

FORECLOSURE

branches, 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Susan Joy Pattee and Estate of Susan Joy Pattee or a tenant or tenants and said property is more commonly known as **2160 Tropicana Cr., Suwanee, Georgia 30024**. 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as Attorney in Fact for Susan Joy Pattee McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A

Our file no. R7111 029

Land Situated in the City of Suwanee in the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK C, OF ROSEWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 2 PAGE 294, REVISED IN PLAT BOOK 16, PAGE 74, GWINNETT COUNTY, GEORGIA RECORDS TO WHICH PLAT REFERENCE IS MADE FORA MORE DETAILED DESCRIPTION

Commonly known as 2160 Tropicana Drive, Suwanee, GA 30024

MR/ca 7/5/22 Our file no. 22-07791GA - FT1 950-72496 6/8 15 22 29 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 Andra Lynn Petro and Richard V. Petro to National City Mortgage, a division of National City Bank of Indiana, dated May 28, 2019, recorded in Deed Book 43013, Page 139, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 58107, Page 635, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE 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 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 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. Specialized Loan Servicing 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

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 Susan Joy Pattee and Estate of Susan Joy Pattee or a tenant or tenants and said property is more commonly known as **2242 Windland Dr. Lawrenceville, Georgia 30044**. 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. Specialized Loan Servicing 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: Rocket Mortgage, LLC, 1050 Woodward Avenue, Detroit, MI 48226, 734-805-7125.

FORECLOSURE

EXHIBIT A All that tract or parcel of land lying and being in Land Lot 44 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block B, Unit One of Singlet Prings Subdivision, as per plat thereof recorded in Plat Book 45, page 130, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

MR/meh 7/5/22 Our file no. 22-07876GA - FT7 950-72487 6/8 15 22 29 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 Kenneth A Hoffmann and Jennifer M Hoffmann to Jentriega Electronic Registration Systems, Inc., as grantee, solely as nominee for Home Point Financial Corporation, its successors and assigns, dated February 3, 2017, recorded in Deed Book 54924, Page 176, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded in Deed Book 59503, Page 429, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED SEVENTEEN AND 0/100 DOLLARS (\$248,417.00), 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 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. Freedom Mortgage Corporation 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: Freedom Mortgage Corporation, 10500 Kimick Dr. Ste. 300, Fishers, IN 46037, 855-690-5900.

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 Kenneth A Hoffmann and Jennifer M Hoffmann or a tenant or tenants and said property is more commonly known as **5714 Pine Oak Drive, Norcross, Georgia 30092**. 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. Freedom Mortgage Corporation as Attorney in Fact for Kenneth A Hoffmann and Jennifer M Hoffmann 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 284, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 7, GREENWOOD TOWHPHOM COMMUNITY, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGES 120-121, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

MR/meh 7/5/22 Our file no. 22-07883GA - FT17 950-72482 6/8 15 22 29 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 40195, 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 N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Series 2005-2, 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 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 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).

FORECLOSURE

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 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWMBS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 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 Rosalba Ceciliano a/k/a Rosa Alba Ceciliano and Americas Investment Services, LLC or a tenant or tenants and said property is more commonly known as **4635 Riversound Drive, Snellville, Georgia 30039**. 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWMBS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 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 Rosalba Ceciliano a/k/a Rosa Alba Ceciliano and Americas Investment Services, LLC or a tenant or tenants and said property is more commonly known as **3575 Flycatcher Way, Duluth, Georgia 30097**. 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.

Americas Bank as Attorney in Fact for Jihae Choi 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 200, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 179, THE LAKES AT SUGARLOAF, PHASE II, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 45 THROUGH 52, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF

TOGETHER WITH AND SUBJECT TO ALL RIGHT TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LAKES AT SUGARLOAF, RECORDED IN DEED BOOK 47748, PAGE 1, GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED FROM TIME TO TIME

MR/ca 7/5/22 Our file no. 5405415 - FT1 950-71592 6/8 15 22 29 2022

FORECLOSURE

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.

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 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 Rosalba Ceciliano a/k/a Rosa Alba Ceciliano and Americas Investment Services, LLC or a tenant or tenants and said property is more commonly known as **1717 Daisy Mead, Greenville, Georgia 30044**. 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.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWMBS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 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 Rosalba Ceciliano a/k/a Rosa Alba Ceciliano and Americas Investment Services, LLC or a tenant or tenants and said property is more commonly known as **3505 River Drive, Lawrenceville, Georgia 30044**. 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.

Americas Bank as Attorney in Fact for Yvonne T Longmire 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 200, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 179, THE LAKES AT SUGARLOAF, PHASE II, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 45 THROUGH 52, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF

TOGETHER WITH AND SUBJECT TO ALL RIGHT TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LAKES AT SUGARLOAF, RECORDED IN DEED BOOK 47748, PAGE 1, GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED FROM TIME TO TIME

MR/ca 7/5/22 Our file no. 5405415 - FT1 950-71592 6/8 15 22 29 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 Corinne M Bradley and Jeffrey W Bradley to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nationwide Advantage Mortgage Company, its successors and assigns, dated August 21, 2002, recorded in Deed Book 47871, Page 63, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 56589, Page 578, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$211,500.00), 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 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 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.

FORECLOSURE

Dacula, Georgia 30019. 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. CARRINGTON MORTGAGE SERVICES, LLC as Attorney in Fact for Corinne M Bradley and Jeffrey W Bradley 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 297 of the 5th District, Gwinnett County, Georgia, being Lot 12, Block A, Harbin Springs, as per plat recorded in Plat Book 71, Page 29, Gwinnett County records, which plat is incorporated herein by reference and made a part hereof according to the present system of numbering houses in Gwinnett County, Georgia.

Address: **2495 Harbin Springs Cr., Dacula, GA 30019-1977.** Tax Map or Parcel ID No.: R5297-027 MR/meh 7/5/22 Our file no. 5467011 - FT17 950-72389 6/8 15 22 29 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 Jihae Choi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank of VA Fidelity Bank of VA, as Trustee for 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 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

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 Carolyn D Longmire or a tenant or tenants and said property is more commonly known as **3505 River Drive, Lawrenceville, Georgia 30044**. 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.

Americas Bank as Attorney in Fact for Yvonne T Longmire 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 314 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 19, BLOCK B, THE FOUR WINDS SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK W, PAGE 41, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF

BY THE UNDERSIGNED, AND BEING KNOWN AS 5512 FOUR WINDS DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. MR/meh 7/5/22 Our file no. 5891720 - FT5 950-70807 5/25 6/1 8 15 22 29 2022

Notice of Sale Under Power Georgia, Gwinnett County

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **WalMu Mortgage, LLC** to **Mutual Bank of Georgia**, dated June 8, 2007, and recorded in Deed Book 48005, Page 766, Gwinnett County, Georgia records, as last transferred to **LaSalle Bank NA, as trustee, on behalf of the holders of the WalMu Mortgage Pass-Through Certificates, Series 2007-0A6** by Assignment recorded in Deed Book 50346, Page 591, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$237,600.00, 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, within the legal hours of sale on the first Tuesday in July, 2022, to wit: July 5, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 63 of the 5th District, Gwinnett County, Georgia, being Lot 13, Block B, Streamwood Village Subdivision, Unit One, as per plat recorded in Plat Book 62, Page 248, Gwinnett County, Georgia records, said plat being incorporated herein by reference thereto. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **3649 Cecilia Way, Loganville, GA 30052**, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Joyce Bagby and Terris Terry or a tenant or tenants. 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

Under and by virtue of the Power of Sale contained in a Security Deed given by Yvonne T Longmire to Suntrust Mortgage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust 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: Americas Bank, 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 Jihae Choi or a tenant or tenants and said property is more commonly known as **3575 Flycatcher Way, Duluth, Georgia 30097**. 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.

Americas Bank as Attorney in Fact for Jihae Choi 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 200, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 179, THE LAKES AT SUGARLOAF, PHASE II, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 127, PAGES 45 THROUGH 52, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF

TOGETHER WITH AND SUBJECT TO ALL RIGHT TITLE AND INTEREST IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE LAKES AT SUGARLOAF, RECORDED IN DEED BOOK 47748, PAGE 1, GWINNETT COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED FROM TIME TO TIME

FORECLOSURE

Security Deed given by Yvonne T Longmire to Suntrust Mortgage Inc., dated July 26, 2003, recorded in Deed Book 34544, Page 27, Gwinnett County, Georgia Records, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-RPL4 Trust by assignment recorded in Deed Book 59759, Page 800, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND AND 0/100 DOLLARS (\$100,000.00), 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 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).

Wells Fargo Bank, N.A. 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