

FORECLOSURE

ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage 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: Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage, 1 Corporate Drive, 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 Yannapha Patsakhom or a tenant or tenants and said property is more commonly known as **4759 Scarborough Place, Stone Mountain, Georgia 30087**. Should a conflict arise between the property address and the legal description of 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.

Ameris Bank, successor by merger to Fidelity Bank dba Fidelity Bank Mortgage is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING PART OF LOT 2, BLOCK E, THE MOORINGS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 275, AS REVISED IN PLAT BOOK 14, PAGE 220, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

LESS AND EXCEPT THAT PORTION TAKEN IN RIGHT-OF-WAY DEED TO GWINNETT COUNTY, DATED AUGUST 11, 1998, RECORDED IN DEED BOOK 16779, PAGE 204, AFORESAID RECORDS.

MR/ca 9/6/22
Our file no. 22-08599GA - FT18
950-78004 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Sara A Mooney to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Green Tree Servicing LLC, its successors and assigns, dated July 15, 2014, recorded in Deed Book 53063, Page 441, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 56554, Page 792, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment recorded in Deed Book 60106, Page 671, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$126,500.00), 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 September, 2022, 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 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, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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: Selene Finance, 3501 Olmstead Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Sara A Mooney or a tenant or tenants and said property is more commonly known as **4043 McKinley Drive, Snellville, Georgia 30089**. Should a conflict arise between the property address and the legal description the legal description will control.

FORECLOSURE

Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust as Attorney in Fact for the undersigned.

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

MR/ca 9/6/22
Our file no. 22-08603GA - FT18
950-77827 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Stephen A Lanum and Michelle Delisa Griffin to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 18, 2016, recorded in Deed Book 54398, Page 151, Gwinnett County, Georgia Records, as last transferred to Quicken Loans, LLC by assignment recorded in Deed Book 57890, Page 855, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND FOUR HUNDRED NINETY-THREE AND 0/100 DOLLARS (\$165,496.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 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: 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 Semetec R Avery or a tenant or tenants and said property is more commonly known as **3460 Brushywood Drive, Loganville, Georgia 30052**. 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Semetec R Avery

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

MR/meh 9/6/22
Our file no. 51802607 - FT1
950-77826 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanna Ignazio to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated April 29, 1998, recorded in Deed Book 15971, Page 88, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53804, Page 722, Gwinnett County, Georgia Records, as last transferred to Chase Mortgage Company by assignment recorded in Deed Book 21446, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100 DOLLARS (\$80,000.00), 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 September, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

FORECLOSURE

not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 by assignment recorded in Deed Book 53165, Page 204, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIFTY AND 0/100 DOLLARS (\$156,050.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Attorney in Fact for Susanna Ignazio

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

MR/meh 9/6/22
Our file no. 52282507 - FT3
950-78065 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Rosalba Ceciliano a/k/a Rosa Alba Ceciliano to HomeBanc Mortgage Corporation, dated September 23, 2004, recorded in Deed Book 40185, Page 2, Gwinnett County, Georgia Records, as last transferred to The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, 2005-2, Mortgage Pass-Through Certificates, Series 2005-2 by assignment recorded in Deed Book 51302, Page 898, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$182,400.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Semetec R Avery

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

MR/meh 9/6/22
Our file no. 51802607 - FT1
950-77826 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanna Ignazio to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated April 29, 1998, recorded in Deed Book 15971, Page 88, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53804, Page 722, Gwinnett County, Georgia Records, as last transferred to Chase Mortgage Company by assignment recorded in Deed Book 21446, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY THOUSAND AND 0/100 DOLLARS (\$80,000.00), 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 September, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MR/ca 9/6/22
Our file no. 22-08689GA - FT1
950-78078 8/10 17 24 31 2022

FORECLOSURE

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 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.

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successor by merger to Chase Home Mortgage Corporation, successor by merger to Chase Mortgage 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: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

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 Susanna Ignazio or a tenant or tenants and said property is more commonly known as **5236 Birdlake Drive, Lilburn, 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.

JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successor by merger to Chase Home Mortgage Corporation, successor by merger to Chase Mortgage 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: 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 Semetec R Avery or a tenant or tenants and said property is more commonly known as **3460 Brushywood Drive, Loganville, Georgia 30052**. 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Semetec R Avery

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

MR/meh 9/6/22
Our file no. 51802607 - FT1
950-77826 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanna Ignazio to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated April 29, 1998, recorded in Deed Book 15971, Page 88, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53804, Page 722, Gwinnett County, Georgia Records, as last transferred to Chase Mortgage Company by assignment recorded in Deed Book 21446, Page 107, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-TWO THOUSAND FOUR HUNDRED AND 0/100 DOLLARS (\$182,400.00), 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 September, 2022, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

MR/meh 9/6/22
Our file no. 52420514 - FT18
950-78224 8/10 17 24 31 2022

FORECLOSURE

scription 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.

The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-2

as Attorney in Fact for Rosalba Ceciliano a/k/a Rosa Alba Ceciliano

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

MR/meh 9/6/22
Our file no. 5405415 - FT1
950-78076 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Frantz G Edouard to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for IndyMac Bank, F.S.B., a Federally Chartered Savings Bank, its successors and assigns, dated July 20, 2007, recorded in Deed Book 48143, Page 132, Gwinnett County, Georgia Records, as last transferred to MTGLQ Investors, LP by assignment recorded in Deed Book 56947, Page 630, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$674,500.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Semetec R Avery

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

MR/meh 9/6/22
Our file no. 55829016 - FT1
950-77051 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanna Ignazio to FT Mortgage Companies d.b.a. HomeBanc Mortgage Corporation, dated December 16, 1999, recorded in Deed Book 19816, Page 80, Gwinnett County, Georgia Records, as last transferred to JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, successor by merger to Chase Home Mortgage Corporation, successor by merger to Chase Mortgage 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: Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, 888-504-7300.

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 Frantz G Edouard or a tenant or tenants and said property is more commonly known as **1805 Angus Lee Drive, Lawrenceville, Georgia 30045**. Should a conflict arise between the property address and the legal description the legal description will control.

FORECLOSURE

County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND AND 0/100 DOLLARS (\$133,000.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Susanna Ignazio

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

MR/ca 9/6/22
Our file no. 5678314 - FT3
950-78000 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Mark H. Dees to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns, dated September 7, 2005, recorded in Deed Book 44419, Page 89, Gwinnett County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CWAALT INC., ALTERNATIVE LOAN TRUST THROUGH MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-51 by assignment recorded in Deed Book 50904, Page 692, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIX HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$650,000.00), 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 September, 2022, 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 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, 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.

U.S. Bank Trust National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1 as Attorney in Fact for Susanna Ignazio

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

MR/meh 9/6/22
Our file no. 55829016 - FT1
950-77051 8/10 17 24 31 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Susanna