Foreclosures

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TY RECORD. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS ARBORWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING TY RECORD. REFER TEM OF NUMBERING PROPERTY IN GWIN-NETT COUNTY, GEOR-

Foreclosures

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GIA.
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

The debt emaining 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 1835 Arborwood Drive, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of the undersigned, the party (or parties) in possession of the subject property is (are): Carrington Mortgage Services, LLC is the entity or individual designant with the party to personal property is (are): Carrington Mortgage Services, LLC is the entity or individual designant with the property to personal property in control of the undersigned, the party (or parties) in possession of the subject property is (are): Carrington Mortgage Services, LLC is the entity or individual designative of the property o

thority to negotiate, amend and modify all terms of the mortgage. Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567 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 and valorem taxes (including taxes which are a lien, but not yet whether 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 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 undit of the sta-

tion and audit of the sta-tus 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 re-garding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclo-sure documents may not sure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

above.
WILMINGTON SAVINGS
FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F as agent and Attorney in Fact for Carlton B. Russell, III Carlton B. Russell, III
Aldridge Pite, LLP, Six
Piedmont Center, 3525
Piedmont Road, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7400.
2191-2750A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY IN.
FORMATION OB-

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

Gpn11 gdp4121 STATE OF GEORGIA COUNTY OF GWIN-

NETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by MARK F. JANOWIAK to GREAT NORTHERN FI-NANCIAL CORPORAin the original principal amount of \$255,000.00 dated July 5, \$235,000.00 darled July 3 2001 and recorded in Deed Book 24099, Page 31, Gwinnett County records, said Security Deed being last trans-ferred to U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST in Deed Book 60196, Page 126, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the lead house of sell pour of said county. gal hours of sale, on September 05, 2023, the property in said Security Deed and described as

ALL THAT TRACT OR PARCEL OF LAND LY-ING AND BEING IN LAND LOT 330, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, COUNTY, GEORGIA,
BEING LOT 140, BLOCK
A, RIVERFIELD SUBDIVISION, UNIT I, AS
PER PLAT RECORDED
IN PLAT BOOK 54,
PAGE 199, AS REVISED
IN PLAT BOOK 57,
PAGE 98, GWINNETT
COUNTY, GEORGIA,
RECORDS, WHICH
ILL SINCORPORAT

RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HERE-OF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. TAX ID: R6330 236 Said property being known as: 5060 RIVER-FIELD DR NORCROSS, GA 30092
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are MARK JANOWIAKO TENDATICS). JANOWIAK or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same

ing in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances,

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 loan with the holder of the Security Deed. The name, address, and telephone number of the The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Selene Finance LP
3501 Olympus Boulevard, 5th Floor, Suite 500
Dallas, TX 75019
877-768-3759
Note that pursuant to

Foreclosures

9075

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 mortgage.

THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-LECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.
U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER
TRUSTEE FOR RCF 2
ACQUISITION TRUST,
SO Aftorney-in-Fact for
MARK F. JANOWIAK
Robertson, Anschutz, MARK F. JANOWIAK Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 13010 Morris Rd. Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 20-084645 -DaG 08/09/2023 08/16/2023,

GPN11
gdp4122
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY

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

Under and by virtue of the Power of Sale con-tained in a Security Deed under and by Virrue or the Power of Sale contained in a Security Deed given by Lisa Lachman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for COUNTRYWIDE HOME LOANS, INC., its successors and assigns., dated March 31, 2005, recorded in Deed Book 42764, Page 198, 6winnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK, OR CHASE BANK, N.A. AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWHEQ REHOLDERS CWHEQ REHOLDERS CWHEQ REHOLDERS CWHEQ RIES 2005-D by assignment recorded in Deed Book 50346, Page 9, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY AND 0/100 DOLLARS (\$24,780.00), with interest thereon as set forth therein, there will be (\$24,780.00), 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 September. 2023, the following ber, 2023, the following

first Tuesday in September, 2023, the following described property:
SEE EXHIBIT A ATTACHED 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 indebtedness as and when due and in the Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of poying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold

en). Said property will be sold said property will be solve 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 the property, any assessthe 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.
The Bank of New York
Mellon fk/a The Bank of
New York as successor
Indenture trustee to JPMorgan Chase Bank, National Association for
CWHEQ Revolving Home
Equity Loan Trust, Series 2005-D is the holder Equity Loan Trust, Series 2005-D is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

6059.

Note, however, that such entity is not required by what 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 list. Lechange and Clair. Lisa Lachman and Clair Davidson or a tenant or tenants and said proper tenants and said property is more commonly
known as 372 Pine Hill
Place, Norcross, Georgia
30093. 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 confirmotion that the sale is ed 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 learn with the

tus of the loan with the holder of the security deed.

The Bank of New York Mellon flk/a The Bank of New York as successor Indenture trustee to JP-Morgan Chase Bank, National Association for tional Association for CWHEQ Revolving Home

CWHEQ Revolving Home Equity Loan Trust, Series 2005-D as Attorney in Fact for Lisa Lachman McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line net

www.foreclosurehot-line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND ly-ing and being in Land
Lot 142 of the 6th Dis-trict, Gwinnett County,
Georgia and being more
particularly described as
follows:

To find the TRUE POINT OF BEGINNING, commence at a point located on the Westerly Right-of-Way of Jimmy Carter Blvd (Variable R/W) 1,416.14 feet north of the intersection of the right-of-way of U.S. Highway 29; thence continuing along said right-of-way North 07 degrees 55 minutes 03 seconds East a distance of 163.66 feet to a point; thence AND

Foreclosures

East a distance of 163.66 feet to a point; thence leaving said right-of-way of Jimmy Carter North 82 degrees 04 minutes 57 seconds West a distance of 111.71 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 78 degrees 04 minutes 44 seconds West a distance of 41.00 feet to a point; seconds West a distance of 41.00 feet to a point; thence North 11 degrees 51 minutes 48 seconds East a distance of 18.03 feet to a point; thence South 78 degrees 04 minutes 44 seconds East a distance of 41.00 feet to a point; thence South 11 degrees 51 minutes 48 seconds West a distance of 18.03 feet to a point ond the TRUE POINT OF BEGINNING.
Said tract containing feet).

This Security Deed is junior and inferior to the lien of that certain Security Deed dated March 31, 2005, executed by Lisa Lachman, in favor of Countrywide Home Countrywide Home Loans, Inc., in the original principal amount of \$99,120.00 and a default under the terms of this Security Deed shall constitute a default under the terms of the hereinabove described Security Deed.

MR/ca 9/5/23
Our file no. 5790219 - FT7
08/09/2023, 08/16/2023,

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

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

Gpn11
gdp4123

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Eldon Creer to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for NATIONSTAR
MORTGAGE LLC D/B/A
MR. COOPER, its successors and assigns, dated September 10, 2019, recorded in Deed Book
56892, Page 112, Gwinnett
Country, Georgia Records
and as modified by that County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59613, Page 328, Gwinnett County, Georgia Records, as last transferred to Nationstar Mortgage LLC D/B/A Mr. Cooper by assignment recorded in Deed Book 59577, Page 422, Gwinnett County, Georgia County, Georgia Records, conveying the County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED NINETY-NINE THOU-SAND NINE HUNDRED SIXTY AND 0/100 DOL-LARS (\$199,960.00), 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 September, 2023, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

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
Mote and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all
expenses of this sale, as
provided in the Security
Deed and by law, including afforney's fees (notice pursuant to O.C.G.A.
§ 13-1-11 having been given).

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 assess. the property, any assess 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. Notionstar Mortgage 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: Notionstar Mortgage, LLC, 18950 (Warese ments, liens, brances, zoning encum

with the debtor is: Notionstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Eldon Creer or a tenant or tenants and said property is more commonly br lenams and sala property is more commonly known as 852 Brandlwood Way Nw, Lilburn, Georgia 30047. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be 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. Nationstar Mortgage LLC as Attorney in Fact for Eldon Creer McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-

WWW.to continue to the continu LAND LOT 160, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOVOD SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 19, PAGE 176, AND REVISED IN PLAT BOOK 21, PAGE 170, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.
BEING THE SAME PROPERTY AS CONVEYED TO ELDON CREER FROM JULIA C. CARTER BY THAT DEED DATED 04/14/2005

9075 Foreclosures RECORDED AND RECORDED 04/20/2005 IN BOOK / PAGE: 42430 / 0061 IN THE GWINNETT COUNTY RECORDS. PARCEL ID(S): R6160 9075

207 MR/meh 9/5/23 Our file no. 23-10806GA -FT2 FT2 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11
gdp4127
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Anne M. Fontaine to Mortgage Electronic Registration Systems, Inc., agrantee, as nominee for First Franklin A Division of National City Bank, its successors and assigns dated 11/28/2006 and recorded in Deed Book 47312 Page 4 Gwinnett Country, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Trust, Mortgage Loan Trust. Gpn11

Mortgage Loan AssetBacked Certificates, Series 2007-FF1, conveying 
the after-described property to secure a Note in 
the original principal 
amount of \$416,000.00, 
with interest at the rate 
specified therein, there 
will be sold by the undersigned at public outcry to 
the highest bidder for 
cash 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 
Hollday, in which case 
being the first Wednesday of said month), the 
following described property:

All that tract or parcel of 
land Iving and being in 
Land Lot 1D of the 2nd 
District of Gwinnett 
County, Georgia, being 
Lot 34, Block A, Unit 
Three, The Oaks at Appolachee Farms Subdivision, as per plat recorded 
in Plat Book 100, Page 
207, in the Office of the 
Clerk of the Superior 
Court of Gwinnett County, Georgia, 
which 
recorded plat is incorporated herein by reference and made a part of 
this description. 
The debt secured by said 
Security Deed has been 
and is hereby declared 
due because of, among 
other 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 attor
neys fees having been 
given).

monly known as 899 Pathview Ct, Dacula, GA Pathview Ct, Dacula, GA
30019 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): Elite
Partner Inc. or tenant or
tenants.

Partner Inc. or tenant or tenants. Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

Note, however, that such entity or individual is not required by law to negotists among ar modify. tiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any out-standing ad valorem tox-es (including taxes which are a lien, but not yet due and payable), (b) un-paid water or sewage paid water or sewage bills that constitute a lien 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, re-

(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.

U.S. Bank Trust Company. National Association.

U.S. Bank Trust Compa-ny, National Association, as Trustee, as successor-in-interest to U.S. Bank in-interest to U.S. Bank National Association, as trustee, in trust for regis-tered holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certifi-cates, Series 2007-FF1 as agent and Attorney in Foct for Anne M. Fontaine Aldridge Pite, LLP, Six Piedmont Pagad, N.E.,

Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1012-15107A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTA DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-15107A
0809/9/2023, 08716/2023, 08/16/2023, 08/09/2023, 08/16 08/23/2023, 08/30/2023

Gpn11 GPNII 9dp4128 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed

tained in a Security Deed given by Mudiare Jason Umusu to Mortgage
Electronic Registration
Systems, Inc., as
grantee, as nominee for
Fairway Independent
Mortgage Corporation,
its successors and assigns, dated August 11,
2022, recorded in Deed sians, dated August 11, 2022, recorded in Deed Book 60140, Page 363, Gwinnett County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 60522, Page 40, Gwinnett County, Georgia Records, conDeed and by law, includ-ing attorneys fees (notice of intent to collect attor-neys fees having been

Foreclosures

9075

veying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-SIX THOUSAND SEVEN HUNDRED ELEVEN AND 0/100 DOLLARS (\$286,711.00), 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 September, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF MADE A PART HERE-OF
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and
when due and in the
Note and Security Deed.
The debt remaining in
default, this sale will be
made for the purpose of
paying the same and all
expenses of this sole, 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

en). Said property will be sold subject to any outstand-ing ad valorem taxes (insubject 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. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank , One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

14203, 800-724-1633.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Mudiare Jason Umusu or a tenant or tenants and said property is more

a tenant or tenants and said property is more commonly known as 3267 Mill Springs Cir, Buford, Georgia 30519. Should a Conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmaand (2) to final confirma-tion and audit of the sta-tus of the loan with the holder of the security

holder of the security deed.
Lakeview Loan Servicing, LLC as Attorney in Fact for Mudiare Jason Umusu McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.nef EXHIBIT A File No.: W-R-15262-22-SL

File No.: W-R-15262-22-SL
All that tract or parcel of land lying and being in Land Lot 177 of the 7th District, Gwinnett County, Georgia, being Unit 1602, Building 16 of Cove at Mill Creek Subdivision, as per plat recorded in Plat Book 96, Page 61, revised at Plat Book 112, Page 88, Gwinnett County, Georgia Records which plat is incorporated herein and made a part hereof by reference. FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 3267 Mill Springs Circle, according to the present system of numbering property for numbering property in Gwinnett County, Geor-

gia. MR/chr 9/5/23 Our file no. 23-11920GA -FT5 FT5 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11

Gpn11
gdpd129
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Geneva Grant to Mortgage Electronic Registration Systems, Inc., agrantee, as nominee for SouthStar Funding, LLC, its successors and assigns dated 7/3/2006 and recorded in Deed Book 46354 Page 0854 and modified at Deed Book 50433 Page 0445 and re-recorded at Deed Book 46835 Page 0848 Gwinnett County, Georgia records; alsat transferred to or acquired by Deutsche as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Asset-Backed Certificates, Series 2006-15, conveying the afterdescribed property to secure a Note in the original principal amount of \$156,000.00, with interest at the rate specified therein, there with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 5, 2023 (being the first Tuesday of said month unless said of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the following described prop-

following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY
ING AND BEING IN
LAND LOT 215 OF THE
STH DISTRICT, GWINNET COUNTY, GEORGIA, BEING LOT 25,
BLOCK A, COLD WATER CREEK SUBDIVISION, UNIT ONE, AS
PER PLAT THEREOF
RECORDED IN PLAT
BOOK 91, PAGE 267,
GWINNETT COUNTY,
GEORGIA RECORDS;
WHICH PLAT AND LEGAL DESCRIPTION
THEREON ARE INCORPORATED HEREIN BY
REFERENCE THERE-

REFERENCE THERE-TO.
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 REFERENCE THERE-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

neys fees having been given). Said property is commonly known as 1196 Whatley Mill Lane, Lawrenceville, GA 30045 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): Geneva Grant or tenant or tenants.

Grant or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such

750-2518
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and 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.

Deutsche Bank National

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 200615, Asset-Backed Certificates, Series 2006-15 as agent and Attorney in Fact for Geneva Grant Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-5894A

1017-5894A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1017-5894A
08/09/2023, 08/16/203,
08/23/2023, 08/30/2023, 08/23/2023, 08/30/2023.

gdp4147
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY, GWINNETT COUNTY, GEORGIA THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Karen B. Richardson to Mortgage Electronic Registration Systems, Inc., as nomi-

Systems, Inc., as nominee for Pine State Mortnee for Pine State Morr-gage Corporation dated April 21, 2003 and record-ed on April 23, 2003 in Deed Book 32122, Page 0103, Gwinnett County, Georgia Records, and later assigned to Nation-star Mortgage LLC by Assignment of Security Assignment of Security Deed recorded on July 12, 2023 in Deed Book 60693, Page 00476, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety Thousand Six Hundred And 00/100 Dollars (\$90,600.00), with interest thereon as set forth therein, there will be sold at public outery be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023 the fol-lowing described proper-

Jobs interview of the country of the

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 Mote and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including aftorneys fees (notice of intent to callect aftorneys fees having been given).

Your mortgage servicer, as servicer for Nationstar Mortgage LLC, can be contacted at 888-480-2432 or by writing to 8950 Cyness Water Blud Can

orbital at 888-480-2432 or by writing to 8950 Cypress Water Blvd, Coppell TX 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the security Deed first set out above.

out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Karen B. Richardson or tenant(s); and asid property is more commonly known as 52 Jordan Court, Lawrenceville, GA 30044. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the out above. Hundred Nineteen And 00/100 Dollars (\$153.419.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on October 3, 2023 the following described property: not prohibited under the U.S. Bankrunter O.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

ty: All that tract or parcel of deed. Nationstar Mortgage LLC as Attorney in Fact for Karen B. Richardson

McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149 MTG File No.: GA2023-00326 8/9 16 23 30 2023

GPn11
sdp4148
NOTICE OF FORECLOSURE SALE UNDER
POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Owen L.
Williams and Marlene D.
Williams to ERA Mortgagee dated September
26, 2001 and recorded on
October 3, 2001 in Deed
Book 24662, Page 0142,
Gwinnett County, Georgia Records, modification
recorded on June 22, 2007
in Deed Book 48011, Page
531, Gwinnett County,
Georgia Records, and
later assigned to U.S.
Bank Trust National Association, not in its individual capacity, but solely as Trustee for Citigroup Mortgage Loan
Trust 2021-A by Assignment of Security Deed
recorded on February 1,
2022 in Deed Book 9564,
Page 896, Gwinnett County.
Georgia Records. Page 896, Gwinnett Coun-ty, Georgia Records, conveying the after-de-scribed property to se-cure a Note in the origi-nal principal amount of One Hundred Eighty-One Thousand Five Hundred And 00/100 Dollars (SIR1.500 00), with inter-Inousand Five Hundred And 00/100 Dollars (\$181,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, within the legal hours of sale on September 5, 2023 the following described property:
All that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in Land Lot 71, 6th District, Gwinnett County, Georgia, being Lot 49, Block A, Rivermist Subdivision, Unit Two, as perplat by B. L Bruner & Associates, Inc., dated February 19, 1974 and recorded in Plat Book 1, Page 187, Gwinnett County Records, which plat is made a part of this description by reference thereto.

made a part of this description by reference thereto.

Tax ID #: R6071 093

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).

Your mortgage servicer, Rushmore Loan Management Services

given).
Your mortgage servicer,
Rushmore Loan Management Services, LLC, as
servicer for U.S. Bank
Trust National Association, not in its individual
capacity, but solely as
Trustee for Citigroup
Mortgage Loan Trust
2021-A, can be contacted
at 888-504-7200 or by writing to 15480 Laguna
Canyon Road, Suite 100,
Irvine, CA 92618, 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 assess-

the property, any assessments, liens, encumbrances, zoning ordinances, covenants, and matters of record superior to the

covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the parties in possession of the property are Owen L. Williams and Marlene D. Williams or tenant(s); and said property is more commonly known as 1593 Deer Path Court, Lilburn, GA 30047. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

deed.
U.S. Bank Trust National
Association, not in its individual capacity, but
solely as Trustee for Citigroup Mortgage Loan
Trust 2021-A as Attorney
in Fact for Owen L.
Williams and Marlene D.
Williams McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2023-00233

08/09/2023 08/16/2023 08/23/2023

Gpn11 gdp4150 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

USED FOR IHAI PUR-POSE.
Under and by virtue of the Power of Sale con-tained in a Security Deed given by Michele English to Mortgage Electronic Registration Systems, Inc., as nominee for Fi-delity Bank dV/ba Fidelity Rank Mortgage deted Bank Mortgage dated April 13, 2011 and recorddated Bank Mortgage dated April 13, 2011 and recorded on April 18, 2011 in Deed Book 50637, Page 0429, Gwinnett County, Georgia Records, modified by Loan Modification recorded on November 23, 2022 in Deed Book 60321, Page 0003, Gwinnett County, Georgia Records, and later assigned to Nationstar Mortgage LLC by Assignment of Security Deed recorded on August 12, 2013 in Deed Book 52435, Page 0657, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Three Thousand Four Hundred Nineteen And 00/100 Dollars (\$153,419.00). with inter-

Foreclosures Block A of Woodgate Hills Subdivision, as per plat thereof recorded in Plat Book 113, Pages 268-

nins Subalvistalin, as per plat thereof recorded in Plat Book 113, Pages 268-270, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of the description. Property Address: 3844 Sagebrush Lane, Snel-Iville, GA 30039
Tax ID #: R4336 375
The debt secured by sale of the description of

to discuss possible difernatives 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, 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 parties in
possession of the propery are Michele English or
tenant(s); and said proptry is more commonly.

ty dre Michele English or tenant(s); and said prop-erty is more commonly known as 3844 Sagebrush Lane, Snellville, GA 30039.

30039.

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.
Nationstar Mortgage
LLC as Attorney in Fact
for Michele English
McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092

404-474-7149 MTG File No.: GA2023-00327 08/09/2023 08/16/2023 08/23/2023 08/30/2023

09/06/2023 09/13/2023

09/27/2023

Gpn11
gdp4155
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Troot Derown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns atded 7/k/2016 and recorded in Deed Book 54501 Page 43 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to SunTrust Bank, conveying the after-described property to secure a Note in the original principal amount \$194,413.00, with interest at the rate specified therein, there will be sold by the undersigned ty public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by

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:
All that tract or parcel of land lying and being In Land Lot 212 of the 5th District, Gwinnett County, Georgia, being Lot 36, Block A, Stephens Pointe Subdivision, Phase II, according to Plat of survey recorded in Plat Book 53, Page 195 and revised at Plat Book 61, Page 201, Gwinnett County, Georgia, records, which Plat and the record thereof are incorporated herein by reference thereto. Subject Property Address: 1110 Robert Pororel ID: R512 104

Pointe Way,
Lawrenceville, GA 30045
Parcei ID: R512 104
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 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 1110

Said property is commonly known as 1110
Robert Pointe Way,
Lawrenceville, GA 30045
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): Troy D
Brown or tenant or tenants.

ants. Truist Bank is the entity 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 1-800-827-3722

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. rije terms of the loan.
Said property will be sold
subject to: (a) any outstanding ad valorem faxes (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 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. (e) any assessments, liens, encumbrances, 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) confir-

9075 Foreclosures mation 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 foreclomation that the sale is Power and other foreclo sure documents may no 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 agent and Attorney in Fact for Troy D Brown

Aldridge Pite, LLP, Six Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Geor-gia 30305, (404) 994-7400. 1207-1624A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE FORMATION OB-TAINED WILL BE USED FOR THAT PUR-POSE. 1207-1624A 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023

GPN11 gdp4156 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Kathy Rendon to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CrossCountry Mortgage, Inc., its successors and assigns, dated July 2, 2018, recorded in Deed Book 56030, Page 706, Gwinnett County, Georgia Records, as last transferred to Cross-Country Mortgage, LLC by assignment recorded in Deed Book 60721, Page 289, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED cure a Note in the original principal amount of THREE HUNDRED FORTY-ONE THOU-SAND FIFTY AND 0/100 DOLLARS (\$341,050.00), 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 September, 2023, the following described property:

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

OF
The debt secured by said
Security Deed has been The dept secured by said security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

§ 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. 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. CrossCountry Mortgage, LLC is the holder of the

Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full interest to the property of the entity that has full interest to the property of the entity that has full interest. Ine entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cross-Country Mortgage, LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, 8006694268.

360, Lake Zurich, Isucho47, 806694268.
Note, however, that suchentity 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 Kathy Rendon or a tenant or tenants and said property is more commonly known as 5037 Fellowship Dr, Butford, Georgia 30519. Should a conflict arise between the property address and the legal description will

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 quidit of the standard production and confirmation and quidit of the standard production and confirmation and c tion and audit of the sta-tus of the loan with the holder of the security

deed.
CrossCountry Mortgage,
LLC
as Attorney in Fact for
Kathy Rendon
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclasurehotwww.foreclosurehot-

line.net EXHIBIT A All that tract or parcel of and Indirictor of parcetor of F/K/A Old Friendship Community, as per plat recorded in Plat Book 127, Pages 87-88, Gwinnett County, Georgia records, which plat is bereby incorporated by reference thereto and made a part of this description.

MR/jay 9/5/23

Uur file no 23:12119GA -

Our file no. 23-12119GA -FT18 08/09/2023, 08/16/ 08/23/2023, 08/30/2023. 08/16/2023,

Gpn11 gdp4159 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed

tained in a Security Deed given by Sylvia A Hayes to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationstar Mortgage LLC DBA Greenlight Loans, its successors and assigns, dated December 22, 2016, recorded in Deed Book 54895, Page 893, Gwinnett County, Georgia County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 60612, Page 31, Gwinnett County, Geor-gia Records, conveying the after-described prop-