

FORECLOSURE

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.

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 20662 Mortgage Loan Asset Backed Certificates, Series 2006-2 as agent and Attorney in Fact for Christy A. Lancaster and Anthony A. Lancaster

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1071-5993A

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NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Md H Rahaman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its successors and assigns, dated 10/16/2017 and recorded in Deed Book 55469 Page Q213 Gwinnett County, Georgia records; as last transferred to or acquired by Matrix Financial Services Corp., conveying the after-described property to secure a Note in the original principal amount of \$375,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 73 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK A, NORTHFORKE PLANTATION SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 15, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE 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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1379 Georgetown Way, 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 subject property is (are): Md H Rahaman or tenant or

Flagstar Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23820A

FORECLOSURE

In Fact for Md H Rahaman Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1095-687A

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NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Edward J Williams Sr and Tamara Williams to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homestar Financial Corp., its successors and assigns, dated 7/9/2019 and recorded in Deed Book 56725 Page 123 and modified at Deed Book 59988 Page 685 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$243,508.00, 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 224 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 6, BLOCK A OF SANDY CREEK SUBDIVISION (FKA Spring Lake Subdivision), as shown on plat recorded in Plat Book 111, Page 253, Gwinnett County, Georgia records, which plat is incorporated herein by reference 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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 4233 Creech Circle, Buford, GA 30519 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): Edward J Williams Sr and Tamara Williams or tenant (or parties)

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

PennyMac Loan Services, LLC Loss Mitigation 3043 Townsquare Road #200, Westlake Village, CA 91361 Phone: 800-549-3583

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

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

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 20662 Mortgage Loan Asset Backed Certificates, Series 2006-2 as agent and Attorney in Fact for Christy A. Lancaster and Anthony A. Lancaster

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

FORECLOSURE

APALACHEE HERITAGE SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 40, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF

Said property being known as: 545 GRAN HERITAGE WAY DACULA, GA 30019

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are AGHEDO PIUS IYAMU 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 will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) 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:

Rushmore Loan Management Services, LLC 15-4800 Saguna Canyon Rd., Irvine, CA 92618 1-888-504-7300

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. MR/CLQ INVESTORS, LP, as Attorney-in-Fact for AGHEDO PIUS IYAMU Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-006907 - DaG

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Alice C Yarborough to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LoanDepot.com, LLC, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND SEVEN AND 0/100 DOLLARS (\$139,397.00), 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 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 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), (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. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

FORECLOSURE

THE HAMLET AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 147, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PARCEL ID: R7148 355

Said property being known as: 714 BEACON COW LAWRENCEVILLE, GA 30043

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ 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 will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) 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.

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:

Freedom Mortgage Corporation 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900

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. MORTGAGE CORPORATION, as Attorney-in-Fact for DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Firm File No. 21-121777 - TT

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given 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 Part Tract 0242 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:

38386 PART TRACT 0242 OF THE 12TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORDS, WHICH 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 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 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 subject property is (are): Carlton B. Russell, III or tenant or tenants.

FORECLOSURE

public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, at the legal hours of sale, on June 6, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 148 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK B, UNIT ONE, THE ARBORS AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 147, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE. PARCEL ID: R7148 355

Said property being known as: 714 BEACON COW LAWRENCEVILLE, GA 30043

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ or tenant(s).

The debt secured by said Security Deed first set out above.

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:

Freedom Mortgage Corporation 951 W Yamato Road, Suite 175 Boca Raton, FL 33431 855-690-5900

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. MORTGAGE CORPORATION, as Attorney-in-Fact for DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Firm File No. 21-121777 - TT

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given 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 Part Tract 0242 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:

38386 PART TRACT 0242 OF THE 12TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK A, UNIT ONE, THE ARBORS AT CRESTVIEW, AS PER PLAT RECORDED IN PLAT BOOK 89, PAGE 105, GWINNETT COUNTY RECORDS, WHICH 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 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 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 subject property is (are): Carlton B. Russell, III or tenant or tenants.

FORECLOSURE

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

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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 0267, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-8C2 in Deed Book 60155, Page 303, Gwinnett County records, the party in possession of the property being sold 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 231-233, GWINNETT COUNTY 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's knowledge, the party or parties in possession of said 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, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) 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.

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:

Nanostar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

FORECLOSURE

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

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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 0267, Gwinnett County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-8C2 in Deed Book 60155, Page 303, Gwinnett County records, the party in possession of the property being sold 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 231-233, GWINNETT COUNTY 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's knowledge, the party or parties in possession of said 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, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) 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.

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:

Nanostar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432

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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 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), (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. § 44-14-162.2, 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.

Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 20662 Mortgage Loan Asset Backed Certificates, Series 2006-2 as agent and Attorney in Fact for Christy A. Lancaster and Anthony A. Lancaster

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

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THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1071-5993A

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Md H Rahaman to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its successors and assigns, dated 10/16/2017 and recorded in Deed Book 55469 Page Q213 Gwinnett County, Georgia records; as last transferred to or acquired by Matrix Financial Services Corp., conveying the after-described property to secure a Note in the original principal amount of \$375,200.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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