

FORECLOSURE

cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property, (c) any other taxes not yet 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, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$309,424.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder 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 July 5, 2022 (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 4 OF THE 3RD DISTRICT, DUNCANS GMSD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK 5, FKA OGCY PARK, UNIT 5, PER PLAT RECORDED IN PLAT BOOK 111, PAGES 127-128, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

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

Said property is commonly known as **5056 Trilogy Lane, Hoschton, GA 30548** 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): Steve Ajayi or tenant or tenants.

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

Shellpoint Mortgage Servicing, PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 3RD DISTRICT, GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 59-61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

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

Said property is commonly known as **4443 Well Springs Ct, Buford, GA 30519-6274** 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): Latunya Harris or tenant or tenants.

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

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive, Plano, TX 75074 (800) 669-6650

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, (c) any other taxes not yet 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.

Bank of America, N.A., as agent and Attorney in Fact for Latunya Harris

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

1263-2411A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2411A

950-71709 6/8 15 22 29 2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Steve Ajayi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, its successors and assigns, dated 8/30/2006 and recorded in Deed Book 46985 Page 619 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust, conveying the afterdescribed property to secure a Note in the original principal amount of \$309,424.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder 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 July 5, 2022 (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 4 OF THE 3RD DISTRICT, DUNCANS GMSD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK 5, FKA OGCY PARK, UNIT 5, PER PLAT RECORDED IN PLAT BOOK 111, PAGES 127-128, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

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

Said property is commonly known as **5056 Trilogy Lane, Hoschton, GA 30548** 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): Steve Ajayi or tenant or tenants.

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

Shellpoint Mortgage Servicing, PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 14, BLOCK A, MERANOVA AT MILL CREEK, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 59-61, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

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

Said property is commonly known as **4443 Well Springs Ct, Buford, GA 30519-6274** 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): Latunya Harris or tenant or tenants.

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

Bank of America Home Loan Assistance Dept. 7105 Corporate Drive, Plano, TX 75074 (800) 669-6650

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, (c) any other taxes not yet 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.

Bank of America, N.A., as agent and Attorney in Fact for Latunya Harris

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

1263-2411A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2411A

950-71709 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Keith Alleyne and Dave A. Alleyne to Navy Federal Credit Union dated 6/20/2019 and recorded in Deed Book 56759 Page 0047 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the afterdescribed property to secure a Note in the original principal amount of \$30,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder 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 July 5, 2022 (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:

FORECLOSURE

Keith H. Alleyne, an unmarried man and Dave A. Alleyne, an unmarried man to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., dated December 5, 2017, in the original amount of \$201,515.00, recorded in Deed Book 55594, Page 775, Gwinnett County, Georgia records.

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

Said property is commonly known as **825 Simonton Rd Se, Lawrenceville, GA 30045** 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): Dave A. Alleyne or tenant or tenants.

Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union New Federal Credit Union 820 Folio Lane Vienna, VA 22180-4907 (888) 503-7102

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, (c) any other taxes not yet 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 as provided immediately above.

Navy Federal Credit Union is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union New Federal Credit Union 820 Folio Lane Vienna, VA 22180-4907 (888) 503-7102

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK Q OF THE CARDINAL LAKE ESTATES SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 152, GWINNETT COUNTY RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TAX ID: R6263 153

Said property being known as: **3188 ROBIN LN DULUTH, GA 30096**

The sale will be conducted 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:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS Attorney-in-Fact for CHUCK BRODEUR, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 - LIV

950-71715 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Walis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), 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 July 5, 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 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 attorney's fees (notice of intent to collect attorneys fees having been given).

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:

telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS Attorney-in-Fact for CHUCK BRODEUR, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-010028 - TIT

950-71864 6/8 15 22 29 2022

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by DAVID M. WATSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE IN the original principal amount of \$217,846.00 dated June 24, 2019 and recorded in Deed Book 56698, Page 262, Gwinnett County records, said Security Deed being last transferred to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING in Deed Book 58256, Page 765, 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 July 05, 2022, the following described property as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 263 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK Q OF THE CARDINAL LAKE ESTATES SUBDIVISION, UNIT 4, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 152, GWINNETT COUNTY RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TAX ID: R6263 153

Said property being known as: **3188 ROBIN LN DULUTH, GA 30096**

The sale will be conducted 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:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS Attorney-in-Fact for CHUCK BRODEUR, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 - LIV

950-71715 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Walis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), 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 July 5, 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 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 attorney's fees (notice of intent to collect attorneys fees having been given).

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:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS Attorney-in-Fact for CHUCK BRODEUR, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 - LIV

950-71715 6/8 15 22 29 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Walis Allen to Wachovia Bank, National Association, dated June 14, 2006, recorded in Deed Book 46725, Page 731, Gwinnett County, Georgia Records, conveying the afterdescribed property to secure a Note in the original principal amount of THIRTY THOUSAND FOUR HUNDRED NINETY-FIVE AND 0/100 DOLLARS (\$30,495.00), 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 July 5, 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 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 attorney's fees (notice of intent to collect attorneys fees having been given).

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:

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 Beattie Place, Suite 300 Greenville, SC 29601 Phone: 866-825-2174

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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, AS Attorney-in-Fact for CHUCK BRODEUR, Anschutz, Schneid, Crane & Partners, PLLC

10700 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-071484 - LIV

950-71715 6/8 15 22 29 2022

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 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 owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-446-1612.

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 Wallis Allen or a tenant or tenants and said property is more commonly known as **5789 Pine Road, Doraville, Georgia 30048**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject to (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 owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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 the original principal amount of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00), 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 July, 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 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 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 owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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 the original principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND THREE HUNDRED AND 0/100 DOLLARS (\$177,300.00), 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 July, 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 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 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.

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