

TRADE NAME

92618 is/are doing business in Gwinnett County, Georgia under the name of: **TRADE NAME: www.treasurerealty.com 279 W. Lawrenceville, GA 30046** The sale will be conducted subject to the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 24521-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

ZONING

NOTICE The City of Buford Planning and Zoning Board will meet on **Tuesday, January 11, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, February 7, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit for 1050 Sugar Hill Road. The special use permit requested is to allow semi-permanent makeup. 934-56945 12/22,29,1/5,12,19,26

NOTICE The City of Buford Planning and Zoning Board will meet on **Tuesday, January 11, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, February 7, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit for 1050 Sugar Hill Road. The special use permit requested is to allow a church. 934-56945 12/22,29,1/5,12,19,26

NOTICE The City of Buford Zoning Board of Appeals will meet on **Monday, January 24, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at **126 Westbrook Street for Olena Lukyan.** The variance requested is to allow a fence within the front yard. 934-57838 12/29,1/5,12,19

NOTICE The City of Buford Zoning Board of Appeals will meet on **Monday, January 24, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at **1761 Peachtree Industrial Boulevard for Macgregor Associates Architects.** The variance requested is to allow the height of the building to be higher than 40 feet. 934-57838 12/29,1/5,12,19

NOTICE The Buford City Commission will hold a public hearing on **Monday, February 7, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a zoning modification at 6044 Wade Orr Road from zoning conditions of #Z-18-09 approve by City Commission on October 1, 2018. The applicant is Brian Barton. The zoning modification is to modify condition #6 to use existing materials to match the house. 934-59449 1/19,26,2/2,2022

NOTICE The City of Buford Planning and Zoning Board will meet on **Tuesday, February 8, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on **Monday, March 7, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider an amendment to the City of Buford Development Regulations, Article 4, Section 4.1 and Article 6, Section 6.8.1 and 6.8.2. 934-59451 1/19,26,2/2,2022

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received an application for Variance (Case #BOA 22-01) from Emmanuel Adu, Concept Engineering Services LLC (applicant) and Arzine 16 LLC (property owner) requesting variance from Sec. 201-2-10.B (Parking Location) for the eShopfront building type to allow seven (7) new onsite parking spaces to be located between the existing building and street (Scenic Highway S) for a medical office, on the 1.03 acre property, zoned OP (Office Professional) District and located within the Towne Center Overlay District, 2329 Scenic Highway, Snellville, Georgia (Tax Parcel 5026 080).

A public hearing by the Snellville Board of Appeals, as provided by law, will be held at a Regular Meeting on **Tuesday, February 8, 2022 at 7:30 p.m.** in the Council Chambers, Snellville City Hall, 2342 Oak Road, Snellville, Georgia. Applications to consider said application and recommendation by the Planning Department and conduct a public hearing.

For inquiries call 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org. 934-59448 1/19, 2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-21-011

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia requesting to rezone to Medium Density Single-Family Residential District (RS-72), the property located at 5060, 5376 and 5404 Sycamore Road, also known as Parcel ID# 152-022-518, R7-306-275, R7306-518, and R7-306-062A containing 27.74 acres +/- and more particularly described as follows:

All that tract or parcel of land lying in and being in

ZONING

Land Lot 306 and 322 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows: Commencing at a point at the mitered intersection of Arbor Grove Way (having a variable width publicly dedicated right of way) and Sycamore Road (having an 80 foot publicly dedicated right of way), thence leaving said right of way of Arbor Grove Way and continuing along said right of way of Sycamore Road a distance of 366.45 feet to a 1/2 inch rebar in the right of way of Sycamore Road, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Sycamore Road the following courses and distances: with a curve turning to the right with an arc distance of 124.83 feet, with a chord bearing of 825.61 feet, with a chord bearing of South 05 degrees 49 minutes 18 seconds East, with a chord length of 124.71 feet to a 5/8 inch capped rebar set; South 02 degrees 31 minutes 17 seconds West a distance of 271.01 feet, with a chord bearing of South 13 degrees 12 minutes 36 seconds East, with a chord length of 266.96 feet to an axle found; South 30 degrees 31 minutes 10 seconds East a distance of 206.86 feet to a 1 inch open top pipe found; North 52 degrees 52 minutes 24 seconds East a distance of 154.86 feet to a 1/2 inch open top pipe found; South 32 degrees 38 minutes 59 seconds East a distance of 62.71 feet to a 1/2 inch rebar found; Thence leaving said right of way of Sycamore Road South 35 degrees 13 minutes 03 seconds West a distance of 100.05 feet to a 2 inch open top pipe found; Thence North 49 degrees 35 minutes 39 seconds East a distance of 98.51 feet to a 1 inch open top pipe found; Thence South 34 degrees 55 minutes 17 seconds West a distance of 359.73 feet to a 5/8 inch rebar found; Thence North 38 degrees 12 minutes 00 seconds West a distance of 100.05 feet to a 2 inch open top pipe found; Thence North 47 degrees 19 minutes 38 seconds West a distance of 72.36 feet to an axle found; Thence North 63 degrees 01 minutes 29 seconds West a distance of 93.18 feet to a 1/2 inch capped rebar set; Thence North 38 degrees 12 minutes 00 seconds West a distance of 305.23 feet to a 2 inch open top pipe found; Thence North 54 degrees 14 minutes 08 seconds East a distance of 654.39 feet to a 1/2 inch rebar found in the right of way of Sycamore Road, said 1/2 inch rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 27.74 acres (1,207.648 square feet). The properties are presently zoned Medium Density Single-Family Residential District (RS-100) in the City of Sugar Hill. The applicant is requesting a rezoning to Medium Density Single-Family Residential District (RS-72) for 87 single-family detached homes.

The Sugar Hill City Commission will consider whether to rezone the property. The Mayor and City Council has authority to zone the property as requested in place under their zoning classification and conditions on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for **Tuesday, January 18, 2022, at 7:00 p.m.** for the Planning Commission and **Monday, February 14, 2022, at 8:00 p.m.** for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed rezoning is available for review in the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-57413 12/29,1/19

FORECLOSURE Pursuant to the Power of Sale contained in a Security Deed given by Thomas J. Porter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GNAC Mortgage, LLC dba ditech.com, its successors and assigns dated 2/5/2008 and recorded in Deed Book 3967 Page 89 Hall County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$142,704.00, 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 February 1, 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 adjacent to and Lot 156, of the 6th District, Gwinnett County, Georgia, being Building 34, Unit 342, Creekside Manor Subdivision, as per plat recorded at Plat Book 127 Page 62, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part of this description.

Being the same property conveyed at Deed Book 51125 Page 385, Gwinnett County, Georgia Records. Parcel ID: R6156 414 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).

PHH Mortgage Corporation is agent and Attorney in Fact for Thomas J. Porter, Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1017-5268A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5268A 950-57306 1/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Thomas J. Porter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for GNAC Mortgage, LLC dba ditech.com, its successors and assigns dated 2/5/2008 and recorded in Deed Book 3967 Page 89 Hall County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property to secure a Note in the original principal amount of \$190,000.00, 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 Hall County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 1, 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 adjacent to and Lot 156, of the 6th District, Gwinnett County, Georgia, being Building 34, Unit 342, Creekside Manor Subdivision, as per plat recorded at Plat Book 127 Page 62, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Being the same property conveyed at Deed Book 51125 Page 385, Gwinnett County, Georgia Records. Parcel ID: R6156 414 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).

FORECLOSURE

1995 AND RECORDED AT PLAT BOOK 68, PAGE 140, GWINNETT COUNTY, GEORGIA RECORDS AND FILED FOR RECORD IN MOVEMENT 19 AND RECORDED AT PLAT SLIDE 478, PAGE 117A, HALL COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. 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 **3320 Lake Seminole Place, Buford, GA 30519-3782** together with all fixtures and personal property attached to and constituting a part of said knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Thomas J. Porter or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation is agent and Attorney in Fact for Winston Oliver Braine, Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23255A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23255A 950-57349 1/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Budny W. Bales to AMERICA'S WHOLESALE LENDER dated 5/29/2003 and recorded in Deed Book 34071 Page 270 and modified at Deed Book 53093 Page 235 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of LSF10 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of \$133,000.00, 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 February 1, 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 81 of the 6th District of Gwinnett County, Georgia, being Lot 27, Block G, Ridgeland Forest Subdivision, Phase Two, Unit 3, as per plat recorded in Plat Book 253, Gwinnett County Records, which plat is incorporated herein by this reference 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).

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation Loss Mitigation 14405 Walters Road, Suite 200 Houston, TX 77014 888-918-1110 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.

Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation Loss Mitigation P.O. Box 81499 Dallas, TX 75381-4609 1-800-495-7166 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 (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. U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master

FORECLOSURE

of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200 Westlake Village, CA 91361 1-866-549-3583

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 (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.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Winston Oliver Braine, Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23255A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23255A 950-57349 1/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Budny W. Bales to AMERICA'S WHOLESALE LENDER dated 5/29/2003 and recorded in Deed Book 34071 Page 270 and modified at Deed Book 53093 Page 235 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of LSF10 Master Participation Trust, conveying the after-described property to secure a Note in the original principal amount of \$133,000.00, 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 February 1, 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 81 of the 6th District of Gwinnett County, Georgia, being Lot 27, Block G, Ridgeland Forest Subdivision, Phase Two, Unit 3, as per plat recorded in Plat Book 253, Gwinnett County Records, which plat is incorporated herein by this reference 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).

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PHH Mortgage Corporation Loss Mitigation 14405 Walters Road, Suite 200 Houston, TX 77014 888-918-1110 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 (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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master

FORECLOSURE

Participation Trust as agent and Attorney in Fact for Budny W. Bales 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. 1216-2594A 950-57317 1/5 12 19 26 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Rosa K. Byers to Mortgage Electronic Registration Systems, Inc. as nominee for Live Well Financial, Inc. dated 11/30/2009 and recorded in Deed Book 49846 Page 395 Gwinnett County, Georgia records; as last transferred to or acquired by Mortgage Assets Management, LLC, conveying the after-described property to secure a Note in the original principal amount of \$450,000.00, 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 February 1, 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:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS LOT 92A OF CERTAIN PROPERTY SITUATED IN THE COUNTY OF GWINNETT, AND STATE OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 10/01/2009 AND RECORDED 10/09/2009 AS INSTRUMENT NUMBER 09A-08770-8 AMONG THE LAND RECORDS OF THE COUNTY ABOVE AND REFERENCED AS FOLLOWS: ALL THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 4, BLOCK B, GREAT RIVER TRIBBLE MILL SUBDIVISION, UNIT THREE, PHASE THREE, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 41 AND 42, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE HERETO.

PARCEL NO. R5249 197 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 **1948 Alcovy Shoals Bluff, Lawrenceville, GA 30045** together with all fixtures and personal property attached to and constituting a part of said knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Rosa K. Byers or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation Loss Mitigation 14405 Walters Road, Suite 200 Houston, TX 77014 888-918-1110 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 (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.

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master

FORECLOSURE

principal amount of \$211,105.00 dated July 25, 2014 and recorded in Deed Book 53078, Page 353, Gwinnett County records, as modified in Deed Book 54803, Page 484, Gwinnett County records, said Security Deed being last transferred to FREEDOM MORTGAGE CORPORATION in Deed Book 54153, Page 734, 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 February 01, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 215 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 31, BLOCK A, OLD SUWANEE CROSSING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 97, PAGES 165-166, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE HERETO.

THOMAS CHRISTOPHER JOHNSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, its successors or assigns, the original principal amount of \$355,000.00 dated June 6, 2017 and recorded in Deed Book 55186, Page 126, Gwinnett County records, said Security Deed being last transferred to MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Deed Book 55964, Page 610, 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 February 01, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 249 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 93, BLOCK A, RIVERSPRINGS SUBDIVISION, UNIT 1, PHASE 1, (FKA WING CHAPEL ROAD TRACT) AS PER PLAT RECORDED IN PLAT BOOK 108, PAGES 171-172, SAID PLAT BEING REVISED AND RE-RECORDED AT PLAT BOOK 109, PAGES 288-289, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE HERETO.

Said property being known as: **1675 RIVERPARK DR, DACULA, GA 30019** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are THOMAS CHRISTOPHER JOHNSON or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and 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 attorney's fees having been 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.

STATE OF GEORGIA NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by JOSEPH HARDEN JR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMESTAR FINANCIAL CORP. in the original principal amount of \$301,340.00 recorded April 30, 2018 and recorded in Deed Book 55857, Page 202, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICES, LLC in Deed Book 59221, Page 00108, 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 February 1, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 219 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 54, BLOCK A, SOUTH OAKS SUBDIVISION (F/K/A TRIBBLE RIDGE), AS PER PLAT RECORDED IN PLAT BOOK 119, PAGE 242-243, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORDS. PARCEL ID NUMBER: R5219 122

Said property being known as: **1107 COTTON OAK DR LAWRENCEVILLE, GA 30045** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JOSEPH HARDEN JR 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 attorney's fees having been 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.

STATE OF GEORGIA NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by SAMUEL SAKYONG HONG TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRAND MORTGAGE GROUP, LLC, its successors or assigns, in the original

FORECLOSURE

above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 24521-800-274-6600 Note that pursuant to O.C.G.A. § 44-14