

FORECLOSURE

THE 3RD DISTRICT, DUNCANS GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK 5, TRILINGO PARK, UNIT 5, 124 TRACT AS 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 attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **5056 Trilogy Lane, Hoschtan, 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.

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

Shelplott 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.

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. 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 its individual capacity, but solely as owner trustee for CSMC 2018-1RFL Trust as agent and Attorney in Fact for Steve Ajayi

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14661A 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 6047 Gwinnett County, Georgia records; as last transferred to or acquired by Navy Federal Credit Union, conveying the after-described 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 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 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 204 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SIMONTON PARK, AS PER PLAT RECORDED IN PLAT BOOK 106, PAGES 204, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

This foreclosure is subject to the Security Deed from 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 attorneys 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

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full authority to negotiate, amend and modify all terms of the mortgage.

Navy Federal Credit Union Navy Federal Credit Union 825 Simonton Rd Se, Lawrenceville, 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 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. 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.

Navy Federal Credit Union as agent and Attorney in Fact for Keith Alleyne and Dave A. Alleyne

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

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2049-067A 950-71604 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 CHUCK BRODEUR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR SHELTER MORTGAGE COMPANY in the original principal amount of \$152,192.00 dated May 31, 2017 and recorded in Deed Book 55161, Page 742, Gwinnett County records; said Security Deed being last transferred to NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING in Deed Book 58379, Page 788, Gwinnett County records, the undersigned will sell at public outcry for cash, before the Courthouse door in said County, or at such other place as lawfully designated, and when due and in the manner provided in the Note and Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK A, SUBDIVISION PHASE III, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82, PAGES 282-283, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. PARCEL ID: R5065 227.

Said property being known as **1545 JULIANA DR LOGANVILLE, GA 30052**.

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHUCK BRODEUR 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, 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:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 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.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security

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ty Deed executed by DAVID M. WATSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNED WELLSALE 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 property in said Security Deed and described 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 11 AS PER PLAT RECORDED IN PLAT BOOK 116, 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**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are DAVID M. WATSON 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 sale, 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:

NEWREZ LLC D/B/A Shellpoint Mortgage Servicing 75 Beattie Place, Suite 300 Greenville, SC 29601 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 WILL BE USED FOR THAT PURPOSE.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, as Attorney-in-Fact for DAVID M. WATSON, Robertson, 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 Frank A Mazza and Judith A Mazza to Phoenix Financial Group Inc., dated April 10, 2017, recorded in Deed Book 54088, Page 109, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54844, Page 496, 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 59482, Page 398, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND ONE HUNDRED AND 0/100 DOLLARS (\$139,100.00), 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 of said month, 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).

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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: Selena Finanz, c/o 3501 Olympus Boulevard, 4th 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 Frank A Mazza and Judith A Mazza or a tenant or tenants and said property is more commonly known as **3139 Brookgreen Trail, Lawrenceville, Georgia 30043**. Should a conflict arise between the property address and the legal description the legal description will control.

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) 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 as Attorney in Fact for Frank A Mazza and Judith A Mazza

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 91, 7th District, Gwinnett County, Georgia, being Lot 28, Block B, Unit One-Phase Three-The Preserve, as per plat recorded in Plat Book 69, Page 204, Gwinnett County Records, which plat is hereby referred to and made a part of this description, being property known as 3139 Brookgreen Trail according to the present system of numbering houses in said county, as more particularly shown on that certain plat of survey prepared by West Georgia Surveyors, Inc., dated 4/9/97.

MR/MS 7/5/22

Our file no. 22-06855GA - FT18 950-71753 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 Louis Hunter and Ingrid Hunter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for QUICKEN LOANS, INC., its successors and assigns, dated February 19, 2020, recorded in Deed Book 57293, Page 677, Gwinnett County, Georgia Records; as last transferred to Quicken Loans, LLC by assignment recorded in Deed Book 58847, Page 287, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SEVENTY-SEVEN THOUSAND AND 0/100 DOLLARS (\$477,300.00), 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 of said month, 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.

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.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Vy T Vu and Tructien C Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764, Gwinnett County, Georgia records; as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 58827, Page 414, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original

FORECLOSURE

principal amount of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED TWENTY AND 0/100 DOLLARS (\$199,920.00), 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 300 Greenville, SC 29601 (800) 365-7110

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 Vy T Vu and Tructien C Nguyen or a tenant or tenants and said property is more commonly known as **915 Newcastle 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.

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 100 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, NEWCASTLE SUBDIVISION, UNIT 12, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 287, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE.

MR/c/a 7/5/22

Our file no. 22-07356GA - FT18 950-72478 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 Henry A. Farmer, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns dated 11/23/2005 and recorded in Deed Book 45469 Page 0210 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 of CSMC 2021-JR1 Trust, conveying the after-described property to secure a Note in the original principal amount of \$30,400.00, 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 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 47 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN AND DESIGNATED AS LOT 45, BLOCK A CHANDLER CREEK SUBDIVISION, UNIT ONE, GWINNETT COUNTY, GEORGIA, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 46, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED BY REFERENCE HEREIN AND MADE A PART HEREOF.

MR/c/a 7/5/22

Our file no. 22-06957GA - FT18 950-71596 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 Vy T Vu and Tructien C Nguyen to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Quicken Loans, Inc., its successors and assigns, dated March 4, 2013, recorded in Deed Book 52059, Page 764, Gwinnett County, Georgia records; as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded in Deed Book 58827, Page 414, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original

FORECLOSURE

principal amount of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED TWENTY AND 0/100 DOLLARS (\$199,920.00), 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 300 Greenville, SC 29601 (800) 365-7110

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 Vy T Vu and Tructien C Nguyen or a tenant or tenants and said property is more commonly known as **915 Newcastle 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.

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 100 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, NEWCASTLE SUBDIVISION, UNIT 12, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 287, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE.

MR/c/a 7/5/22

Our file no. 22-07356GA - FT18 950-72478 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 Henry A. Farmer, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns dated 11/23/2005 and recorded in Deed Book 45469 Page 0210 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 of CSMC 2021-JR1 Trust, conveying the after-described property to secure a Note in the original principal amount of \$30,400.00, 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 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 100 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 12, BLOCK B, NEWCASTLE SUBDIVISION, UNIT 12, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 287, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE.

MR/c/a 7/5/22

Our file no. 22-07356GA - FT18 950-72478 6/8 15 22 29 2022