Foreclosures

Foreclosures

9075

Foreclosures 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, nances, restrictions, covenants, and matters of record superior to the Security Deed first set

9075

ty:
All that tract or parcel of

Property Address: 3844
Sagebrush Lane, Snel-

Your mortgage servicer, Mr. Cooper, as servicer for Nationstar Mortgage LLC, can be contacted 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

cluding 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

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 Michele English or tenant(s); and said property is more commonly known as 3844 Sagebrush Lane, Snellville, GA 30039. The sale will be conducted subject (1) to confir-

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.

LLC 3550 Engineering Drive,

Gpn11
gdp4155
NOTICE OF SALE UNDER POWER, GWINNNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Troy D Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group,

Brand Mortgage Group, LLC, its successors and assigns dated 7/6/2016 and

assigns dated //6/2016 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 to successive the secure of the successive of the secure of the se

property to secure of Note in the original prin

property to secure a Note in the original principal amount of \$194,413.00, 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 Holiday, in which case being the first Wednesday of said month), the following described property:

ady 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 51, 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 Pointe Way, Lawrenceville, GA 30045 Parcel ID: R512 104

The debt secured by seen and is hereby declared and is hereby declared.

Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 (notice of intent to collect attorneys fees (notice of intent to collect attorneys fees (notice of intent sale pen siven).

neys fees naving been given).
Said property is commonly known as 1110
Robert Pointe Way,
Lawrenceville, GA 30045
together with all fixtures and personal property atched to and constituting a part of said property if any To the best

ty, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in posses-

sion of the subject prop-erty is (are): Troy D Brown or tenant or tenants.
Truist Bank is the entity

08/16/2023 08/23/2023 08/30/2023

09/13/2023 09/20/2023

Sagebrush Lane,

Security Deed first set 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 said property is more commonly known as 52 Jordan

Court, Lawrenceville, GA 30044 Jordan Court, Lawrenceville, GA 30044. The sale will be conduct-ed subject (1) to confir-mation that the sale is mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security

deed.
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

GPN11 gdp4148 NOTICE OF FORECLO-SURE SALE UNDER POWER GWIND GWINNETT COUNTY, GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

8/9 16 23 30 2023

POSE. Under and by virtue of 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 Mortagee dated September 26, 2001 and recorded on October 3, 2001 in Deed Book 24662, Page 0142, Gwinnett County, Georgia Records, modified by Loan Modification recorded on June 22, 2007 gia Records, modified by Loan 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 59654, Page 896, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-One 17housand Five Hundred And 00/100 Dollars (\$181,500.00), with interest thereon as set forth (\$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 monerlowing described proper-

ty: All that tract or parcel of 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 demade a part of this de-scription by reference

scription by reference therefo.

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 indebtedness as and when due and in the manner provided 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 Security Deed and by law, including aftorneys fees (notice of intent to collect aftorneys fees having been given).

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 Mortgage Loan Trust 2021-A, can be contacted at 888-504-7200 or by writ-

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 closed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Security Deed first set

out above.
To the best knowledg 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

mation that the sale is not prohibited under the U.S. Bankruptcy Code U.S. Bankruptcy Code and (2) to final confirma-tion 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

404-474-7149 MTG File No.: GA2023-00233

08/09/2023 08/16/2023 08/23/2023 08/30/2023

GPN11 9dp4150 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-

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 d/b/a Fidelity Bank Mortgage dated April 13, 2011 and record-

Foreclosures 9075 Foreclosures or individual designated who shall have full au-thority to negotiate, amend and modify all ed on April 18, 2011 in Deed Book 50637, Page 0429, Gwinnett County

0429, Gwinnett County, Georgia Records, modi-fied by Loan Modifica-tion recorded on Novem-ber 23, 2022 in Deed Book 60321, Page 00003, Gwin-nett County, Georgia Records, and later as-signed to Nationstar Mortgage LLC by As-signment of Security Deed recorded on August 12, 2013 in Deed Book terms of the mortgage.
Truist Bank Mortgage
Loan Servicing P.O. Box
2467 Greenville, SC 296022467 1-800-827-3722
Note, however, that such
netity 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
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
D.C.G.A. Section 9-13172.1, 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 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-00/100 Dollars (\$153,419.00), with inter-est 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:

All that tract or parcel of land lying and being in Land Lot 336 of the 4th District, Gwinnett County, Georgia, being Lot 94, Block A of Woodgate Hills Subdivision, 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

Property Address: 3844
Sagebrush Lane, Iville, GA 30039
Tax ID H: R4336 375
The debt secured by said accurate 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, Mr. Cooper, as servicer, Mr. Cooper, as servicer, Mr. Cooper, as servicers.

provided immediately above.
Truist Bank, successor by merger to SunTrust Bank as agent and Attorney in Fact for Troy D Brown
Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Attonta, Georgia 30305, (404) 994-7400. 1207-1624A
THIS LAW FIRM MAY 910 30305, (404) 77#-7400.
1207-1624A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1207-1624A
08/09/2023, 08/16/2023,
08/23/2023, 08/23/2023,

08/23/2023, 08/30/2023

08/23/2023, 08/30/2023

Gpn11
gdp4156
NOTICE OF SALE UNDER POWER
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 nomi-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 in Deed Book 60721, Page 289, Gwinnett County, 289, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-ONE THOUSAND FIFTY AND 0/100 DOLLARS (\$341,050.00), with interest the

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: ber, 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

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).

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 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,

Seed 11751 See 10th above 2 Soid 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 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. 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 Kothy Rendon or a tenant or tenants and soid property is more commonly known as 5037 Fellowship Dr, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description the legal description will control.

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.
CrossCountry Mortgage, deed. CrossCountry Mortgage, LLC

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

FXHIBIT A EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lot 3 of the 1st District, Puckett's GMD
1397, Gwinnett County,
Georgia, being Lot 20,
Block "A", Old Friendship Place Subdivision
F/K/A Old Friendship
Community, as per plat
recorded in Plat Book
127, Pages 87-88, Gwinnett County, Georgia records, which plat is hereby incorporated by reference thereto and made a part of this de-

Foreclosures

9075

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MR/jay 9/5/23 Our file no. 23-12119GA -08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11 gdp4165 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Stacey A Adams and Hubert Dennis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fremont Investment & Loan, its successors and assigns, dated November 19, 2004, sors and assigns, dated November 19, 2004, recorded in Deed Book 40900, Page 27, Gwinnett County, Georgia Records, as last transferred to Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty Mortgage LLC by assignment recorded in Deed Book 49001, Page 149, Gwinnett County, Georgia

recorded in Deed Book 49001, Page 149, Gwinnett County, Georgia Records, conveying the offer-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-SIX THOUSAND THREE HUNDRED TWO AND 0/100 DOLLARS (\$286,302.00), 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 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

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

s 13-1-11 naving been giv-en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax-ing authority, any mat-ters which might be dis-closed by an accurate ters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold

Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty 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

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: JP-Morgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939, Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledg and belief of the undersigned, the porty in possession of the property is Stacey A Adams and Hu-

Stacey A Adams and Hubert Dennis or a tenant or tenants and said property is more commonly known as 931 Simonton Crest Lawrenceville, Georgia
30045. 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 budder of the security

holder of the security deed.
Chase Mortgage Hold-ings, Inc. s/b/m to JPMC
Specialty Mortgage LLC
as Attorney in Fact for
Stacey A Adams and Hubert Dennis
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076

Roswell, GA 30076 www.foreclosurehot-

www.foreclosurehot-line.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lof 182 of the 5th
District, Gwinnett County, Georgia, being Lot 37,
Ridgeview Subdivision,
Block "A", Unit One, as
per plat recorded in Plat
Book 103, Pages 40-42,
Gwinnett County, Georgia Records, said plat being incorporated herein
and made a part hereof
by reference.
MR/iay 9/5/23
Our file no. 51568406
FT3
08/09/2023, 08/16/2023,

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

Gpn11

Gpn11
gdp4216

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Alfreda L Burns
and Derrick Williams to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Broker Solutions,
Inc., dbo New American
Funding, its successors
and assigns, dafed October 18, 2021, recorded in
Deed Book 59312, Page
115, Gwinnett County,
Georgia Records, as last
transferred to New
American Funding LLC
F/K/A Broker Solutions,
Inc., D/B/A New American Funding by assignment recorded in Deed
Book 6703, Page 165,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of FOUR HUNDRED NINETY-FIVE
THOUSAND NINE HUNDRED AND 0/100 DOLamount of FOUR HUNDRED NINETY-FIVE THOUSAND NINETY-FIVE THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$495,900.00), with interest thereon as efforth 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 Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Foreclosures

9075

ing another itee 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 faxing authority, any maters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any maters of record including, but not limited to, those superior to the Security Deed first set out dove. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. New American Funding 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 modity alterms of the mortgage with the debtor is: New American Funding, 11001 Lakeline Blvd, Suite 325, Austin, TX 78717, 800-893-5304.

Austin, TX 78717, 800-893-5304.

893-5304.
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 Alfreda L Burns or a tenant or tenants and said property is more com-

ant or tenants and said property is more commonly known as 4620 Deep Creek Drive, Sugar Hill, 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 statements. tion and audit of the sta-tus of the loan with the holder of the security

nolder of the security deed.
New American Funding LLC F/K/A Broker Solutions, Inc., D/B/A New American Funding as Attorney in Fact for Alfreda L Burns and Derrick Williams McCalla Raymer Leibert Pierce, LLC

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT A All that tract or parcel of land lying and being in Land Lot 275 of the 7th District, Gwinnett Coun-ty, Georgia and being District, Gwinnett County, Georgia and being Lot 32, Block B, West Price Hills, as per plat recorded in Plat Book 36, Page 245, Gwinnett County records, which plat is referred to hereby as reference for more particular description and delineation of the lot dimensions thereof.

MR/chr 9/5/23
Our file no. 23-12238GA – FT17

88/09/2023, 08/16/2023,

FT17 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11 9dp4219 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of

Sale contained in a Security Deed given by Jerry A Brown and Mary C Morris to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Branch Banking and Trust Com-pany, its successors and assigns dated 7/11/2003 pany, its successors and assigns dated 7711/2003 and recorded in Deed Book S2528 Page 226 and modified at Deed Book S0723 Page 386 and modified at Deed Book S4769 Page 854 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, formerly known as Branch Banking and Trust Company, conveying the ofter-described property to secure a Note in the original princibal Note in the original principal amount of \$174,432.00, 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

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:

rollowing described property:

ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 294 OF THE
6TH DISTRICT OF
GWINNETT COUNTY,
GEORGIA, BEING LOT
18, BLOCK A, OF MC.
CLURE PLACE, PHASE
I, AS PER PLAT
BOOK 57, PAGE 19,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED IN PLAT
BOOK 57, PAGE 19,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN
AND MADE A PART
HEREOF 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 sole, as
provided in the Security
Deed and by law, including aftorneys fees (notice
of intent to collect aftorneys fees having been
given).
Said property is commonly known as 3712
Strathmore Drive, Duluth, GA 30096 together
with all fixtures and personal property aftached
to and constituting a part
of said property, if any.
To the best knowledge
and belief of the undersigned, the party (or parsinel property if any.
To the best knowledge
and belief of the undersigned, the party (or parsinel property if any.
To the best knowledge
and belief of the undersigned, the party (or parsis) in possession of the
subject property if any.
To the best knowledge
and belief of the undersigned, the party (or parsis) in possession of the
subject property if any.
To the best knowledge
and belief of the undersigned, the party (or parsis) in possession of the
subject property is
care): Jerry A Brown or
tenant or tenants.
Truist Bank Mortgage
Loan Servicing P.O. Box
2467 Greenville, SC 296022467 1-800-8027-3722
Note, however, that such
entity or individual is not
required by law to negotide, amend or modify
the terms of the loan.

08/09/2023 08/16/2023 08/30/2023 **GEORGIA**

POSE.
Under and by virtue of the Power of Sale contained in a Security Deed

and payable, The Tight of redemption of any taxing authority, any mathers which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any 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.

Said property will be sold subject to: (a) any out-standing ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) un-

9075

Foreclosures

and water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable 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 .C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of iudicial and non-iudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately

above. Truist Bank, formerly above.
Truist Bank, formerly known as Branch Banking and Trust Company as agent and Attorney in Fact for Jerry A Brown and Mary C Morris Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1207-1601A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1601A
08/09/2023, 08/16/2023, 08/30/2023.

Gpn11 gdp4227 NOTICE OF FORECLO-SURE SALE UNDER POWER Gpn11 POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION

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 Ingrid Rivera
and Steven Rivera to
Mortgage Electronic
Registration Systems,
Inc. as nominee for
Mortgage Lenders Network USA, Inc. dated
August 18, 2006 and
recorded on August 23,
2006 in Deed Book 46298,
Page 799, Gwinnett County, Georgia Records, and
later assigned to Quarry
Mortgage Trust III by
Assignment of Society Ty, Georgia Records, and later assigned to Quarry Mortgage Trust III by Assignment of Security Deed recorded os Deed Recorded Security Deed Recorded Security Deed Recorded Security Office Se

lowing described property:
All that tract or parcel of land lying and being in Land Lot 66 of the 5th District, Gwinnett County, Georgia, being Lot 19, Block A, Unit Two, Streamwood Glen Subdivision, according to plat of survey recorded in Plat Book 61, page 188, Gwinnett County, Georgia Records, which plat not the record thereof gia Records, which pilar and the record thereof are incorporated herein by reference thereto. Tax ID #: R5066 266
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

08/23/2023

Gpn11
gdp4230

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by James Ryan
Proctor and Maria
Gabriela Giron-Proctor
to ABN AMRO Mortsage
Group, Inc., dated
February 20, 2004,
recorded in Deed Book
37194, Page 101, Gwinnett
County, Georgia
Records, as last transferred to Federal Home
Loan Mortsage Corporation, as Trustee for the
benefit of the Freddie
Mac Seasoned Credit
Risk Transfer Trust, Series 2022-1 by assignment
recorded in Deed Book
60243, Page 435, Gwinnett
Country, Georgia
Records, conveying the
after-described property
to secure a Note in the
original principal amount
of THREE HUNDRED
THREE THOUSAD 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 Security. 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, Franklin Credit Management Corporation, as servicer for Quarry Mortgage Trust III, can be contacted at 1-800-255-5897 or by writing to P.O. Box 829629, Philadelphia, PA 19182, 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

closed by an accurate survey and inspection of the property, any assess-THREE THOUSAND TWO HUNDRED FIFTY TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$303,250.00), with interest thereon as set forth therein, there will be sold at public outery to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-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 property are Ingrid Rivera or ty are Ingrid Rivera or tenant(s); and said property is more commonly known as 1760 Glen Ryan Court, Loganville, GA

30052.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the state of the loan with the 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 tus of the loan with the holder of the security 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). deed.
Quarry Mortgage Trust
III as Attorney in Fact
for Ingrid Rivera and
Steven Rivera
McMichael Taylor Gray,
LLC 3550 Engineering Drive,

Suite 260 Peachtree Corners, GA 404-474-7149 MTG File No.: GA2023-

en). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any mat-Gpn11 gdp4228 NOTICE OF FORECLO-SURE SALE UNDER POWER GWINN GWINNETT COUNTY, GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PUR-

given by Cesar Goncalves and Lee Goncalves to Lyon Fi-nancial Group, Inc.. dat-ed January 25, 1994 and

recorded on February 9, 1994 in Deed Book 9980, Page 231, Gwinnett Coun-ty, Georgia Records, Page 231, Gwinnert County, Georgia Records, modified by Loan Modification recorded on March 8, 2018 in Deed Book 55746, Page 423, Gwinnett County, Georgia Records, and later assigned to U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust by Assignment of Security Deed recorded on November 1, 2021 in Assignment of Security Deed recorded on November 1, 2021 in Deed Book 59356, Page 105, Gwinnett County, Georgia Records, Conveying the after-described property to secure a Note in the original principal amount of Sixty-Nine Thousand Two Hundred Fifty And 00/100 Dollars (\$69,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court, output, 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 Land Lot 11 of the 5th District, Gwinnett County, Georgia, being Lot 10, Block D of Five Oaks Subdivision, as per plat recorded in Plat Book 3, Page 43, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof. Tax ID #: R5011 041 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Your mortgage servicer, SN Servicing Corporation, as servicer for U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust, can be contacted at 800-8038 or by writing to 323 Fifth Street, Eureka, CA 95501, to discuss possible alternatives to avoid foreclosure.

ROSWEII, GA 300/6
WWW.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 300, OF THE
6TH DISTRICT OF
GWINNETT COUNTY
GEORGIA, BEING LOT
7, BLOCK A, OF THAT
CERTAIN PLAT OF
BROOKFIELD CHASE
SUBDIVISION, PHASE
2, AS PER PLAT
RECORDED IN PLAT
BOOK 96 AT PAGES 213215, GWINNETT COUNTY, GEORGIA
RECORDS, SAID PLAT
BEING INCORPORAT
BEING INCORPORAT
BEING INCORPORAT
DHEREIN AND
MADE A PART HEREOF BY THIS REFERENCE.
MR/jay 9/5/23
Our file no. 516/318 - FT7 MR/iay 9/5/23 Our file no. 516218 - FT7 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

Gpn11

sublect 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 property are Cesar Goncalves, Libby Lane Heir of the Estate of Henrietta Lee Goncalves, Chris Atkinson, Heir of the Estate of Henrietta Lee Goncalves and Stacey Atkinson, Heir of the Estate of NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
By virtue of a Power of
Sale contained in that
certain Security Deed
from RANDOLPH
LABIDOU to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR BAY EQUITY
LLC, dated October 31,
2022, recorded November
2, 2022, in Deed Book
60287, Page 714, Gwinnett
County, Georgia
Records, said Security
Deed having been given
to secure a Note of even
date in the original principal amount of Four
Hundred Twenty-Five
Thousand One Hundred
Fifty-Seven and 00/10
dollars (\$425,157.00), with
interest thereon as provided for therein, said
Security Deed having
been last sold, assigned
and transferred to PennvMac Loan Services,
LLC, there will be sold at
public outcry to the highest bidder for cash at the
Gwinnett County Courthouse, within the legal
hours of sale on the first
Tuesday in November,
2023, all property described in said Security

Henrietta Lee Goncalves and Stacey Atkinson, Heir of the Estate of Henrietta Lee Goncalves or tenant(s); and said property is more commonly known as 2873 Five Oaks Circle SW, Lilburn, GA 30247. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

deed. U.S. Bank Trust National Association, as Trustee of the Tiki Series IV Trust as Attorney in Fact for Cesar Goncalves and Lee Goncalves McMichael Taylor Gray,

LLC 3550 Engineering Drive, Suite 260
Peachtree Corners, GA
30092
404-474-7149
MTG File No.: GA202300295
08/09/2023
08/16/2023
08/23/2023
08/30/2023 Suite 260

limited to the following described property:
All that Tract or Parcel of land lying and being in land Lot 68 of the 6th District Gwinnett County, Georgia, being Lot 70, Block "A", Brookwood Village, Phase 2B, as per plat recorded in Plat Book 148, Pages 170-177, Gwinnett County, Georgia records, which recorded plat is incorporated herein by referrated herein by reference and made a part of

rated herein by reference and made a part of this description Said legal description being controlling, however the property is more commonly known as 2335 TARBEN DR, UNIT 70, SNELLVILLE, GA 30078. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Deed. Said property will be sold

Seed. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions: covanate and

assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RANDOLPH LABIDOU, or tenants(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the mation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (all terms of the loan (all though not required by

terms of the loan (although not required by law to do so) is: Penny-Mac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortage instrument. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for RANDOLPH LABIDOU THE BELOW LAW

Foreclosures 9075 Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has ful authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned. The party in possigned. FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL

DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: 30071 Telephone Number: (877) 813-0992 Case No. PNY-23-03666-1 Ad Run Dates 08/23/2023, 10/11/2023, 10/18/2023, 10/25/2023, 11/01/2023 rIselaw.com/property-listing 08/23/2023

listing 08/23/2023 10/11/2023 10/18/2023 10/25/2023 11/01/2023

Gpn11

the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Maria Gabriela Giron, Maria Gabriela Giron, Maria Gabriela Giron-Proctor and David J Bradford or a tenant or tenants and said property is more commonly known as 3891 Kingsley Park Lane, Duluth, Georgia 30096. 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.
Federal Home Loan gpa4117 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY DER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Sandra L Gibson and Stephen D Gibson to Ameriquest Mortgage Company, dated
December 12, 2004,
recorded in Deed Book
41146, Page 72, Gwinnett
County, Georgia
Records, as last fransterred to U.S. Bank
Trust, N.A., as Trustee
for LSF9 Master Participation Trust by assignment recorded in Deed
Book 54968, Page 551,
Gwinnett County, Georgia
Records, conveying
the after-described property to secure a Note in
the original principal
amount of ONE HUNDRED THIRTY-ONE
THOUSAND AND OND
DOLLARS (\$131,000.00),
with interest thereon as
set forth therein, there
will be sold at public outcry to the highest bidder
for cash before the courthouse door of Gwinnett
County, Georgia, 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 holder of the security deed.
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-1 as Attorney in Fact for James Ryan Proctor and Maria Gabriela Giron-Proctor McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

gai nours or sale on me first Tuesday in Septem-ber, 2023, the following described property: SEE EXHIBIT A AT-TACHED HERETO AND MADE A PART HERE-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 giv-

is 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 Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust is the holder of the

Master Participation
Trust is the holder of the
Security Deed to the
property in accordance
with OCGA § 44-14-162.2.
The entity that has full
authority to negotiate,
amend, and modify all
terms of the mortgage
with the debtor is: Fay
Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-7166.

nancial Place, Suite 2000,
Chicago, IL 6065, 800495-7166.
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 porty in possession of the property is
Sandra L Gibson,
Stephen D Gibson and
Estate of Stephen Gibson
or a tenant or tenants
and said property is
more commonly known
as 5613 Crestwood Dr,
Stone Mountain, Georgia
30087. Should a conflict
arise between the property address and the legal
description will control.
The sale will be conducted subject (1) to confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
and (2) to final confirmation and audit of the status of the loan with the
holder of the security
deed.
U.S. Bank Trust National
Association, not in its individual capacity, bus
tolely as Trustee of LSF9
Master Participation
Trust
se Attorney in Fact for

Trust as Attorney in Fact for

Master Participation Trust as Attorney in Fact for Sandra L Gibson and Stephen D Gibson and Stephen D Gibson McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net EXHIBIT ATTO IN THIS EXHIBIT IS LOCATED IN THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF GWINNETT STATE OF GEORGIA IN DEED BOOK 16628, PAGE 237 DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING 0.434 ACRES ACCORDING TO A SURVEY FOR LOUIE COFER, DATED HAND MILES H. HANNON, GA. R.L.S. #1497 AND MILES H. HANNON, GA. R.L.S. #1528, FILED FOR RECORD ON APRIL 12, 1971 IN PLAT BOOK U. PAGE 156, GWINNETT COUNTY, GEORGIA RECORDS.

MR/ca 9/5/23
OUR file no. 23-12087GA - FT18
08/09/2023, 08/16/2023, 08/16/2023, 08/23/2023, 08/30/2023.

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

9076 Right to Redeem

GDP3978 gpn11 Notice to Foreclose Right of Redemption State of Georgia County of Gwinnett

To:

1.Raymond Hayes, Jr. individually and as Administrator of the Estate of Irma Yvonne Hayes

2.Laura Lynnette Jones 3. Igor Vukojevic 4. Raymond A. Hayes 5. Estate of Raymond A.

Hayes 6.Occupant/Tenant/Resident of Real Property Described Below 7.All Parties Who Claim an Interest in the Real Property Described Be-