

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed executed by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its successors and assigns dated 5/12/2004 and recorded in Deed Book 38386 Page 0244 and modified at Deed Book 52780 Page 806 and modified at Deed Book 54094 page 212 and modified 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, 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 2, 2023 (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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 27, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORD, REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY. HEREIN DESCRIBED SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1835 ARBORWOOD DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.

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

Said property is commonly known as **1835 Arborwood Drive, Grayson, GA 30017** 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 above subject property is (are): Carlton B. Russell, III (or tenant(s)).

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

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Robert L. Williams, Sr.

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

2191-2679A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2679A

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ELIE G. NEJEM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHOICE CAPITAL FUNDING INC. in the original principal amount of \$189,000.00 dated December 21, 2006 and recorded in Deed Book 47441, Page 0287, Gwinnett County records, said Security Deed being last transferred to the U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALLY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, in Deed Book 60155, Page 303, Gwinnett County records, 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 May 02, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 128 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 46, BLOCK A, UNIT 11, FALCON CREEK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGES 21-233, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF.

Said property being known as: **2585 FALCON CREEK CT SUWANEE, GA 30024**

To the best of the undersigned knowledge, the party or parties in possession of the property is/are ELIE G. NEJEM (or tenant(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 is commonly known as **2585 Falcon Creek Ct Suwanee, GA 30024**

To the best knowledge and belief of the undersigned, the party in possession of the above subject property is (are): Robert L. Williams, Sr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Wachovia Mortgage Corporation, its successors and assigns dated 12/23/2016 and recorded in Deed Book 54825 Page 204 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I, conveying the after-described property to secure a Note in the original principal amount of \$133,000.00, 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 2, 2023 (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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 297 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 1.625 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING BEGAIN AT A POINT LOCATED AS THE COMMON LAND LOT CORNER OF LAND LOTS 169, 170, 164, AND 163, THENCE ALONG THE LINE DIVIDING LAND LOTS 169 AND 164 SOUTH 59 DEGREES 33 MINUTES 50 SECONDS WEST 60.8 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE, SOUTH 31 DEGREES 28 MINUTES EAST 109.7 FEET TO A POINT; THENCE SOUTH 57 DEGREES 24 MINUTES WEST 288.5 FEET TO A POINT; THENCE NORTH 25 DEGREES 12 MINUTES WEST 230.2 FEET TO A POINT; THENCE SOUTH 68 DEGREES 48 MINUTES WEST 40.0 FEET TO A POINT; THENCE SOUTH 74 DEGREES 25 MINUTES WEST 169.9 FEET TO A POINT; THENCE SOUTH 31 DEGREES 34 SECONDS EAST FOR A DISTANCE OF 302.0 FEET TO AN IRON PIN SET; THENCE SOUTH 68 DEGREES 48 MINUTES 22 WEST FOR A DISTANCE OF 285.0 FEET TO AN IRON PIN SET ON THE NORTHEASTLY RIGHT OF WAY OF SAID WILL WAGES ROAD; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 632.97 FEET AND AN ARC LENGTH OF 259.46 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19 DEGREES 03 MINUTES 50 SECONDS WEST 45 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE

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land lying and being in Land Lot 26 of the 6th District, Gwinnett County, Georgia, being Lot 36, Block B, Unit One of Landing's East Subdivision, as per plat recorded in Plat Book 28, Page 81; revised in Plat Book 38, Page 5, Gwinnett County, Georgia Records, which recorded plat is incorporated herein and made a part hereof by reference.

Subject Property Address: **5037 Tarava Court, Stone Mountain, GA 30087**

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

Said property is commonly known as **5037 Tanaga Ct., Stone Mountain, GA 30087, 0442** 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): Robert L. Williams, Sr. or tenant or tenants.

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

Carrington Mortgage Services, LLC 1600 South Douglas Road Suite 200-A Anaheim, CA 92806 (800) 561-4567

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 as provided immediately above.

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I as agent and Attorney in Fact for Robert L. Williams, Sr.

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

2191-2679A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-2679A

950-97584 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

FORECLOSURE

tions, 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, or modify all terms of the mortgage is as follows:

Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 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.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALLY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as Attorney-in-Fact for ELIE G. NEJEM

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-057347 - DaG 950-98675 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Wallis Allen to Wachovia Bank, National Association, dated June 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$283,436.00), 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, 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 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 attorneys 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, restrictions, covenants, and 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.

U.S. BANK NATIONAL ASSOCIATION 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: U.S. Bank National Association, 2800 Tamarack Road, Ovensboro, KY 42031-6566, 855-698-7827.

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 Olajuwon Meadows or a tenant or tenants and said property is more commonly known as 2494 Horse Saddle Way, Decatur, Georgia 30019. 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) final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CHOICE CAPITAL FUNDING INC. as Attorney in Fact for Olajuwon Meadows

McCalla Raymer Leibert Pierce, LLC 1623 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 298 of the 5th District, Section of Gwinnett County, Georgia, and being Lot 80, Block A of The Del Mar Club at Harbins Subdivision as per plat recorded at Plat Book 131, Page 53-56, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

MR/ca 5/2/23

Our file no. 22-06923GA - F18

950-97853 03/29/2023, 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

FORECLOSURE

WESTERLY SIDE OF LOT 39 OF SAID BLOCK EIGHTY (80) FEET TO AN IRON PIN; THENCE NORTHWESTERLY ALONG THE NORTHEASTLY SIDE OF LOT 26 OF SAID BLOCK TWO HUNDRED TWO AND FIFTEENTHS (202.5) FEET TO AN IRON PIN ON THE SOUTH-EASTERLY SIDE OF PINE ROAD; THENCE NORTH-EASTERLY ALONG THE SOUTHEASTERLY SIDE OF PINE ROAD FORTY (40) FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 5789 PINE ROAD. KNOWN: 5789 PINE ROAD PARCEL: 6-245 -119 MR/ca 5/2/23

Our file no. 22-06141GA - F15

950-99187 04/05/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Olajuwon Meadows to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for HomeBridge Financial Services, Inc., its successors and assigns, dated June 30, 2015, recorded in Deed Book 53694, Page 782, Gwinnett County, Georgia Records and as recorded in Deed Book 53770, Page 846, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55334, Page 118, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association by assignment recorded in Deed Book 54197, Page 10, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-THREE THOUSAND FOUR HUNDRED THIRTY-SIX AND 0/100 DOLLARS (\$283,436.00), 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, 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 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 attorneys 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, restrictions, covenants, and 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.

Cardinal Financial Company, Limited Partnership 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: Cardinal Financial Company, Limited Partnership, 10000 Peachtree Dunwoody Road, Suite 360, Lake Zurich, IL 60047, 8006694268.

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 Richard C. Winstead and Cheryl C. Felder AKA Cheryl Robertson Felder or a tenant or tenants and said property is more commonly known as 1714 Lake Heights Circle, Decatur, Georgia 30019. 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) final confirmation and audit of the status of the loan with the holder of the security deed.

Cardinal Financial Company, Limited Partnership as Attorney in Fact for Richard C. Winstead and Cheryl C. Felder AKA Cheryl Robertson Felder

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 1840 Page 2 Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

COMMONLY KNOWN AS: 1714 Lake Heights Circle, Decatur, GA 30019

TAX PARCEL ID/AP: R3001 304

All that tract or parcel of land lying and being in Land Lot 1 of the 3rd District, Duncan #493's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Harbins Mill - A Home Town (Phase 4), according to plat of survey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by reference thereto.

Parcel ID: R3001-304

Commonly Known As: 1714 Lake Heights Circle, Decatur, Georgia 30019 MR/mac 6/6/23

Our file no. 22-07226GA - F118

950-99220 04/12/2023, 04/19/2023, 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

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HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND 0/100 DOLLARS (\$284,747.00), 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 June, 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 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 attorneys 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, restrictions, covenants, and 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.

Planet Home Lending, LLC 23 Research Parkway, Suite 303 Meriden, CT 06450 1-855-884-2250

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 MAY BE USED FOR THAT PURPOSE.

PLANET HOME LENDING LLC, as Attorney-in-Fact for CORY HERROD

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 - DaG 950-99823 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

FORECLOSURE

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

Said property will be sold subject to the following: (1) the outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property, and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, 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:

Planet Home Lending, LLC 23 Research Parkway, Suite 303 Meriden, CT 06450 1-855-884-2250

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 MAY BE USED FOR THAT PURPOSE.

PLANET HOME LENDING LLC, as Attorney-in-Fact for CORY HERROD

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 - DaG 950-99823 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

FORECLOSURE

MR/jay 5/2/23
Our file no. 22-07883GA - FT17 950-98419 04/05/2023, 04/12/2023, 04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Ashley Lee to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated July 23, 2021, recorded in Deed Book 59001, Page 607, Gwinnett County, Georgia Records, as last transferred to Primary Residential Mortgage, Inc. by assignment recorded in Deed Book 60210, Page 550, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY-TWO AND 0/100 DOLLARS (\$247,252.00), 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, 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 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 attorneys 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, restrictions, covenants, and 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.

The Bank of New York Mellon i/k/a The Bank of New York as JPMorgan Chase Bank, N.A. Association for CWHEO Revolving Home Equity Loan Trust, Series 2006-F as Attorney in Fact for

Kingkeo Inthraith, McCalla Raymer Leibert Pierce, LLC 1044 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 164 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, LAURELBROOKE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 100, Page 230, Gwinnett County records which plat is incorporated herein by reference.

Subject to that Security Deed from Kingkeo Inthraith to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's#39;s Wholesale Lender, its successors and assigns, recorded in Deed Book 66618, Page 369, Gwinnett County, Georgia records.

MR/crh 5/2/23
Our file no. 22-10440GA - FT2 950-98270 04/05/2023, 04/12/2023, 04/19/2023, 04/