

FORECLOSURE

ty 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.

Freedom Mortgage Corporation 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: **Freedom Mortgage Corporation**, 10500 Kinkaid Dr., Ste. 300 Fishers, IN 46037, 855-690-5900.

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 **Jeffery W Hall**, or a tenant or tenants and said property is more commonly known as **545 Highbranch Circle, Lawrenceville, Georgia 30044**. Should a conflict arise between the property address and the legal description 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 deed.

Freedom Mortgage Corporation as Attorney in Fact for **Jeffery W Hall**, **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 1, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK A, HIGHBRANCH GLEN, AS PER PLAT RECORDED IN PLAT BOOK 123, PAGES 86 AND 87, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

TPN: R/MC01-729
RM/avot 2/7/23
Our file no. 5879020 - 1

950-91363 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by **Alexis Rose Artis and Octavious Couch** to **Mortgage Electronic Registration Systems, Inc. MERS**, acting solely as a nominee for **Mutual of Omaha Mortgage, Inc.** dated December 3, 2020, and recorded in Deed Book 58140, Page 674, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **Lakeview Loan Servicing, LLC**, securing a Note in the original principal amount of \$397,664.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable, and is hereby declaring due the amount contained in said Deed, will on the first Tuesday, March 7, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

The property is or may be in the possession of **Alexis R Artis** a/k/a **Alexis Rose Artis**, successor in interest or tenant (s). **Lakeview Loan Servicing, LLC** as Attorney-in-Fact for **Alexis Rose Artis and Octavious Couch** File No. 23-079901 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 130 Atlanta, GA 30346 (770) 220-2535/**-CF REFERENCE: 21N1TALS**

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

950 92690 1/25/21,8,15,22,31, 2023

NOTICE OF SALE UNDER POWER

By virtue of Power of Sale contained in that Deed to Secure Debt (herein "Security Deed") from **Atlanta Freedom Builders, LLC ("Grantor")** to **Atlanta Private Lending, LLC ("Grantee")**, dated August 17, 2021, recorded in Deed Book 59123, page 636, Gwinnett County, Georgia Records and as transferred to **Kirkland Financial LLC** by Transfer and Assignment dated August 17, 2021, recorded in Deed Book 59156, page 624, Gwinnett County, Georgia Records, the undersigned, as attorney in fact for said Security Deed being given to secure a note of even date therewith in the original principal amount of Three Hundred Thirty-One Thousand and 00/100 Dollars (\$331,000.00), with interest from the date thereof

FORECLOSURE

at the rate specified therein (the "Note"), together with any and all other indebtedness owing the Grantor to Grantee, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 249 of the 5th District, Gwinnett County, Georgia, being Plat 75, Book D, Riversprings Subdivision, Unit 1, Phase 2, according to plat recorded in Plat Book 110, pages 20 & 21, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

1955 Alcovy Trails Drive #1 Dacula, GA 30019 tax Parcel ID: R5249 161 The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of said Note and Security Deed including but not limited to the nonpayment of principal and interest when due. The indebtedness remaining in default, the sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness secured by the Security Deed, accrued interest and expenses for the sale and all other payments provided for under the Security Deed, attorneys' fees as provided in the Note and Security Deed, notice of intention to collect attorneys' fees having been given as provided by law; and the remainder, if any, shall be applied as provided by law. Said property will be sold as the property of Debtor subject to all unpaid real estate ad valorem taxes and governmental assessments and to all prior restrictions, rights-of-way, and easements of record, if any, of record prior to the date of the Security Deed and those appearing after the date of the Security Deed and consented by the Grantee. **Kirkland Financial LLC** Attorney in Fact for **Atlanta Freedom Builders, LLC WILLIAM E. BRUMBY, II**, 17 Executive Center, NE, Atlanta, GA 30329 770.933.0096. @BrumbyLaw.com THIS FIRM IS ACTING AS A DEBT COLLECTOR IN THIS MATTER. ANY INFORMATION OBTAINED WILL BE USED FOR THE PURPOSES OF COLLECTING SAID DEBT. 950-91702 1/11,18,25,21, 2023

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Veronica Berry to Mortgage Electronic Registration Systems, Inc. MERS** as nominee for **Encore Credit Corp.**, dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities Trust 2006-HE10, Asselt-Backed Securities 2006-HE10** by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, that the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as **960 Cranbrook Glen Lane** according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT AND/OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 75, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Veronica Berry to Mortgage Electronic Registration Systems, Inc. MERS** as nominee for **Encore Credit Corp.**, dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities Trust 2006-HE10, Asselt-Backed Securities 2006-HE10** by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, that the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Said property being known as **960 Cranbrook Glen Lane** according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in February, 2023, the following described property: ALL THAT TRACT AND/OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 29, BLOCK A, THE GLENS OF SUGAR HILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED AT PLAT BOOK 75, PAGE 267, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the "Secured Creditor"), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. 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 secured creditor.

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Gregg D Bednarczyk to HomeBanc Mortgage Corporation**, dated 07/01/2003, and Recorded on 08/26/2003 as Book No. 34445 and Page No. 0046, GWINNETT COUNTY, GEORGIA RECORDS, as last assigned to **U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F (the Secured Creditor)**, by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$144,200.00, with interest at the rate specified therein, will be sold at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 106 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, THE ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 104, PAGE 146, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. Tax ID#: F85106 462 Subject to any Easements or Restrictions of Record said property is known as **1600 Heathcote Ln, Lawrenceville, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, etc. 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. 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: **Select Portfolio Servicing, Inc.** Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically by U.S. Bank, N.A. successor trustee to LaSalle Bank National Association on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asselt-Backed Securities 2006-HE10 as attorney in fact for **Veronica Berry Richard B. Maner, P.C.** 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC15-023 950 91492 1/11,18,25,21,2023

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **VERONICA BERRY to JOSEPH W. BLANKENSHIP, JR. and AMY L. BLANKENSHIP, JR. ANNUITY TRUST - HOME LOANS, INC.**, dated December 30, 1997, recorded January 7, 1998, in Deed Book 15272, Page 226, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Eighty-Seven Thousand Nine Hundred Thirty-One and 00/100 Dollars (\$87,935.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **New Residential Mortgage Loan Trust 2018-1**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in February, 2023, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK "A" UNIT 3, AUTUMN HILLS SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 10, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING KNOWN AS 2369 THREE BARS DRIVE, SNELLVILLE, GEORGIA 30078, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES, APN: R5050-297. Said legal description being controlling, however the property is more commonly known as **2369 THREE BARS DR, SNELLVILLE, GA 30078**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under

FORECLOSURE

er 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 nonjudicial 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. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, as Attorney in Fact for GREGG D BEDNARCZYK, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC15-023 950 91492 1/11,18,25,21, 2023

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Veronica Berry to Mortgage Electronic Registration Systems, Inc. MERS** as nominee for **Encore Credit Corp.**, dated September 26, 2006, and recorded in Deed Book 47110, Page 275, Gwinnett County, Georgia records, as last transferred to **U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities Trust 2006-HE10, Asselt-Backed Securities 2006-HE10** by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified therein, that the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in February, 2023, the following described property: All