

FORECLOSURE

attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **5339 Sherwin Drive, Union City, Georgia GA 30093** 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): James Ryan Moore or tenant or tenants.

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

PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property, whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and; (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of 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 is provided immediately above.

PHH Mortgage Corporation s/b/m to Ocwen Loan Servicing, LLC as agent and Attorney in Fact for James Ryan Moore

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5414A

950-65505 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Ivery Daniels Jr. and Raneica Te Daniels to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LOANDEPOT.COM, LLC, its successors and assigns, dated 11/22/2016 and recorded in Deed Book 54778 Page 0624 Gwinnett County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC conveying the after-described property to secure a Note in the original principal amount of \$156,593.00, 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 May 3, 2022 (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:

FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE GWINNETT COUNTY, STATE OF GEORGIA. TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK B, PARKWOOD RIDGE, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 46, PAGE 170, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

P.L.D#: R6049-265

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 of intent to collect attorneys fees having been given).

Said property is commonly known as **3436 Woodlaurel Dr, 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): Ivery Daniels Jr. and Raneica Te Daniels or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsquare Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property, whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

FORECLOSURE

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 above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Ivery Daniels Jr. and Raneica Te Daniels

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-23360A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23360A

950-65581 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Alina M Spring and Patrick M Spring to Bank of America, NA, dated December 22, 2006, recorded in Deed Book 47507, Page 783, Gwinnett County, Georgia Records, as last transferred to Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee by assignment recorded in Deed Book 95562, Page 504, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY THOUSAND AND 0/100 DOLLARS (\$20,000.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

To the best knowledge and belief of the undersigned, the party in possession of the property is Alina M Spring and Patrick M Spring or a tenant or tenants and said property is more commonly known as **2527 Albion Farm Way, Duluth, Georgia 30097**.

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.

Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee as Attorney in Fact for Alina M Spring and Patrick M Spring

McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT A

The following property: That tract or parcel of land lying and being in Land Lot (s) 244 of District 7, Gwinnett County, Georgia, being Lot(s) 87, Village Albion Farm Subdivision, Unit 3, as per plat recorded in Gwinnett County, Georgia Records.

Being and intending to describe the same premises conveyed in a deed recorded 10/08/2003, in Deed 35255, Page 1, Known as: 2527 Albion Farm Way

Parcel: 7-244-211

Subject to that certain security deed from Patrick M Spring and Alina M Spring to Wells Fargo Home Mortgage, Inc., dated September 30, 2003, and recorded in Deed Book 35255, Page 2, Gwinnett County, Georgia Records.

MR/ca 5/3/22

Our file no. 21-060399A – FT1

950-65579 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

FORECLOSURE

its successors and assigns, dated June 27, 2013, recorded in Deed Book 52373, Page 56, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59726, Page 519, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-ONE THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$241,800.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

Specialized Loan Servicing 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

To the best knowledge and belief of the undersigned, the party in possession of the property is Billy M Shivers or a tenant or tenants and said property is more commonly known as **506 Daisy Nash Dr SW, Lilburn, Georgia 30047**.

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.

Specialized Loan Servicing LLC as Attorney in Fact for Billy M Shivers

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 LAND LOT 110 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SHADOW RIDGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 10, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 506 DAISY NASH DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA RECORDS.

Title to the above described property conveyed to Billy M. Shivers from Robert L. Burson by Warranty Deed dated and recorded April 16, 2007 in Book 47783 Page 147 or Instrument No. 56389.

MR/ca 5/3/22

Our file no. 22-061979A – FT1

950-65402 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Esther Lynne Christie to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank Trust National Association, its successors and assigns, dated May 24, 2011, recorded in Deed Book 50704, Page 549, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 57571, Page 209, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND NINETY-NINE AND 0/100 DOLLARS (\$146,099.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

MR/meh 5/3/22

Our file no. 22-063276A – FT1

FORECLOSURE

MidFirst Bank 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: Midland Mortgage, a Division of MidFirst Bank, 999 NW 138, Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

To the best knowledge and belief of the undersigned, the party in possession of the property is Esther Lynne Christie or a tenant or tenants and said property is more commonly known as **3894 Sagebrush Lane, Snellville, Georgia 30039**.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

MidFirst Bank as Attorney in Fact for Esther Lynne Christie

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 Land Lots 336 and 337 of the 4th District, Gwinnett County, Georgia, being Lot 89, Block A, of Woodgate Hills Subdivision, as per plat thereof recorded in Plat Book 126, pages 41-43, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/ca 5/3/22

Our file no. 22-062926A – FT17

950-64793 3/30 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Patrick Drennan and Karly Drennan to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Access National Mortgage, a Division of Access National Bank, its successors and assigns, dated September 27, 2013, recorded in Deed Book 52550, Page 585, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59795, Page 286, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED TWENTY-FIVE AND 0/100 DOLLARS (\$254,125.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

Specialized Loan Servicing 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: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

To the best knowledge and belief of the undersigned, the party in possession of the property is Patrick Drennan and Karly Drennan or a tenant or tenants and said property is more commonly known as **5486 Georgetown Trace, Lilburn, Georgia 30047**.

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.

Specialized Loan Servicing LLC as Attorney in Fact for Patrick Drennan and Karly Drennan

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 LAND LOT 120 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK C, CARREFOUR PLACE SUBDIVISION, UNIT 6, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 13, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 5486 GEORGETOWN TRACE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA RECORDS.

FORECLOSURE

Power of Sale contained in a Security Deed given by Adrienne Reynolds to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Rocket Mortgage, LLC, its successors and assigns, dated October 31, 2006, recorded in Deed Book 47221, Page 212, Gwinnett County, Georgia Records, as last transferred to Windstream Capital LLC by assignment recorded in Deed Book 57751, Page 622, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-ONE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$31,700.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

Windstream Capital 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: Asset Management Holdings LLC, 551 North Cattlemen Road, Suite 100, Sarasota, FL 34232, 800-388-9800.

To the best knowledge and belief of the undersigned, the party in possession of the property is Adrienne Reynolds or a tenant or tenants and said property is more commonly known as **4417 Wheaton Way, Snellville, Georgia 30039**.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Windstream Capital LLC as Attorney in Fact for Adrienne Reynolds

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 LAND LOT 336 OF THE 4TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 005, BLOCK A, UNIT TWO, OAKTREE SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 70, PAGE 84, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 4417 WHEATON WAY, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA.

Subject to that certain security deed from Adrienne L. Reynolds, Adrienne L. Reynolds to Home America Mortgage, Inc., dated October 31, 2006 and recorded in Deed Book 47221, Page 195, Gwinnett County, Georgia Records.

Our file no. 22-065776A – FT17

950-65703 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Sheikh M Rahman to First Union National Bank, a National Banking Association, dated December 10, 1999, recorded in Deed Book 19776, Page 209, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 29653, Page 25, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$127,000.00), 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 May, 2022, 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 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 of intent to collect attorney's fees 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), 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.

Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA formerly known as First Union National Bank, NA 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

To the best knowledge and belief of the undersigned, the party in possession of the property is Lisa Cadorette and