to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Plaza Home Mortgage Inc, its successors and assigns dated 12/12/2013 and recorded in Deed Book 52703 Page 0358 and modified at Deed Book 52703 Page 561 and re-recorded at Deed Book 54095 Page 584 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust III, conveying the after-described property to secure a Note in the original principal amount of \$403,750.00, 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 as a designated by Order of the Superior Court of said county), area as designated by Order of the Superior Court of said county), within the legal hours of sale on August 1, 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:

erty:
All that tract or parcel of land lying and being in Land Lot 121 of the 5th District, Gwinnett County Coordin boing Lot 22. District, Gwinnen County, Georgia, being Lot 23,
Block A, Natchez Trace
Subdivision, as per plat
recorded in Plat Book
100, Pages 239-240, as revised in Plat Book 108,
Page 105, Gwinnett County, Georgia records,
which plats are incorpowhich plats are incorporated herein and made a part hereof by reference. Subject Property Address: 30017. Parcel ID: 838 Natchez Valley Trace, Grayson, Georgia R5121 158 R5121 158
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, includ-ing attorneys fees (notice

Foreclosures

9075

9075

ing attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 838.
Natchez Valley Trace,
Grayson, GA 30017 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 par-

knowledge and belief of the undersigned, the par-ty (or parties) in posses-sensor of the subject prop-erty is (are): Michael O. Oyerinde or tenant or tenants. Shellpoint Mortgage Ser-vicing is the entity or in-dividual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

mortgage. Shellpoint Mortgage Ser-

Snelipoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to nego-tiate, amend or modify the terms of the loan.

rne 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 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 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-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.

the status of the loan as provided immediately above.
U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II as agent and Attorney in Fact for Michael O. Oyerinde Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-3097A
THIS LAW FIRM MAY BE ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-3097A
07/05/2023, 07/12/2023, 07/19/2023, 07/12/2023, 07/12/2023, 07/12/2023, 07/19/2023, 07/12/2023,

07/19/2023, 07/26/2023. Gpn11 gdp2748 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity Deed given by Scott

Pursuant to the Power of Sale contained in a Security Deed given by Scott J. Hammond to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for Acopia, LLLC, its successors and assigns dated 7/31/2015 and recorded in Deed Book 53785 Page 259 Gwinnett Country, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$141,855.00, 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 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 August 1, 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

day of said month), the following described propfollowing described property:
All that tract or parcel of land lying and being in Land Lot 86 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:
BEGINNING at an iron pin located on the northeasterly right of way of Martin Nash Road, said right of way being 80 feet

right of way being 80 feet in width, 232.51 feet northwesterly from the intersection of the north-easterly right of way of Martin Nash Road with the northwesterly right of way of Martin Nash Road with the northwesterly right of way of Browniee Road, said right of way being 70 feet in width; thence North 29 degrees 09 minutes 19 seconds West along the northeasterly right of way of Martin Nash Road, 107.51 feet to an iron pin; running thence North 61 degrees 49 minutes 15 seconds East, 237.74 feet to an iron pin; running thence South 29 degrees 09 minutes 19 seconds East, 107.51 feet to an iron pin; running thence South 61 degrees 49 minutes 15 seconds West 237.24 feet to an iron pin; running thence South 61 degrees 49 minutes 15 seconds West 237.24 feet to an iron pin; running thence South 61 degrees 49 minutes 15 seconds West 237.24 feet to an iron pin and the POINT OF BEGINNING.
Said tract containing 5855 acres, more or less, and being known as 1402 Martin Nash Road according to the present system of numbering property in Gwinnett County, Georgia. 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 Security Deed 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)

given). Said property is commonly known as 1402 Martin Nash Road, Lilburn, GA 30047 together with all fixtures and per 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 possession of the subject property is (grey) Scott J. Hammond subject property is (are): Scott J. Hammond or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated who shall have full are who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitiga-tion 3043 Townsgate Road #200, Westlake Vil-lage, CA 91361 1-866-549-3583 Note, however, that such

Foreclosures

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 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 or not yet due and payable on the property whether 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, 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

tion and audit of the status of the loan with the holder of the Security Deed. Pursuant Deed. Pu

Afforney in Fact for Scott J. Hammond Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Aflanta, Georgia 30305, (404) 994-7400. 1120-23944A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23944A
07/05/2023, 07/12/2023, 07/19/2023, 07/1 Gpn11

gdp2750 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Nyadi G. Abatso to Consumer Mortgage Services, Inc., dated December 13, 2005, recorded in Deed Book 45821, Page 0001. Gwinnett Page 0001, Gwinnett County, Georgia Records, as last trans-County, Georgia Records, as last transferred to The Bank of New York Mellon, fk/a The Bank of New York as successor in interest to JPMorgan Chase Bank NA as Trustee for Structured Asset Mortage Investments II Inc. Bear Stearns ALT-A Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2 by assignment recorded in Deed Book 50818, Page 376, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND TWO HUNDRED AND 0/100 DOL-LARS (\$127,200.00), with interest therein there will

LARS (\$127,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett 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 August, 2023, the following described property:

2023, THE INHOMING described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF
The debt secured by said 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 indebtdees. 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).

s 13-1-11 naving 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 closed by an accurate survey and inspection of survey and inspection of the property, any assess-ments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and any mat-ters 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 with-

Said property will be sold on an "as-is" basis without any representation, warranty or recourse ogainst the above-named or the undersigned. The Bank of New York Mellon, fl/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-21 sthe 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.

Suite 300, Greenwood virlage, 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 Nyadi G. Abatso or a tenant or tenants and said property is more commonly known as 3885. Lester Woods Drive, Lawrenceville, Georgia 30044. Should a conflict crise 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 steuts of the loan with the holder of the security deed.

The Bank of New York deed.
The Bank of New York The Bank of New York Mellon, fixla The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through

Certificates, Series 2006-2 as Attorney in Fact for Nyadi G. Abatso McCalla Raymer Leibert

Foreclosures

Nyddi G. Abdiso
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehofline.nef
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 131 OF THE
6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4,
BLOCK A, LESTER
WOODS SUBDIVISION,
UNIT ONE, AS PER
PLAT RECORDED IN
PLAT BOOK 16, PAGE
250, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDS, WHICH
RECORDS TINCORPORT RECORDS, RÉCORDS, WHICH
PLAT IS INCORPORATI
ED HEREIN BY REFERENCE AND MADE A
PART HEREOF.
MR/mac 8/1/23
Our file no. 5166918 - FT7
07/05/2023, 07/12/2023,
07/19/2023, 07/26/2023.

Gpn11

GPN11
gdp2791
STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
PURSUANT to the power of sale contained in the Security Deed executed by BRITTAINY
HOLLINS AND BEN L.
MURPHY SR to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME
AMERICA MORTGAGE,
INC. in the original principal amount of sill, 702.00 dated April 2, 2008 and recorded in Deed Book 48765, Page
318, Gwinnett County records, soid Security Deed being last transferred to SeleNe FilNANCE LP in Deed Book 54923, Page 442, Gwinnett County records, the undersigned will sell arbiblic outcry to the lighest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on August 01, 2023, the property in said Security Deed and described as follows: and described as follows:

ALL THAT TRACT OR PARCEL OF LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 73, BLOCK A, UNIT FOUR, ASHLAND MANOR SUBDIVISION, AS PER ASHLAND MANOR SUBDIVISION, AS PER
PLAT RECORDED IN
PLAT BOOK 57, PAGE
175, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
PLAT IS INCORPORATED HEREIN BBY REFERENCE AND MADE A
PART OF THIS DESCRIPTION.
Soid property being
known as: 354 SPRING
FALLS DA

LAWRENCEVILLE, GA 30045 To the best of the under-

signeds knowledge, the party or parties in possession of said property is/are BRITTAINY J. HOLLINS AND BEN L. MURPHY SR or tenant (s)

(s).
The debt secured by said
Security Deed has been
and is hereby declared
due and payable because and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in thote 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 (notice of intent to collect attorneys fees how ing been given). Said properly 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.

ney In Fact ror Christopher Padgett
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
1207-1995A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1207-1595A
7/07/05/2023, any assessments, 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023. gdp2806 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT GEORGIA, GWINNE I COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Kimberly M Truesdale to FT Mortage Companies d.b.a. HomeBanc Mortgage Corporation, dated July 20 1090. recorded in

tion of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modhas full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Selene Finance LP
3501 Olympus Boulevard,
5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
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 modify the terms of the mortgage.
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-

TAINED MAY BE USED FOR THAT PURPOSE. SELENE FINANCE LP, SELENE FINANCE LP, as Attorney-in-Fact for BRITTAINY J. HOLLINS AND BEN L. MURPHY SR Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470 321 7112 Phone: 470.321.7112 Firm File No. 23-098083 -GaR 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

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). Gpn11 gdp2800 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Christopher Padgett to Christopher Padgett of Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns dated 2726/2010 and recorded in Deed Book 49977 Page 415 Gwinpett County Deed Book 49977 Page
415 Gwinnett County,
Georgia records; as last
transferred to or acquired by Truist Bank,
successor by merger to
SunTrust Bank, conveying the ofter-described
property to secure a
Note in the original principal amount of
\$189,504.00, with interest
at the rate specified
therein, there will be
sold by the undersigned
t public outcry to the en). Said property will be sold

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, encumthe property, any assessments, liens, encumbrances, 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. MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. 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 August 1, 203 (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: erty: All that tract or parcel of land lying and being in

Land Lot 89 of the 7th District, of Gwinnett County, Georgia, being Lot 119, Block A of Chandler Pond, Unit One, as per plat thereof recorded in Plat Book 60, Page 278, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part here of by reference for a more detailed description; being known as 1887 Lake Ridge Terrace, according to the present system of numbering property in Gwinnett County, Georgia. 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 aftorneys fees (notice of intent to collect aftorneys fees having been given). Foreclosures 9075 Foreclosures authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Mid-

terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 99 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.
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 Kimberly M Truesdale or a tenant or tenants and said property is more commonly known as 131 Oak Vista 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. Bankruptor Cade

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 holder of the security deed. MidFirst Bank as Attorney in Fact for Kimberly M Truesdale McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-ling net

neys fees having been given). Said property is commonly known as 1887 Lake Ridge Terrace, Lawrenceville, GA 30043 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 possession of the subject property is (are): Christopher Padgett or tenant or tenants.

pher Padgett or tenant or tenants.
Truist Bank is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1.80n.8972.3792

2467 1-800-827-3722
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 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, 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 C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-judicial sales in the State of Georgia, the Deed Under Power and other forecla

Power and other toreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

above.
Truist Bank, successor by merger to SunTrust Bank as agent and Attorney in Fact for Christopher Padgett

Gpn11

HomeBanc Mortgage Corporation, dated July 29, 1999, recorded in Deed Book 18947, Page 252, Gwinnett County, Georgia Records and as modified by that certain Loan Madification Agreement recorded in Deed Book 59771, Page 393, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 49009, Page 842, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-EIGHT THOU-SAND NINE HUNDRED THIRTY-EIGHT THOU-SAND NINE HUNDRED AND 0100 DOLLARS (\$138,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for rash before the court

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 Tuesday in August, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

OF The debt secured by said

2467 1-800-827-3722

www.foreclosurehot-line.nef
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 14 of the 5th
District of Gwinnett
County, Georgia, being
Lot 14, Block M, Unit
Four, Phase Four of
Winnsong Chase Subdivi-sion, as recorded in Plat
Book 71, Page 216, Gwinnett County, Georgia
Records, which plat is incorporated herein and
made a part hereof.
MR/chr 8/I/23
Our file no. 51002212
FT17
07/03/2023, 07/12/2023,

07/12/2023, 07/05/2023, 07/19/2023, 07/26/2023.

Gpn11
gdp2828
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Shahin Dehghan
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Home Point Financial Corporation, its
successors and assigns,
dated June 13, 2018,
recorded in Deed Book
55967, Page 263, Gwinnett
County, Georgia 55967, Page 263, Gwinnett County, Georgia Records, as last transferred to Home Point Financial Corporation by assignment recorded in Deed Book 60465, Page 664, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND TY-SIX THOUSAND FOUR HUNDRED AND

FOUR HUNDRED AND 0/100 DOLLARS (\$296,400.00), 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 August, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF OF The debt secured by said 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).

s 13-1-11 naving 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 matand payatine, the right of redemption of any taxing authority, any mathers 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. Home Point Financial Corporation is the holder of the Security Deed to the property in accurate. the property in accordance with OCGA § 44-14-

dance 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: Home Point Financial Corporation, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 877-297-5484.

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 Shahin Dehghan and Parya Moniezi or a tendarya media full substance of the control of the party in possession of the property is Shahin Dehghan and Parya Monjezi or a tenant or tenants and said property is more com-monly known as 235 monly known as 235 Ridge Bluff Lane, Suwa-Ridge Bluff Lane, Suwanee, Georgia 30024.
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

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.

Home Point Financial Corporation as Attorney in Fact for Shahin Dehghan McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

www.foreclosurenor-line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 150 of the 7th
District, Gwinnett Coun-ty, Georgia and being
Lot 16, Block B of
Peachtree Horizon, Unit I, as shown and designated on a plat thereof recorded at Plat Book 70, page 198, in the Clerk's Office for the Superior Court of Gwinnett County, Georgia, to which plat reference is hereby

made for a more com-plete and accurate de-scription as to the metes, bounds and location of

Foreclosures

9075

our file no. 23-11241GA - FT18 07/05/2023, 07/12/2023, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022, 07/19/2022,

opn11
gdp2834

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Dorothy Sutherland to First Horizon
Home Loan Corporation,
dated May 27, 2005,
recorded in Deed Book
43129, Page 45, Gwinnett
County,
Georgia
Records, as last fransferred to U.S. Bank, National Association, as ferred to U.S. Bank, Na-tional Association, as Trustee for SACO I Trust 2005-6, Mortgage-Backed Certificates, Series 2005-6 by assignment recorded in Deed Book 59963, Page 561, Gwinnett County, Georgia Records, con-veying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of scribed property to secure a Note in the original principal amount of FORTY-ONE THOUSAND ONE HUNDRED THIRTY-FOUR AND O'100 DOLLARS (\$41,134.00), 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 August, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF
The debt secured by solid Security Deed his heen

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 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 hoving been given). en).
Said property will be sold

Said property will be sold sublect 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, nances, 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. U.S. Bank, National Association, as Trustee for SACO I Trust 2005-6, Mortgage-Backed Certificates, Series 2005-6 is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 2317. S. Decker I ake Dr.

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 possigned.

signed, the party in possession of the property is Dorothy Sutherland, Lyndon Limonius and Jacinth Limonius or a Jacinth Limonius or a tenants and said property is more commonly known as 2023 Hidden Ivy Lane, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal dedress and the dress 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. legal

deed. U.S. Bank, National As-U.S. Bank, National Association, as Truste Sociation, as Truste 2005-6, Mortgage-Backed Certificates, Series 2005-6 as Attorney in Fact for Dorothy Sutherland McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotwww.foreclosurehot-

WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 273 OF THE
THE STRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 107,
BLOCK A, IVY FORK,
AS PER PLAT
RECORDED IN PLAT
BOOK 103, PAGES 251252, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORATED HEREIN AND
MADE REFERENCE
HERETO.

MADE REFERENCE HERETO. SUBJECT TO THAT CERTAIN SECURITY DEED FROM DOROTHY SUTHER-SUBJECT TO THAT
CERTAIN SECURITY
DEED FROM
DOROTHY SUTHERLAND TO MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC., AS GRANTEE, AS
NOMINEE FOR FIRST
HORIZON HOME LOAN
CORPORATION, ITS
SUICCESSORS AND AS SUCCESSORS AND AS-SIGNS, DATED MAY 27, 2005, AND RECORDED SIGNS, DATED MAY 27, 2005, AND RECORDED IN DEED BOOK 43129, PAGE 22, GWINNETT COUNTY, GEORGIA RECORDS. MR/chr 8/1/23 Our file no. 22-07031GA - FTI FT1 07/05/2023, 07/12/2023, 07/19/2023, 07/26/2023.

Gpn11 gdp2836 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

COUNTY

COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Teresa Barfield
and Daniel Barfield, Jr
to Figure Lending LLC,
dated November 9, 2019,
recorded in Deed Book
57057, Page 1, Gwinnett
County, Georgia
Records, as last transferred to Wilmington

Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2020-FIG1 by assignment recorded in Deed Book 60581, Page 36, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTEEN THOU-SAND FOUR HUNDRED EIGHTY AND 0/100