

FORECLOSURE

holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan.

Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglas Road, Suite 110 and 200-A, Anaheim, CA 92806-5951.

Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 327 ROSEBAY WAY, CONYERS, GA 30094 is/are: Gary B. Oliver II or tenant/tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. Be advised that said property will be sold subject to the redemption rights of the United States of America under 26 U.S.C. §4225(a)(1).

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. §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.

Funds used at sale shall be certified. Funds and proceeds payable to Bell Carrington Price & Gregg, LLC, Carrington Mortgage Services, LLC as Attorney in Fact for Gary B. Oliver II.

Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, West, Floor, Columbia, SC 29201 (803) 950-5078. File: 23-40127-950-93260 2/1 8 15 22 29 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 Wesley Waldrep and Brandy Waldrep to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corporation, its successors and assigns, dated September 11, 2015, recorded in Deed Book 53821, Page 110, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 56798, Page 83, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTEEN THOUSAND AND 01/100 DOLLARS (\$417,000.00), 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 February, 2023, 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 pursuant to O.C.G.A. § 13-1-11 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), 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security 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. Foreclosure Life Insurance Company 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84149, 888-818-6000. 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 Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 4166 White Oak Ln SW, Lithorn, Georgia 30047. 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.

Foreclosure Life Insurance Company as Attorney in Fact for Dawn F White and Charles L White, Jr. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 103, 6TH DISTRICT, GWINNETT COUNTY, BEING LOT 16, DIVISION UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 150, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

ADDRESS: 4166 WHITE OAK LN SW, LITHORN, GA 30047-2227. TAX MAP ID: PARCEL ID NO.: R6103-152. MR/chr 27/23

Our file no. 5569819 - FT1 950-91284 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Sonya Robinson and Nathaniel Robinson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated April 10, 2009, recorded in Deed Book 49437, Page 256, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I by assignment recorded in Deed Book 57283, Page 598, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE THOUSAND SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY-SEVEN AND 01/100 DOLLARS (\$164,957.00), with interest thereon as set forth therein.

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

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 Wesley Waldrep and Brandy Waldrep or a tenant or tenants and said property is more commonly known as 2096 Skybrooke Ln, Hoschtou, Georgia 30548. 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.

Specialized Loan Servicing LLC as Attorney in Fact for Wesley Waldrep and Brandy Waldrep. McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

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land lying and being in Land Lot 3 of the 3rd District, GMD 1749 of Gwinnett County, Georgia, being Lot 157, Block A of Stonewater Circle Phase 1, as per plat recorded in Plat Book 122, Page 13, et seq., Gwinnett County records, which plat is incorporated herein and made a part hereof by reference.

MR/mac 2/7/23 Our file no. 5427119 - FT7 950-90926 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Dawn F White and Charles L White, Jr or Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated July 21, 2006, recorded in Deed Book 46860, Page 656, Gwinnett County, Georgia Records, as last transferred to Forethought Life Insurance Company by assignment recorded in Deed Book 56874, Page 229, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED AND 01/100 DOLLARS (\$132,800.00), 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 February, 2023, 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 pursuant to O.C.G.A. § 13-1-11 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), 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security 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. Forethought Life Insurance Company 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84149, 888-818-6000. 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 Dawn F White and Charles L White, Jr or a tenant or tenants and said property is more commonly known as 3300 Yoshi Deed first set out above.

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.

Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I as Attorney in Fact for Sonya Robinson and Nathaniel Robinson. 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 22 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Subdivision, as per plat recorded in Plat Book 39, page 149, Gwinnett County records, said plat being incorporated herein by reference thereto.

MR/chr 27/23 Our file no. 5768219 - FT18 950-91106 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey W Hall to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Academy Mortgage Corporation, its successors and assigns, dated December 30, 2014, recorded in Deed Book 53319, Page 151, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 57312, Page 619, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED FIFTY-SEVEN AND 01/100 DOLLARS (\$239,957.00), 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 February, 2023, 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 pursuant to O.C.G.A. § 13-1-11 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), 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security 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 Kirkland Dr. Ste. 300, Lenexa, KS 66047, 855-690-5000.

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 Jeffrey 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.

Kirkland Financial LLC by Transfer and Assignment dated August 17, 2021, recorded in Deed Book 59123, page 836, Gwinnett County, Georgia Records, 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, 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 in 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 Lot 75, Block 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.

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February, 2023, 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 pursuant to O.C.G.A. § 13-1-11 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), 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security 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. Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I 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: Faw Servicing, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605, 800-495-716.

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 Sonya Robinson and Nathaniel Robinson or a tenant or tenants and said property is more commonly known as 3300 Yoshi Deed first set out above.

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.

Wilmington Savings Fund Society FSB dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I as Attorney in Fact for Sonya Robinson and Nathaniel Robinson. 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 22 of the 6th District, Gwinnett County, Georgia, being Lot 26, Block A, Unit One, Moorings Estates Subdivision, as per plat recorded in Plat Book 39, page 149, Gwinnett County records, said plat being incorporated herein by reference thereto.

MR/chr 27/23 Our file no. 5768219 - FT18 950-91106 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey W Hall to Mortgage Electronic Registration Systems, Inc., as grantee, as 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 Lakeway 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, pursuant to the power of sale 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 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 TO: D.F. R5106 462 Subject to any Easements or Restrictions of Record Said property is known as 1600 Heatherglade 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those 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 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: 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 pursuant to O.C.G.A. § 13-1-11 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), 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security 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 Kirkland Dr. Ste. 300, Lenexa, KS 66047, 855-690-5000.

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 Jeffrey 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.

Kirkland Financial LLC by Transfer and Assignment dated August 17, 2021, recorded in Deed Book 59123, page 836, Gwinnett County, Georgia Records, 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, 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 in 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 Lot 75, Block 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.

FORECLOSURE

the property is Jeffrey 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.

Kirkland Financial LLC by Transfer and Assignment dated August 17, 2021, recorded in Deed Book 59123, page 836, Gwinnett County, Georgia Records, 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, 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 in 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 Lot 75, Block 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.

MR/mac 2/7/23 Our file no. 5879020 - FT17 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 Crouch 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 Lakeway 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, pursuant to the power of sale 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 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 TO: D.F. R5106 462 Subject to any Easements or Restrictions of Record Said property is known as 1600 Heatherglade 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, easements, restrictions, covenants, and any matters of record including, but not limited to, those 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 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 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 ARBORS OF KNOLLWOOD LAKES SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN 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 attorney's fees (notice of intent to collect attorneys fees having been given), 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 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. 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 the 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 being 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, Asset-Backed Certificates Series 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. FC15-920 950 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 Gregory D Bednarczyk to HomeBank Mortgage Corporation, dated 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 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, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse 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. 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 attorney's fees (notice of intent to collect attorneys fees having been given), 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 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. 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 the 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 being 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, Asset-Backed Certificates Series 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. FC15-920 950 91492 1/11,18,25,21/2023

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