

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 \$206,000.00.

NOW, Keybo Taylor, for and in consideration of the foregoing premises and said sum of \$206,000.00 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 45 of the 5th District, Gwinnett County, Georgia, on the Southeasterly side of Plantation Road as shown on Plat recorded in Deed Book 2578, Page 502, of the deed records of Gwinnett County, Georgia, said recorded plat being incorporated herein by reference, and being shown and delineated on plat of survey prepared for Stephen A. Sanchez by Hambrick Surveying, Inc., Georgia Registered Land Surveyors, dated May 27, 1992, and being more particularly described according to said Hambrick Survey as follows: Beginning at an iron pin found on the Southeasterly right of way of Plantation Road (80 foot right of way), said iron pin lying 210.57 feet Southwesterly of the intersection of the Southeasterly right of way of Plantation Road with the dividing line between Land Lots 45 and 52, as measured along the Southeasterly right of way of Plantation Road; thence South 30 degrees 39 minutes 33 seconds East 557.19 feet to an iron pin found; thence South 52 degrees 29 minutes 38 seconds West 100.00 feet to an iron pin found; thence North 30 degrees 39 minutes 33 seconds West 557.19 feet to an iron pin found on the Southeasterly right of way of Plantation Road; thence along said right of way, North 52 degrees 29 minutes 38 seconds East 100.00 feet to the point of beginning. Address commonly referred to as 2150 Plantation Road, Lawrenceville, Ga 30044 and having Parcel ID# R5045 110.

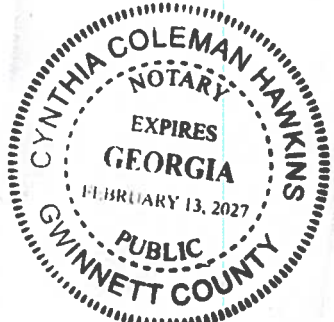
Together with all and singular the rights, members and appurtenances thereto appertaining; also, all estate, right title, interest, claim or demand of *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, their representatives, 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.

*Jones Stokes*  
\_\_\_\_\_  
Witness

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

*Cynthia Coleman Hawkins*  
\_\_\_\_\_  
Notary Public



SALE PRICE: \$206,000.00  
SALE DATE: 11-05-2024  
CIVIL ACTION: 24-A-01209-2