Pursuant to the Power of Sale contained in a Security Deed given by Eileen Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corporation, its successors and assigns. dated 37/2006 and recorded in Deed Book 46294 Page 559 and modified at Deed Book 56334 Page 706 Gwinnett Country, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Aiax Mortgage Backed Securities, Series 2021-G, conveving the after-described property to secure a Note in the original principal amount of \$145.670 No. with interest

secure a Note in the original principal amount of \$165,420.00, 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

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-erty:

erty:
ALL THAT TRACT OR

PARCEL OF LAND LY-ING AND BEING IN LAND LOT 321 OF THE

ING AND BEING IN LAND LOT 321 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 25, BLOCK A, OF PEMBROOK FARMS, AS PER PLAT RECORDED IN PLAT BOOK 109, PAGE 128-129, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREIN CETT BY GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREIN CETT BY GEORGIA RECORDS, WHICH PLAT IS INCORPORATION OF THE WORLD AND WHICH SINCE THE WORLD AND WHICH PLAT IS INCORPORATION OF THE WORLD AND WHICH SINCE THE WORLD AND WIND WAS AND WIND WAS AND WORLD AND WAS AND WORLD AND WAS AND

neys fees having been

given).
Said property is commonly known as 4740 Duval Point Way SW, Snel-Iville, GA 30039 together with all fixtures and personal property attached

sonal 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

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

866-712-5698
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property

auis mar 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 accu-

rate survey and inspec-tion of the property, and

(e) any assessments, liens, encumbrances, zoning ordinances, re-

strictions, 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 probabilited under the

ed subject to (1) contir-mation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirma-tion and audit of the sta-tus of the loan with the holder of the Security Deed. Pursuant to 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 be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Asso-

above.
U.S. Bank National Association, as Indenture
Trustee on behalf of and

Trustee on behalf of and with respect to Aiax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G as agent and Attorney in Fact for Eileen Brown Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1144-462A

1144-462A THIS LAW FIRM MAY BE ACTING AS A DEBT

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

gdp4107
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of

Sale contained in a Secu

Sale contained in a Security Deed given by Jermaine Dumas and Bridget Dumas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns dated 9/30/2008 and recorded in Deed Book

cure a Note in the origi

principal amount

\$219,072.00, with interest

\$219,072.00, 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

sale on September 5, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case

Foreclosures bills that constitute a lien 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, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superi-

zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately the status of the loan as immediately

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

gia 30305, (404) 994-7400.
2049-172A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 2049-172A
88/109/2023. 08/16/2023. 08/09/2023, 08/16/2023, 08/23/2023, 08/30/2023.

gdp4049 NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT

DER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Maria Camacho
to Mortgage Electronic
Registration Systems,
Inc. as nominee SunTrust
Mortgage, Inc. d/b/a Sun
America Mortgage, its
successors and assigns,
dated July 28, 2006,
recorded in Deed Book
4509, Page 733, Gwinnett
County, Georgia
Records, as last transferred to Wilmington
Savings Fund Society,
FSB, d/b/a Christiana
Trust, not individually
but as trustee for
Pretium Mortgage Acquisition Trust by assignment recorded in Deed
Book 56349, Page 457,
Gwinnett County, Georgia Records, conveying
the after-described property to secure a Note in
the original principal
amount of TWO HUNDRED FIFTY-FIVE
THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$255,600.00), with
interest thereon as set
forth therein, there will
be sold af public outcry
to the highest bidder for 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

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

Said property will be sold 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 survey and inspection of the property, any assesssurvey 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.

or the undersigned.
Wilmington Savings
Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee
for Pretium Mortgage
Acquisition Trust is the
holder of the Security
Deed to the property in
accordance with OCGA §
44-14-162.2.
The entity that has full
authority to negotiate,

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034. Note, however, that such entity is not required by

entity is not required by un 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 Maria Camacho and Yunior J Silva or a tenant or tenants and said property is more commonly known as 4185 Davis

known as 4185 Davis Road, Buford, Georgia 30518. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security as 4185 Davis

signs dated 9/30/2008 and recorded in Deed Book 49/107 Page 130 and modified at Deed Book 50836 Page 695 Gwinnett County, Georgia records; at last transferred to or acquired by U.S. Bank Trust Notional Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, conveying the after-described property to secure a Nobe in the origideed. Wilmington Savings Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in-dividually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Maria Camacho McCalla Raymer Leibert Pierce, LLC

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

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

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

Foreclosures Foreclosures Gpn11 gdp4056 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY Pursuant to the Power of Sale contained in a Secu-rity. Deed given by being the first Wednes-day of said month), the following described prop-

following described property:

ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 159 OF THE
STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 28,
BLOCK B, OAK CROSSING, UNIT 1, AS PER
PLAT RECORDED IN
PLAT BOOK 118, PAGES
181-182, GWINNETT
COUNTY RECORDS,
SAID PLAT BEING INCORPORATED HEREIN
BY REFERENCE
THERETO.
The debt secured by said
Security Deed has been
and is hereby declared
due because of, among
other possible events of
default, failure to pay the
indebtedness as and

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been neys fees having been given).
Said property is com-

given). Soid property is commonly known as 128 Jurnod Oaks Court, Loganville, GA 30052 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jermaine Dumas and Bridget Dumas or tenant or tenants. Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX: 5381-4609 louding taxes which etc. (a) any outstanding ad valorem toxes (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 inspec-

and the state of t

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

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

GP111
gdp4109
NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Susan Gheen Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for tration Systems, Inc., as grantee, as nominee for MILend Inc., its successors and assigns dated 4/8/2015 and recorded in Deed Book 53529 Page 131 Gwinneth County, Georgia records; as last transferred to or activated by Eispans and Georgia records; as last transferred to or acquired by Finance of America Reverse LLC, conveving the after-described property to secure a Note in the original principal amount of \$337,500.00, with interest of 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: BE ACTING AS A DEBI COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY IN-FORMATION OB-TAINED WILL BE USED FOR THAT PUR POSE. 1144-462A 08/09/2023,

following described property:
ALL THAT TRACT OR
PARCEL OF LAND LY.
ING AND BEING IN
LAND LOT 73 OF THE
5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 69,
BLOCK A, WOODBERRY SUBDIVISION, UNIT
ONE, AS PER PLAT
RECORDED IN PLAT
BOOK 103, PAGE 5,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH PLAT IS INCORPORATED HEREIN BY
REFERENCE AND
MADE A PART OF THIS PORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION SAID PROPERTY BEING KNOWN AS 1590 WOODBERRY RUN DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA PARCEL ID NUMBER RS073 275. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD The debt security Deed has been

Security Deed has been and is hereby declared due because of, among due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of made for the purpose of paying the same and all 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 1590
Woodberry Run Drive,

Foreclosures

Snellville, GA 30078 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): Susan Gheen Thomas or tenants or tenants. CeLink is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the 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 or freedrention of the property, and (e) any matters which misht be disclosed by an accurate survey and inspection of the property, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation and audit of the storus of the loan with the holder of the Security to

holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

above.
Finance of America Reverse LLC as agent and Attorney in Fact for Susan Gheen Thomas Aldridge Pite, LLP, Six Piedmont Center, 3825 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1823-466A

1823-466A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1823-466A
08/09/2023, 08/16/2023,
08/23/2023, 08/30/2023 08/09/2023, 08/16/ 08/23/2023, 08/30/2023.

Gpn11
gdp4110

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Dorothea A. Perry to Mortgage Electronic Registration Systems, Inc., as grantee, as nomi-Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Opteum Financial Services, LLC, its successors and assigns dated 3/31/2006 and recorded in Deed Book 46390 Page 786, Gwinnett County, Georgia records; as last transferred to orcquired by Everbank, National Association fka TIAA, FSB, conveying the after-described property to secure a Note in the original principal amount of \$ 25,390.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated worder of the Superior other area as designated by Order of the Superior

September 5, 2023, the following described propretry:
All that fract or parcel of land lying and being in Land Lot 179, 5th District, Gwinnett County, Georgia, being Lot 19, Block B, Unit One, Village Gate Subdivision, as per plat recorded in Plat Book 2, Page 77, Gwin-Court of said county), within the legal hours of sale on September 5, 2023 (being the first Tuesday of said month unless said Book 2, Page 77, Gwin-nett County Records, said plat being incorpo-rated herein by refer-ence thereto. The debt secured by said Security Deed has been and is hereby declared 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 properfy:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOTS 107 AND 108
OF THE 5TH DISTRICT
OF due because of, among other possible events of default, failure to pay the

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, includ-F WINNETT COUNTY, EORGIA AND BEING GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS BUILD-ING 17, UNIT 91, SET MORE PARTICULARLY
DESCRIBED AS BUILDING 17, UNIT 91, SET
FORTH ON THAT CONDOMINIUM PLAT FOR
TREYMONT AT SUGARLOAF, RECORDED
AT CONDOMINIUM
PLAT BOOK CD4,
PAGES 82- 85, AS
THEREAFTER RE
VISED FROM TIME TO
TIME IN THAT, AS
ALSO DESCRIBED IN
DECLARATION OF
TREYMONT AT SUGARLOAF, A CONDOMINIUM, RECORDED
AT DEED BOOK 45691,
PAGE 255, AMENDED
IN DEED BOOK 45290,
PAGE 783, GWINNETT
COUNTY REAL PROPERTY RECORDS, AS
THEREAFTER
AMENDED FROM provided in Security
Deed and by law, including attorneys fees (notice
of intent to collect attorneys fees having been
given).
The entity having full authority to negotiate,
amend or modify all
terms of the loan (although not required by
law to do so) is: Selene
Finance they can be con-

law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due THEREAFTER
AMENDED FROM
TIME TO TIME, AS,
ALSO SETFORTH IN
THAT CONDOMINIUM
FLOOR PLANS
RECORDED IN THE
GWINNETT COUNTY,
GEORGIA CONDOMINIUM FILE FOLDER NO.
4240, AS REVISED
FROM TIME TO TIME.
TOGETHER WITH AN 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, zoning ordinances, and matters of record superior to the Security Deed first set out above. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AR-EAS. REFERENCE: out above.
To the best knowledge and belief of the undersigned, the party in pos-

REFERENCE: 1092
TREYMONT LANE,
LAWRENCEVILLE, GA
30045, JOB# 8879177
This sale is made subject
to that Security Deed in
the amount of \$126,250.00,
recorded on 2/7/2012 in
Deed Book 51163, Page
154. nforespid records. signed, the parry in possession of the property is Ideara B. Caldwell or tenant(s); and said property is more commonly known as 217 Village Way, Lawrenceville, GA 30045.

The sale will be conducted subject to (1) confirm 156, aforesaid records. The debt secured by said Security Deed has been way, Lawrenceville, GA
The sale will be conducted subject to (1) confirmation that the sale is
not prohibited under the
U.S. Bankruptcy Code
(2) final confirmation
and audit of the status of
the loan with the holder
of the security deed and
(3) any right of redemption or other lien not extinguished by foreclosure. 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 the Security Deed and by law, including aftorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1092
Treymont Lane,
Lawrenceville, 14 30045 sure. U.S. Bank Trust National U.S. Bank Irust National Association, not in its in-dividual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for Idagra B Caldwell for Ideara B Caldwell. Brock & Scott, PLLC 4360 Chamblee Dun-woody Road Suite 310

Lawrenceville, GA 30045 together with all fixtures and personal property attached to and constitute tached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dorothea A. Perry or tenant or tenants. LoanCare, LLC is the en-

Atlanta, GA 30341

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

404-789-2661 B&S file no.: 22-03288

Gpn11

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

Loancare, LLC is the en-tity or individual desig-nated, who shall have full authority to negoti-ate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: Loss MitigaForeclosures 9075

nee for Fairway Independent Mortgage Corporation, its successors and assigns dated 9/15/2020 and recorded in Deed Book 57890 Page 819 Gwinnett County, Georgia records; as last transferred to or accounted by Longbridge Financial, LLC, conveying the after-described property to secure a Note in the original principal amount of \$382,500.00, with interest at the rate specified therein, there tion Department 3637 Sentara Way Virginia Beach, VA 23452 800-909-9525 800-909-9525
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property 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: 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, rate 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 9-1372.1, 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 reconstructions. erty:
All that tract or parcel of land lying and being in Land Lot 49 of the 7th District, Gwinnett Countries and Lot 19 of the 7th District, Gwinnett Countries and Lot 19 of the 7th District Countries and Lot 19 of the 19 of

Land Lot 49 of the 7th District, Gwinnett County, Georgia, being Lot 77, Block B", Charter Club on the River Subdivision, Unit Two as per plat recorded in Plat Book 68, Page 15, Gwinnett County, Georgia, said plat being Incorporated herein and made a part of by reference thereto. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as requided in the Security. be provided until final confirmation and audit of the status of the loan as provided immediately above.
Everbank, National Association fka TIAA, FSB as agent and Attorney in Fact for Dorothea A. Perry Aldridge Pite, LLP, 3525 Aldridge Pite, LLP, 3525
Piedmont Rood, N.E.,
Suite 700, Atlanta, Georgia 30305, (404) 994-7637.
1154-2200A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR AT
TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1154-2200A
08/09/2023, 08/16/2023,
08/23/2023, 08/30/2023.

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 184 River Meadow Court, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Daniel Assibey-Mensah or tenants. CeLink is the entity or individual GPN11 9dp4111 NOTICE OF FORECLO-SURE SALE UNDER POWER

GWINNETT COUNTY,

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

County, Georgia Records, conveying the

Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Eight Thousand and 0/100 dollars (\$138,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for

to the highest hidder for cash before the court-house door of Gwinnett

County, Georgia, within the legal hours of sale on

individual designated who shall have full auindividual designates who shall have full authority to negotiate, amend and modify all terms of the mortgage.
CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable or not yet due and payable or not yet due and payable or not readentify the property whether due and payable or not readentify and payable and which may not be of record, (c) the ine Power or Salte Control of the Court of Superior Country beed given by Ideara B Caldwell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Magnus Financial Corporation, dated January 24, 2007, and recorded in Deed Book 47518, Page 0704, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust Notional Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded on June 19, 2023 in Book 60651 Page 143 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conduct-

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

provided immediately yabove.
Longbridge Financial, LLC as agent and Attorney in Fact for Daniel Assibey-Mensah Aldridge Pite, LLP, Six Piedmont Center, 3325 Piedmont Road, N.E., Suite 700, Altanta, Georgia 2020, Altanta, Al gia 30305, (404) 994-7400. 1823-472A

910 30303, (404) 774-7400.
1823-472A
THIS LAW FIRM MAY
BE ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. 1823-472A
08/09/2023, 08/16/2023, 08/09/2023, 08/16 08/23/2023, 08/30/2023.

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

Gpn11
gdp4116

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne T Longmire to Suntrust Mortgage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust by assignment recorded by Daed Rook 93/50 Page ly as Owner Trustee of CSMC 2021-RPL4 Trust by assignment recorded in Deed Book 59759, Page 800, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the 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 preparty: tirst Tuesday in September, 2023, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-

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

en). Said property will be sold subject to any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), the right of redemption of any tax9075 Foreclosures

Foreclosures

ing 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. Wilmington Savings

against the above-named or the undersigned. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-11-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City. UT 84119, 888-818-6032. Note, however, that such Note, however, that such entity is not required by law to negotiate, amend or modify the terms of

or modify the terms of the loan.

To the best knowledge and belief of the under-signed, the party in pos-session of the property is Carolyn D Longmire or a tenant or tenants and said property is more commonly known as 3505 River Drive. commonly known as 3505 River Drive, Georgia 30044. Should a conflict drise 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 tus of the loan with the holder of the security

holder of the security deed.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust as Attorney in Fact for Yvonne T Longmire McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehot-line.net

www.toreclosurenor-line.net
EXHIBIT A
All that tract or parcel of
land lying being in Land
Lot 108 of the 6th District
of Gwinnett County,
Georgia, and being more
particularly described as
follows: follows: Beginning at an iron pin

on the eastern right of way of River Road (8) foot right of way) located a distance of 961.48 feet in a southerly direction as measured along said right of way from the point where the eastern right of way of River Road intersects the center line of Yellow River; run thence in a north-easterly direction a distance of 238.90 feet to a point in the center of the Yellow River; thence run along the centerline of Yellow River; thence run along the centerline of Yellow River; thence run along the centerline of Yellow River, and easterly direction and following the meanders thereof a distance of 375 feet, more or less, to a point, said centerline of Yellow River being the property line; thence run southeast a distance of 103.10 feet to an iron pin found (said distance of 103.10 feet to an iron pin on the Eastern right of way of River Road; thence run along said right of way in a generally northerly direction a distance of 122.51 feet to a point; thence continue along said right of way a distance of 127.49 feet to a point; thence continue along said right of way a distance of 127.49 feet to a point; thence run along said right of way a distance of 127.49 feet to a point; thence run along said right of way a distance of 127.49 feet to a point; thence run along said right of way a distance of 127.49 feet to a point; thence run along said right of way a distance of 127.49 feet to a point; thence run along said right of way a distance of 127.51 feet to a point; thence run along said right of way a distance of 127.51 feet to a point; thence run along said right of way a distance of 128.51 feet to a point; thence run along said right of way a distance of 128.51 feet to a point; thence run along said right of way in a generally northerly direction and the conveyance are hereby made sublect to all

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

Gpn11 gdp4118 NOTICE OF SALE UN-DER POWER, GWIN-NETT COUNTY DER POWER, GWINNETT COUNTY
PUrsuant to the Power of
Sale contained in a Security Deed given by Carlton B. Russell, III to
Mortgage Electronic
Registration Systems,
Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its
successors and assigns
dated 5/12/2004 and
recorded in Deed Book
S3836 Page 0244 and modified at Deed Book 52/80
Page 803, and modified
at Deed Book 55/409 Page
212 and modified again at
Deed Book 55/400 Page
796 Gwinnett County,
Georgia records; as last
transferred to or
quired by WILMINGTON
SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE
LOAN TRUST F, conveying the after-described
property to secure a
Note in the original principal amount of
\$151,106.00, with interest
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 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 date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described prop-

day of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEOR-GIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD. REFERENCE TO SAID PLAT IS COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY IS IMPROVED PROPERTY IS IMPROVED PROPERTY ARBORNOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. GIA.
The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed.

9075 Foreclosures The debt remaining in default, this sale will be made for the purpose of paying the same and all

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 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): Carling B. Russell, Ill or tenant or tenants.

Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, mend and modify all

ed who shall have full authority 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

Said property will be sold subject to: (a) any outstanding ad valorem toxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien gagnist 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 0.C.G.A. Section 9-13/12.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Ceorgia, 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. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STAN, WICH MORTGAGE LOAN TRUST. F as agent and Attorney in Fact for Carlton B. Russell, III Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-740.

TEMPTING TO COLLECTA DEBT. ANY IN-FORMATION OBTANTON TRANTION OB

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

Gpn11 gdp4121 STATE OF GEORGIA COUNTY OF GWIN-NETT NOTICE OF SALE UN-

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by MARK F. JANOWIAK to GREAT NORTHERN FINANCIAL CORPORATION in the original principal amount of \$255,000.00 dated July 5, 2001 and recorded in \$255,000.00 darted July 5, 2001 and recorded in Deed Book 24099, Page 31, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACI-TY BUT SOLELY AS OWNER TRUSTEE FOR 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 legal hours of sale, on September 05, 2023, the property in said Security property in said Security Deed and described as

follows:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 330, 6TH DISTRICT, GWINNETT LAND LOT 330, 6TH DISTRICT, GWINNETT 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 PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. TAX ID: R6330 236 Said property being

Said property being known as: 5060 RIVER-FIELD DR NORCROSS,

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 F. JANOWIAK or fenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including 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 accu-

any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation ed subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortagae is as follows: gage is as follows: Selene Finance LP 3501 Olympus Boulevard, 5th Floor, Suite 500 Dallas, TX 75019

9075 Foreclosures 877-768-3759 8/7-/68-3/59
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 INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. TAINED 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, as Attorney-in-Fact for MARK F. JANOWIAK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd. Suite 450 Suite 450 Alpharetta, GA 30004 Phone: 470.321.7112 Firm File No. 20-084645 -DaG 08/09/2023, 08/16/2023,

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

OB/09/2023, 08/16/2023, 08/13/2023, 08/13/2023, 08/30/2023.

Gpn11
gdp41122

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of 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, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TO JPMORGAN CHASE BANK, A. AS TRUSTEE FOR THE CERTIFICATE ON VOLVING HOME EQUITY LOAN TRUST, SEIES 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 sold at public outcry to the highest bidder for cash before the courth-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2023, the following described property: SEE EKHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MADE A PART HERE-OF

WADE A PART HERE-OF

The debt secured by soid Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including aftorney'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 assessments, liens, encumments, liens, brances, zoning rances, zoning ordi-nances, restrictions, covenants, and any mat-ters of record including, but not limited to, those superior to the Security Deed first set out above. Deed first set out above. Said property will be sold on an "as-is" basis with-out any representation, warranty or recourse against the above-named against the above-named or the undersigned. 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 CWHEQ Revolving Home Equity Loan Trust, Series 2005-D is the holder of the Security Deed to of the Security Deed to

the property in accordance with OCGA § 44-14dance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LC. 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Lisa Lachman and Clair Davidson or a tenant or

Davidson or a tenant or tenants and said proper-ty is more commonly known as 372 Pine Hill Place, Norcross, Georgia Place, Norcross, Georgia 30093. 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 tus of the loan with the holder of the security

deed.
The Bank of New York
Mellon f/k/a The Bank of
New York as successor
Indenture trustee to JPMorgan Chase Bank, National Association for
CWHEQ Revolving Home
Faulty Loan Trust Se. Equity Loan Trust, Series 2005-D

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.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND lying and being in Lying and being in Lying control of the 6th District, Gwinnett County,
Georgia and being more
particularly described as
follows:
To find the TRUE
POINT OF BEGINNING,
commence at a point lo-

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 leaving said right-of-way of Jimmy Carter North 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