provided immediately above.
Navy Federal Credit Union as agent and Attorney in Fact for Deborah D Bryant Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

gia 30305, (404) 994-7400.
2049-172A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 2049-172A
08/09/2023, 08/16/2023,
08/23/2023, 08/30/2023.

Gpn11 gdp4049 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNET OF COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Maria Camacho to Mortgage Electronic Registration Systems, Inc. as nomines SunTrust Mortgage, Inc. d/b/a Sun America Mortgage, its successors and assigns, dated July 28, 2006, recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia Records, as last trans-COUNTY recorded in Deed Book 46909, Page 733, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by assignment recorded in Deed Book 56349, Page 457, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIETTY-FIVE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$255,600.00), 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, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF forth therein, there will

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 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 outstand-ing ad valorem taxes (inring da valorem 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 assess. 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. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pertium Mortaga

dividually but as trustee for Pretium Mortgage 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 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 Filoor, Suite 500, Dallas, TX 75019, 7136525034.

Note, however, that such entity is not required by law to negotiate, amend

law to negotiate, amend or modify the terms of the loan.

To the best knowledge and helical the control of the load the load of the load o

and belief of the under-signed, the party in pos-session of the property is Maria Camacho and Yu-nior J Silva or a tenant or tenants and said prop-erty is more commonly known as 4185 Davis Road, Buford, Georgia 30518. 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. known as 4185 Davis

deed.
Wilmington Savings
Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee
for Pretium Mortgage
Acquisition Trust
as Attorney in Fact for
Maria Camacho
McCalla Raymer Leibert
Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

Nowell, GA 300/6
Now. foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 230 of the 7th
District, Gwinnett County, Georgia, being Lot 87,
Highland Creek, Unit
One, as per plat recorded
in Plat Book 113, pages
112-115, Gwinnett County,
Georgia Records, said
plat is incorporated herein by reference thereto.
MR/iay 9/5/23
Our file no. 5472019 FT18
88/09/2023,
08/16/2023,

FT18 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11
gdp4052
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Hanika N Goley
to Mortgage Electronic
Registration Systems,
Inc., as grantee, as nomi-Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company LLC, its successors and assigns, dated June 26, 2020, recorded in Deed Book 57881, Page 424, Gwinneth County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 60419, Page 413, Gwinneth County, Georgia Records, as last transferred to Guild transferred to Guild Mortgage Company LLC by assignment recorded in Deed Book 60711, Page 292, Gwinnett County, Georgia Records, con-veying the after-de-

9075 Foreclosures

scribed property to secure a Note in the original principal amount of TWO HUNDRED SEV-ENTY-ONE THOUSAND TWENTY-FIVE AND 0/100 DOLLARS (\$271,025.00), 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 such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

OF The debt secured by said 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 having been given).

fice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Guild Mortgage Company LLC is the holder of the Security Deed for the Security Deed for the property in accordance with OCGA § 44-11-14-02. The entity that has full authority to negotiate with the debtor is: Guild Mortgage Company LLC, PO BOX 85304, San Diego, CA 92186, 800-365-4441.

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

or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Hanika N Goley or a tenant or tenants and said property is more commonly known as 2152 Talmai Dr, Snellville, Georgia 30078. 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 audif of the status of the loan with the

tus of the loan with the holder of the security

holder of the security deed.
Guild Mortgage Company LC
as Attorney in Fact for Hanika N Goley
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehot-line.net
EXHIBIT A
All that tract or parcel of

EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 68 of the 6th
District, Gwinnett County,
Georgia, beins Lot
101, Brookwood Village,
Phase 2A, as per plat
recorded in Plat Book
145, Pages 129-137, Gwinnett County, Georgia
records, which recorded
lat is incorporated herein by reference and

in by reference and made a part of this de-scription. MR/chr 9/5/23 Our file no. 22-09436GA -FT17 FT17 08/09/2023, 08/16/2023,

08/23/2023, 08/30/2023.

GP13/2023, 08/30/2023.

GP111
gdp4056

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Eileen Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation, its successors and assigns. dated 37/2006 and recorded in Deed Book 46294 Page 559 and modified at Deed Book 56334 Page 706 Gwinnett County, Georgia records; a last fransferred to or acquired by U.S. Bank National Association, as Indenture Trustee on bentif of and with respect National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G, conveying the after-described property to secure a Note in the original principal amount of \$165,420.00, with interest at the rate specified at the rate specified therein, there will be sold by the undersigned

ING AND BEING IN LAND LOT 321 OF THE ATH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, OF PEMBROOK FARMS, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE. The debt secured by soid 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 he again the sale will he again the sale will be approved the sale will be approved the sale will be approved to the sale wi The debt remaining in default, this sale will be derdult, fills 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 of intent to collect attor-neys fees having been given).

given). Said property is commonly known as 4740 Duval Point Way SW, Snel-lville, GA 30039 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 par9075 Foreclosures

ties) in possession of the subject property is (are): Eileen Brown or tenants. Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortagee. gage. Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698

866-712-5698
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 against the property whether due and payable

against the property whether due and payable or not yet due and Georgia, the Deed Under Power and other foreclo-sure 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 above.
U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G as agent and Attorney in Fact for Eileen Brown Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1144-462A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-462A
08/09/2023, 08/16/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11 gdp4107 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY

DER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jermaine Dumas and Bridget Dumas to Mortgage Electronic Registration Systems, grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated 9/30/2008 and recorded in Deed Book 49107 Page 130 and modified at Deed Book 50836 Agnored Fair County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of \$219,072.00, with interesing the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 said on September 5, 2023 (being the first Tuesday of said month unless said (being the tirst 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 prop-

erry:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 159 OF THE
STH DISTRICT, GWINNETT COUNTY, GEOR-

LAND LOT 159 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN PLAT RECORDED IN PLAT BOOK 118, PAGES 181-182, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. The debt secured by soid 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 attorneys fees having been given).

Said property is commonly known as 128 Jarrod Oaks Court, Loganville, GA 30052 together with all fixtures and personal property atrached to and constituting a part of said property, if any. To the best knowledge and be lief of

ing 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): Jermaine
Dumas and Bridget Dumas or tenant or tenants.
Fay Servicing, LLC is
the entity or individual
designated who shall
lave full authority to ne-

designated who shall have full authority to ne-gotiate, amend and modi-fy all terms of the mortfy all terms of the mortgage.
Fay Servicing, LLC P.O.
Box 814609 Dallas, TX
75381-4609 Dallas, TX
75381-4609 Ison-495-7166
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) unpoid 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 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 confirma-

tion and audit of the sta tus of the loan with the holder of the Security Deed. Pursuant to 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 judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

Foreclosures

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provided immediately provided immediately above.
U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Jermaine Dumas and Bridget Dumas mas Aldridge Pite, LLP, Six

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1216-3036A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION USED FOR THAT PURPOSE. 1216-3036A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11
gdp4109
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Susan Gheen Thomas to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for MILend Inc., its successors and assigns dated 4M2/2015 and recorded in Deed Book 53529 Page 131 Gwinnett County, Georgia records; as last transferred to or acquired by Finance of America Reverse LLC, conveying the after-described property to secure a Note in the original principal amount of 337,500.00, 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 area as designated by Order of the Superior Court of said county), within the legal hours of within the legal hours of sale on September 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:

GIOWING described property:

ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 73 OF THE
5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 69,
BLOCK A, WOODBERRY SUBDIVISION, UNIT
ONE, AS PER PLAT
BOOK 103, PAGE 5,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION SAID
DROPERTY BEING
KNOWN AS 1500 WOOD-

DESCRIPTION SAID
PROPERTY BEING
KNOWN AS 1590 WOODBERRY RUN DRIVE
ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING PROPERTY IN GWINNETT
COUNTY, GEORGIA
PARCEL ID NUMBER.
R5073 275. SUBJECT TO
ANY EASEMENTS OR
RESTRICTIONS OF
RECORD
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 salle will be
made for the purpose of made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, includ-

Deed and by law, including attorneys fees (notice
of intent to collect attorneys fees having been
given).
Said property is commonly known as 1590
Woodberry Run Drive,
Snellville, GA 30078 together with all fixtures
and personal property attached to and constituting a part of said propering a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-

The birder signed, the but your parties) in possession of the subject property is (are): Susan Gheen Thomas or tenant or tenants.

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

CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 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

ses (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, 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 judicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

nne status of rine lodia de provided immediately above. Finance of America Reverse LLC as agent and Attorney in Fact for Susan Gheen Thomas Aldridge Pite, LLP, Siz Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1823-466A THIS LAW FIRM MAY BE ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1823-466A 08/09/2023, 08/16/202 08/23/2023, 08/30/2023

Foreclosures 9075

Gpn11
sdp4110
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Dorothea A. Perry to Mortagae Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns dated 3/31/2006 and recorded in Deed Book 46390 Page 786 Gwinnett County, Georgia records; as last transferred to or acquired by TIAA FSB, conveying the after-described property to secure a Note in the original principal amount of \$25,390.00, 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, 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 September 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:

erty:

ALL THAT TRACT OR

PARCEL OF LAND LYING AND BEING IN

OF THE 5TH DISTRICT

OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS

BUILDING 17, UNITY

SET FORTH ON THAT

CONDOMINIUM PLAT

FOR TREYMONT AT

SUGARLOAF, RECORDED AT CONDOMINIUM

PLAT BOOK CD4,

PAGES 82- 85, AS

THEREAFTER REVISED FROM TIME TO

TIME IN THAT, AS

ALSO DESCRIBED IN

DECLARATION OF

CONDOMINIUMS FOR

TIME IN THAT, AS

ALSO DESCRIBED IN

DECLARATION OF

CONDOMINIUM, RECORDED

AT DEED BOOK 45691,

PAGE 255, AMENDED

IN DEED BOOK 45691,

PAGE 783, GWINNETT

COUNTY REAL PROP
ERTY RECORDS, AS

THEREAFTER

AMENDED FROM

TIME TO TIME, AS,

ALSO SETFORTH IN

THAT CONDOMINIUM

FLOOR

PLANS

RECORDED IN THE

EGWINNETT COUNTY,

GEORGIA CONDOMINIUM

FLOOR

PLANS

RECORDED IN THE

TOGETHER WITH AN

UNDIVIDED INTEREST

IN THE COMMON AR
EAS. REFERENCE:

1092 TREYMONT LANE,

LAWRENCEVILLE, GA

30045, J08# 8879177

This sale is made subject

to that Security Deed in

the amount of \$126,250.00,

recorded on 277/2012 in

Deed BOOK 51163, Page

156, aforesaid records.
The debt secured by said
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 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 aftorneys fees having been given).

Said property is commonly known as 1092 Treymont Lame, Lawrenceville, GA 30045 together with all fixtures and personal property atached 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): Dorothea A. Perry or tenant or tenants.

A. Perry or tenant or tenants.
LoanCare, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentar Way Virginia Beach, VA 23452 800-909-9525
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superi-

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 judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may find Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

provided immediately above.

TIAA FSB as agent and Attorney in Fact for Dorothea A. Perry Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. gia 30305, (404) 994-7400.
1154-2200.A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1154-2200A
08/09/2023. 08/16/2023.

GPN11
9dp4111
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,

08/09/2023, 08/23/2023, 08/30/2023.

08/16/2023,

GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Ideara B Caldwell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Magnus Financial Corporation, dated January 24, 2007, and recorded in Deed Book 47518, Page 0704, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual

Foreclosures

9075

Foreclosures

are a lien, but not yet due and payable), (b) un-paid water or sewage bills that constitute a lien

paid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or econd, (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, ilens, encumbrances, zoning ordinances, serumbrances, zoning ordinances, serumbrances, zoning ordinances, sertictions, 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 many not be provided until final

sure documents may not be provided until final confirmation and audit of

confirmation and audit of the status of the loan as provided immediately above.
Longbridge Financial, LLC as agent and Attorney in Fact for Daniel Assibey-Mensah Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1823-472A
THIS LAW FIRM MAY BE ACTING AS A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PUR-

FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1823-472A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11 gdp4113 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETI COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Dawn F White and Charles L White, Jr to Mortgage Electronic Registration Systems,

Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insurance Company by assignment recorded

by assignment recorded in Deed Book 56874, Page

in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$132,800.00), with interest thereon as set forth

(\$132,800.00), 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 Septem-

gal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and

capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on June 19, 2023 in Book 60651 Page 143 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand and 0/100 dollars (\$138,000.00), with interest thereon as set dollars (\$138,000.00), with interest thereon as set forth therein, there will be sold at public outer to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023, the following described property: erty: All that tract or parcel of All that tract or parcel of and lying and being in Land Lot 179, 5th District, Gwinnett County, Georgia, being Lot 19, Block B, Unit One, Vilage Gate Subdivision, as per plat recorded in Plat Book 2, Page 77, Gwinnett County Records, said plat being incorporated herein by reference thereto. ence thereto.

rated herein by reference thereto.
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 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: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, 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, liens, encumentances, zoning ordinances, restrictions, covenants, and matters

ments, 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 Ideara B. Caldwell or tenant(s); and said property is more commonly known as 217 Village Way, Lawrenceville, GA 30045.

The sale will be conduct-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. tinguished by toreclosure.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Ideara B Caldwell.

Brock & Scott, PLLC 4360 Chamblee Dunwoody Road

4360 Chamblee D woody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-03288 08/09/2023 08/16/2023 08/30/2023

Gpn11
gdp4112
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of
Sale contained in a Security. Deed given by rity Deed given by Daniel Assibey-Mensah to Mortgage Electronic Registration Systems,

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 (no tice pursuant to O.C.G.A. § 13-11 having been given). to Mortagge Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortagge Corporation, its successors and assigns dated 9/15/2020 and recorded in Deed Book 57890 Page 819 Gwinnett County, Georgia records; as last transferred to or acquired by Longbridge Financial, LLC, conveying the after-described property to secure a Note in the original principal en). Said property will be sold 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 disclosed 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. erty to secure a Note in the original principal amount of \$382,500.00, 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 Courth Generia (or such house 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 September 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: Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Forethought Life Insurance Company is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity to negotiate.

day of said month), the following described property:
All that tract or parcel of land lying and being in Land Lot 49 of the 7th District, Gwinnett County, Georgia, being Lot 77, Block B*, Charter Club on the River Subdivision, Unit Two as per plat recorded in Plat Book 68, Page 15, Gwinnett County, Georgia, said plat being Incorporated herein and made a part of by reference thereto. 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 attorneys fees (notice of intent to collect attorneys fees having been given). 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 Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166.
White Oak Ln SW_Lil-

commonly known as 4166
White Oak Ln SW, Lilburn, Georgia 30047.
Should a conflict arise
between the property address and the legal deceription the legal dedress and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security holder of the security

Forethought Life Insur-Forethought Life Insur-ance Company as Attorney in Fact for Dawn F White and Charles L White, Jr McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

neys fees having been given). Said property is commonly known as 184 River Meadow Court, 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): Daniel Assibey-Mensah or tenants.

sibey-Mensah or tenant or tenants. CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 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

www.foreclosurehot-line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 103, 6TH DISTRICT, GWINNETT
COUNTY, BEING LOT
16, BLOCK, E, LEE
ACRES SUBDIVISION,
UNIT TWO, AS PER
PLAT RECORDED IN
PLAT BOOK 3, PAGE PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. ADDRESS: 4166 WHITE OAK LN SW; LILBURN,

9075 Foreclosures GA 30047-2237 TAX MAP OR PARCEL ID NO.: R6103-152 MR/chr 9/5/23 Our file no. 5569819 - FT1 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11

gpn11

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Pravin C. Mehta to JP-Morgan Chase Bank, N.A. dated 21/1208 and recorded in Deed Book 51716
Page 604 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC dba Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of \$160,000.0, 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 With the legal hours of sale on September 5, 2023 (being the first Tuesday of said month), the following described property:

day of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LY.
ING AND BEING IN THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK A, EASTPARKE SUBDIVISION, ACCORDING TO PLAT RECORDED AT PLAT BOOK 59, PAGE 227, GWINNETT COUNTY, GEORGIA, RECORD, BEING IMPROVED PROPERTY KNOWN AS 1850 EASTFORD TRACE, STONE MOUNTAIN, GEORGIA 30087. 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

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 1850 Eastford Trc, Stone Mountain, GA 30087 together with all fixtures and personal property at

and personal property at and personal property at-tached to and constitut-ing a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the par-ty (or parties) in posses-sion of the subject prop-erty is (are): Pravin C. Mehta or tenant or ten-ants.

ants. Shellpoint Mortgage Ser-Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107
Note, however, that such

Greenville, SC 29603-0826
1-800-365-7107
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and or not yet due and payable and which may

not be of record, (c) the

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 state 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 judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not per provided until final Power and other foreclo-sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. NewRez LLC dba Shell-point Mortgage Servicing as agent and Attorney in Fact for Pravin C. Mehta Aldridge Pite, LLP, Six Piedmont Center, 3525

Aldridge Pite, LLP, SIX Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-3166A THIS LAW FIRM MAY BE ACTING AS A DEBT. COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-08/09/2023, 08/16 08/23/2023, 08/30/2023.

GP111

GP111

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne T Longmire to Suntrust Mortage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust by assignment recorded in Deed Book 59759, Page 800, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOU. SAND AND 0/100 DOL-LARS (\$100,000.00), with interest thereon as set forth therein, there will LARS (\$100,000.00), 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 September, 2023, the following described property: per, 2023, the following described 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

9075

§ 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any maters which might be disclosed by an accurate ing 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 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. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 201-RPL4 Trust is the holder of the Security Deed to the property in accordance with OCGA's 44-14the property in accordance with OCGA § 44-14-

adnice With OCGA's 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 Salt Lake City, UT 84119, 888-818-6032. 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 Carolyn D Longmire or a tenant or tenants and adid property is more commonly known as 3505 River

Drive, Lawrenceville, Georgia

commonly known as 350c.
River Drive,
Lawrenceville, Georgia
30044. Should a conflict
arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code
and (2) to final confirmation and audit of the status of the loan with the

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 Owner Trustee of CSMC 2021-RPL4 Trust as Attorney in Fact for Yvonne T Longmire McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A All that tract or parcel of land lying being in Land Lot 108 of the 6th District of Gwinnett County, Georgia, and being more

Georgia, and being more particularly described as

Georgia, and being more particularly described as follows:
Beginning at an iron pin on the eastern right of way of River Road (80 foot right of way) located a distance of 961.48 feet in a southerly direction as measured along said right of way from the point where the eastern right of way of River Road intersects the center line of Yellow River; run thence in a north-easterly direction a distance of 238.90 feet to a point in the center of the Yellow River; thence run along the centerline of Yellow River in a generally southerly, southeasterly, and easterly direction and following the meanders thereof a distance of 375 feet, more or less to a point said center. tance of 375 feet, more or less, to a point, said cenless, to a point, said centerline of Yellow Riverbeing the property line; thence run southeast a distance of 103.10 feet to an iron pin found (said distance shown in prior deeds as 130.10); thence run southwest a distance of 494.12 feet to an iron pin on the Eastern right of way of River Road; thence run along said right of way in a generally northerly direction a distance of 127.51 feet to a point; thence continue along said right of way a distance of 174.95 feet to an iron pin and the point of beginning, all according to the improvement survey prepared for Joseph A and I. Margaret Johlin, dated February 16, 1987, by Benny L. Bruner, Georgia Registered Land Surveyor No.1646, B.L. Bruner, Georgia Registered Land Surv less, to a point, said cen-terline of Yellow River by made subject to all

restriction and ments of records. ease MR/ca 9/5/23 Our file no. 5867313 - FT1 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

GP1118
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Carlino B. Russell, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its successors and assigns dated 5712/2004 and recorded in Deed Book 512/2004 and recorded in Deed Book 52/80 Page 803, and modified at Deed Book 54/94 Page 212 and modified again at Deed Book 54/94 Page 212 and modified again at Deed Book 54/94 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired by WILAMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F. conveying the after-described Property to secure a Note in the original principal amount of \$151,106.00, with interest Gpn11

Note in the original principal amount of \$151,106.00, with interest at the rate specified therein, there will be sold by the undersigned 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 September 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case Holiday, in which case being the first Wednes-day of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 70 OF THE

LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT TRESTYIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUN-