

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF FULTON

By virtue of a Power of Sale contained in that certain Security Deed from Alysia Charles to Mortgage Electronic Registration Systems, Inc., as nominee for Homestar Financial Corp., dated May 19, 2023 and recorded on June 8, 2023 in Deed Book 66884, Page 27 Instrument Number 2023-0161099, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Seventy Thousand Twenty-Four and 00/100 dollars (\$170,024.00) with interest thereon as provided therein, as last transferred to Planet Home Lending, LLC, its successors and assigns, recorded in Deed Book 67588, page 279, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in November, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 13TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 88 OF BURDETT RIDGE III AS PER PLAT RECORDED IN PLAT BOOK 197, PAGE 47, FULTON COUNTY RECORDS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR THE PURPOSE OF INCORPORATING HEREIN.

Said property may more commonly be known as **5795 Hampton Court, Atlanta, GA 30349.**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

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The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450, (203) 303-5283.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Alysia Charles and or tenant(s). 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.

Planet Home Lending, LLC as Attorney-in-Fact for Alysia Charles. Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520.

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