

FORECLOSURE

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...

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:

Fay Servicing, LLC 425 S. Financial Place, Suite 2000 Chicago, IL 60605 1-800-495-7166

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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST, as Attorney-in-Fact for ELVETTA FULTON

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 18-192040 950-6062 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Grace V Rivera to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns dated 11/23/2016 and recorded in Deed Book 54812 Page 547 Gwinnett County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original principal amount of \$420,000.00, 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 March 1, 2022 (being the first Tuesday of said month unless a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THE LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GEORGIA.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 84, BLOCK D OF BROOKS CHASE, PHASE 2, AS PER PLAT RECORDED IN PLAT BOOK 116, PAGE 259-261, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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 provided for in the Note 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 313 Pebble Chase Lane, Lawrenceville, Ga 30046 together with all personal 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); Estate/Heirs of Grace V Rivera or tenant or tenants.

DeLink is the entity/individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

CeLink Loss Mitigation Department P.O. Box 40724 Lansing, MI 48901-7924 Phone: 866-446-0026

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 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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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 IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Cherise D Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns, dated June 12, 2018, recorded in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded in Deed Book 56338, Page 207, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TEN THOUSAND EIGHTY-EIGHT AND 0/100 DOLLARS (\$210,088.00), with interest thereon as set forth therein, there will be sold at public outcry 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 March, 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 provided for 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 will be sold 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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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.

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Said property will be sold 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.

FORECLOSURE

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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:

Fay Servicing, LLC 425 S. Financial Place, Suite 2000 Chicago, IL 60605 1-800-495-7166

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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST, as Attorney-in-Fact for ELVETTA FULTON

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 18-192040 950-6062 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Grace V Rivera to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for American Advisors Group, its successors and assigns dated 11/23/2016 and recorded in Deed Book 54812 Page 547 Gwinnett County, Georgia records; as last transferred to or acquired by Reverse Mortgage Funding LLC, conveying the after-described property to secure a Note in the original principal amount of \$420,000.00, 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 March 1, 2022 (being the first Tuesday of said month unless a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THE LAND SITUATED IN THE COUNTY OF GWINNETT IN THE STATE OF GEORGIA.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 63 AND 66 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK A OF MARHAM PARK AS PER PLAT HEREOF RECORDED IN PLAT BOOK 44, PAGE 168, GWINNETT COUNTY RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE. SUBJECT TO ALL EASMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS OF RECORD.

PARCEL ID: R5063 036

Said property being known as 370 MARHAM PARK CIR, LOGANVILLE, GA 30052 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DANIEL SCHNELBACH AND RUTH SCHNELBACH 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.

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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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.

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Under and by virtue of the Power of Sale contained in a Security Deed given by Cherise D Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns, dated June 12, 2018, recorded in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded in Deed Book 56338, Page 207, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TEN THOUSAND EIGHTY-EIGHT AND 0/100 DOLLARS (\$210,088.00), with interest thereon as set forth therein, there will be sold at public outcry 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 March, 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 provided for 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 will be sold 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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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Under and by virtue of the Power of Sale contained in a Security Deed given by Cherise D Thomas to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for LendUs, LLC, its successors and assigns, dated June 12, 2018, recorded in Deed Book 55954, Page 709, Gwinnett County, Georgia Records, as last transferred to AmeriHome Mortgage Company, LLC by assignment recorded in Deed Book 56338, Page 207, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TEN THOUSAND EIGHTY-EIGHT AND 0/100 DOLLARS (\$210,088.00), with interest thereon as set forth therein, there will be sold at public outcry 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 March, 2022, the following described property:

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Said property will be sold 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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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.

FORECLOSURE

ad valorem taxes (including taxes which are a lien, but not yet due and payable), 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 superior to the Security Deed first set out above.

AmeriHome Mortgage Company, LLC 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: Center FSB, ATTN: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cherise D Thomas or a tenant or tenants and said property is more commonly known as 2555 Debride Dr SW, Lilburn, Georgia 30047.

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.

AmeriHome Mortgage Company, LLC as Attorney in Fact for Cherise D Thomas McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

EXHIBIT A ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK B, CHEROKEE WOODS COVE SUBDIVISION, UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 31, PAGE 31, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

The right, if any, of the United States of America to redeem said land within 120 days from the date of the foreclosure sale held on March 1, 2022, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/meh 3/1/22 Our file no. 20-036336A - FT7 950-59665 1/26 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara A Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for CitMortgage, Inc., its successors and assigns, dated October 20, 2006, recorded in Deed Book 47191, Page 788, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 53347, Page 249, Gwinnett County, Georgia Records, as last transferred to U. S. Bank National Association as trustee for CMLT REMIC 2006-A7 - REMIC Pass-Through Certificates, Series 2006-A7, assigned recorded in Deed Book 52587, Page 662, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED SEVENTY-ONE THOUSAND AND 0/100 DOLLARS (\$271,000.00), 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 March, 2022, the following described property:

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Said property will be sold 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:

LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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FORECLOSURE

Thomas Johnson Subdivision, as recorded in Plat Book H, Page 60-B, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

Tract 2: ALL THAT TRACT OR parcel of land lying and being in Land Lot 272 of the 6th District of Gwinnett County, Georgia being a portion of Lot 11, Block A of Allen & Thomas Johnson Subdivision, according to plat of survey by C. M. Higginbotham, dated April 1959, said plat being recorded in Plat Book 'H', Page 60-B, Gwinnett County, Georgia records and being more particularly described as follows:

THE POINT OF BEGINNING IS LOCATED AS FOLLOWS: Begin at a point on the northerly side of the 50' wide right of way of Dogwood Circle, said point being 620' northerly, as measured along the northeasterly side of said right of way, from the original line dividing Land Lots 255 and 272 of said District; thence running N 168 09' E along the western side of Lot No.12 of said Block; 198.1' to a corner. THIS IS THE POINT OF BEGINNING. Run said point of beginning run northeasterly 103', more or less, to the property now or formerly owned by Repe Miller; thence run S 31 5/8' E, along the said Miller line, 90', more or less, to a corner at Lot No. 12 of said Block; thence N 83 51' W, along the line of said Lot, 130' to the POINT OF BEGINNING.

MR/ca 3/1/22 Our file no. 20-036489A - FT7 950-59757 2/2 9 16 23 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara A Lane to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Solstice Capital Group, Inc., its successors and assigns, dated April 23, 2005, recorded in Deed Book 42991, Page 187, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 by assignment recorded in Deed Book 59022, Page 21, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED AND 0/100 DOLLARS (\$110,500.00), 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 March, 2022, the following described property:

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