

Please return to:  
Gwinnett County Sheriff's Office  
75 Langley Drive  
Lawrenceville, GA 30046

### SHERIFF'S DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 5<sup>th</sup> day of November, 2024 by and between, *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, (hereinafter referred to as "Owners"), acting through Keybo Taylor, not individually, but in his official capacity as Sheriff of Gwinnett County, Georgia, (hereinafter "Grantor") and *Andrews Loan Holdings, LLC*. (Hereinafter "Grantee");

WITNESSETH, that Keybo Taylor, sheriff as aforesaid, by virtue of O.C.G.A. 9-12-130 and the Court Order dated August 30, 2023 in civil action number 24-A-01209-2, Superior Court Gwinnett County, did levy upon a parcel of land lying in Gwinnett County, Georgia hereinafter more fully described as the property of *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, that was advertised for sale for four consecutive weeks in the Gwinnett Daily Post for a sale to take place on November 5, 2024, and then offered for sale by public outcry to the highest and best bidder for cash, between the legal hours of sale, before the door of the Justice Center in Gwinnett County, Georgia, when the parcel was bid off by *Andrews Loan Holdings LLC*, being then and there the highest and best bidder, at and for a sum of \$180,000.00.

NOW, Keybo Taylor, for and in consideration of the foregoing premises and said sum of \$180,000.00 and by virtue of and in the exercise of the judicial foreclosure contained within the Order, hereby sells and conveys unto *Andrews Loan Holdings LLC*., successors, representatives, heirs and assigns the property described as follows:

All that tract or parcel of land lying and being in Land Lot 52 of the 5th District of Gwinnett County, Georgia, being a Three-Acre Tract of land as shown on plat prepared for M.L. Yearty by Hannon, Meeks, and Bagwell, Surveyors, dated February 28, 1977, recorded in Plat Book 5, Page 237A, Gwinnett County, Georgia records, and being more particularly described as follows: Beginning at a point on the center line of Plantation Road, said point being located 806.60 feet Southwesterly as measured along the center line of Plantation Road from its intersection with the Westerly right of way (80' R/W) of Patterson Road, and run thence along the center line of Plantation Road South 83 degrees 22 minutes 15 seconds West 63.06 feet, South 72 degrees 37 minutes 15 seconds West 70.06 feet, South 67 degrees 06 minutes 15 seconds West 100.98 feet, South 80 degrees 10 minutes 30 seconds West 97.00 feet, thence North 33 degrees 26 minutes 45 seconds West 359.92 feet, thence North 58 degrees 48 minutes 30 seconds East 329.57 feet, thence South 31 degrees 13 minutes 15 seconds East 452.50 feet to a point in the center line of Plantation Road, being the place or point of beginning. The above-described property is conveyed subject to all valid and enforceable restrictive covenants and easements of record applicable thereto, including the 80' right-of-way of Plantation Road whose center line forms the Southeasterly Boundary of said property. Address referred to as 1925 Plantation Road, Lawrenceville, Ga 30044, with Parcel ID# R5052 003B.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all estate, right title, interest, claim or demand of *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, their representatives, heirs, successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

IN WITNESS WHEREOF, Keybo Taylor, Sheriff of Gwinnett County, has hereunto affixed its hand and seals the day and year first above written.

*Jomeya Stok*  
\_\_\_\_\_  
Witness

*[Signature]* (Seal)  
\_\_\_\_\_  
Keybo Taylor  
Sheriff of Gwinnett County

*[Signature]*  
\_\_\_\_\_  
Notary Public



SALE PRICE: \$180,000.00  
SALE DATE: 11-05-2024  
CIVIL ACTION: 24-A-01209-2