

FORECLOSURE

Trustee of PRL Title Trust I, conveying the after-described property to secure a Note in the original principal amount of \$218,060.00, with...

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Drive, Snellville, GA 30039 together with all fixtures and personal property attached to and constituting a part of said property, if any...

Trustee of PRL Title Trust I, conveying the after-described property to secure a Note in the original principal amount of \$218,060.00, with...

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the terms of the mortgage instrument. 1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT AS TRUSTEE...

Notice of Foreclosure Sale Under Power GWINNETT COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by...

FORECLOSURE

property is more commonly known as 920 LILAC ARBOR ROAD, DACULA, GA 30019. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed...

as Attorney in Fact for Mark A Lewis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www foreclosurehotline.net EXHIBIT A

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or a tenant or tenants and said property is more commonly known as 651 Dogwood Cir, Norcross, Georgia 30071. Should a conflict arise between the property address and the legal description the legal description will control.

as Attorney in Fact for Mark A Lewis McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www foreclosurehotline.net EXHIBIT A

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Coppell, TX 75019 Phone: 1-888-480-2432 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.

NOTE OF SALE UNDER POWER, GWINNETT COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Erma S. Norris to Navy Federal Credit Union dated 11/13/2018 and recorded in Deed Book 56306 Page 622 Gwinnett County, Georgia records...

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again at Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired 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...

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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...

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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 in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200-A Anheim, CA 92806 1-800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on the basis of the information provided by the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Bank of America, N.A as attorney in fact for RITA L. THOMAS Parkway Loan Group, LLC 1755 North Brown Road Suite 150 Duluth, Georgia 30034 404.719.5155 SEPTEMBER 7, 14, 21, 28, 2022 SEPTEMBER 5, 12, 19, 26, 2022 2022-0122 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-80297 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by ABDUL SUBHAN MOHAMMED TO 2004-0000272, LLC in the original principal-acquisition of \$103,500.00 dated May 28, 2015 and recorded in Deed Book 53610, Page 327, Gwinnett County records, said Security Deed being last transferred to GUIDANCE RESIDENTIAL, LLC, 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 October 04, 2022, the property in said Security Deed and described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GA. AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, BEING LOT 33, BLOCK A OF HARBINS LANDING AS PER PLAT RECORDED IN DEED BOOK 535, PAGE 251, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE TO A MORE DETAILED DESCRIPTION BEING KNOWN AS 865 HARBINS COVE DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said property being known as: 865 NW HARBINS COVE DR LILBURN, GA 30047 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ABDUL SUBHAN MOHAMMED (s) and (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 this 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) any unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable; and (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, 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 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 mortgage is as follows: U.S. Bank National Association 4801 Frederica Street Owensboro, KY 42301 855-MYUSMAP (855-696-7627) 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 WILL BE USED FOR THAT PURPOSE. GUIDANCE RESIDENTIAL, LLC, as Attorney-in-Fact for ABDUL SUBHAN MOHAMMED, Robertson, Anschutz, Schneider, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Marietta, GA 30067 Phone: 470.321.7112 Firm File No. 22-028730-TIT 950-80887 9/7/14/21/28/2022 STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by ALMA Y IMBERT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLLIONS, INC. DBA NEW