

FORECLOSURE

recorded in Deed Book 54583, Page 852, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. by assignment recorded in Deed Book 56286, Page 573, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIVE HUNDRED NINETY-THREE AND 0/100 DOLLARS (\$156,593.00), 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 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 on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

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, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

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 Timothy Powell and Mahjuba Kakara or a tenant or tenants and said property is more commonly known as **5512 Four Winds Drive SW, 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.

Wells Fargo Bank, N.A. as Attorney in Fact for Timothy Powell and Mahjuba Kakara

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www foreclosureonline.net
title services provided by Auction.com (www.auction.com)

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 115 of the 6th District, Gwinnett County, Georgia, being Lot 19, Block B, The Four Winds Subdivision, Unit Three, as per Plat recorded in Deed Book 51, Page 41, Gwinnett County, Georgia Records, which Plat is incorporated herein and made a part hereof by reference; and being known as 5512 Four Winds Drive, in Gwinnett County, Georgia.

M/R/mef 7/3/22 - FT5 950-7087 5/25 6/1 8 15 22 29 2022

FORECLOSURE

PROCEEDING SOUTH 30 DEGREES 02 MINUTES 53 SECONDS EAST 140.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST PARK PLACE BOULEVARD; THENCE PROCEEDING SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 140.00 FEET ALONG THE ARC OF A CIRCLE WHOSE RADIUS IS 1195.92 FEET TO A POINT, WHICH POINT REPRESENTS THE TRUE POINT OF BEGINNING, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION FORMED BY THE NORTHWESTERLY 100 FOOT RIGHT-OF-WAY OF EAST PARK PLACE BOULEVARD AND 879.20 FEET TO A POINT, WHICH POINT REPRESENTS THE TRUE POINT OF BEGINNING; THENCE PROCEEDING NORTH 50 DEGREES 29 MINUTES 41 SECONDS WEST 58.84 FEET TO POINT OF BEGINNING; THENCE PROCEEDING NORTH 19 DEGREES 18 MINUTES 59 SECONDS WEST 127.59 FEET TO A POINT; THENCE PROCEEDING NORTH 66 DEGREES 01 MINUTES 46 SECONDS EAST 135.00 FEET TO A POINT; THENCE

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of the subject property known as **961 HEATHCHASE DRIVE, SUWANEE, GEORGIA 30081** is/are: SIVASH AMERI or tenant/tenants. The property is owned by subject (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. 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 nonjudicial 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 in the preceding paragraph. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWTAL, INC., ALTERNATIVE LOAN TRUST 2006 330B, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006 330B, AS ATTORNEY IN FACT FOR SIVASH AMERI, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009434267 BARRETT DAFIN FRAPPER TURNER & CNGEL, L.L.C. 4004 4th Street, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-70033 5/11,18.25.6/1,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR SECURITY SAVINGS BANK, recorded December 15, 2005, recorded December 23, 2005, in Deed Book 45771, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the Bank of America, N.A. there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER DESCRIBED IN A PLAT OF SURVEY FOR DOUGLAS M. BAUKNIGHT AND RONDA M. BAUKNIGHT, DATED JANUARY 27, 1999, PREPARED BY TORY S. MARLOW, REGISTERED LAND SURVEYORS, AND BEING SHOWN AS LAND LOT 223, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS RECORDED AT PLAT BOOK 20, PAGE 18, GWINNETT COUNTY, GEORGIA DEED RECORDS. SAID LEGAL DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS **3205 GOLDEN SPRINGS DR, BUFORD, GA 30519**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other 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. 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 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, BAC HOME LOANS SERVICING, LP f/k/a Quicken Loans, LLC, 635 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-13-08445-2 Ad Run Dates: 05/11/2022, 05/25/2022, 06/01/2022 950-69878 5/11,18.25.6/1,2022

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NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR SECURITY SAVINGS BANK, recorded December 15, 2005, recorded December 23, 2005, in Deed Book 45771, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the Bank of America, N.A. there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER DESCRIBED IN A PLAT OF SURVEY FOR DOUGLAS M. BAUKNIGHT AND RONDA M. BAUKNIGHT, DATED JANUARY 27, 1999, PREPARED BY TORY S. MARLOW, REGISTERED LAND SURVEYORS, AND BEING SHOWN AS LAND LOT 223, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS RECORDED AT PLAT BOOK 20, PAGE 18, GWINNETT COUNTY, GEORGIA DEED RECORDS. SAID LEGAL DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS **3205 GOLDEN SPRINGS DR, BUFORD, GA 30519**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other 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. 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 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, BAC HOME LOANS SERVICING, LP f/k/a Quicken Loans, LLC, 635 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-13-08445-2 Ad Run Dates: 05/11/2022, 05/25/2022, 06/01/2022 950-69878 5/11,18.25.6/1,2022

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applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all other prior assessments, easements, restrictions or matters of record.

To the best of the undersigned's knowledge and belief, the real property is presently owned by Allen S Bryant III and Sherricka Waters, and tenants holding under them.

Rensant Bank, as Attorney-in-Fact for Allen S Bryant III and Sherricka Waters, to the best of the undersigned's knowledge and belief, the party in possession of the real property is Allen S Bryant III and Sherricka Waters, and tenants holding under them.

M. Todd Westfall, Esquire WESTFALL, LLC
4994 Lower Roswell Rd, Ste 6
Marietta, Georgia 30068 (678) 384-7005 950-70405 5/11,18.25.6/1,2022

STATE OF GEORGIA GWINNETT COUNTY NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Erica Corday to Mortgage Electronic Registration Systems, Inc. as Nominee for Quicken Loans Inc. dated August 23, 2019, and recorded in Deed Book 56849, Page 819, as last modified in Deed Book 59193, Page 256, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Rocket Mortgage LLC f/k/a Quicken Loans LLC f/k/a Quicken Loans Inc. securing a Note in the original principal amount of \$303,403.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will be sold on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property:

All that tract or parcel of land lying and being in Land Lot 57 of the 7th District of Gwinnett County, Georgia, being known as Lot 3, Block A, Unit 1 of Chateau Royale, as shown on plat of record at Plat Book 56, Page 125, Gwinnett County, Georgia records, which reference is made for the purpose of incorporating the same as a part herein.

Said property may more commonly be known as 1385 Lawrenceville, GA 30046. 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 on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Center FSB, 425 Phillips Blvd, Ewing, NJ 08618.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey and inspection of the property; c) any assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, and any other 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. 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.

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: Jere Wood, 1173 Canton Street, Roswell, GA 30075, 770-587-5878. 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. JERE WOOD, ATTORNEY FOR BESHTIWAN MOHAMMED ALI, IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

BESHTIWAN MOHAMMED ALI as successor in interest to 3855 HOLCOB BRIDGE ROAD LLC, as Attorney-in-Fact for SATWANT SEWAK, ELHAM EGHANI and AMIR JOGHANI ASADZADEH. 950-88597 5/11,18.25.6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR SECURITY SAVINGS BANK, recorded December 15, 2005, recorded December 23, 2005, in Deed Book 45771, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the Bank of America, N.A. there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER DESCRIBED IN A PLAT OF SURVEY FOR DOUGLAS M. BAUKNIGHT AND RONDA M. BAUKNIGHT, DATED JANUARY 27, 1999, PREPARED BY TORY S. MARLOW, REGISTERED LAND SURVEYORS, AND BEING SHOWN AS LAND LOT 223, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS RECORDED AT PLAT BOOK 20, PAGE 18, GWINNETT COUNTY, GEORGIA DEED RECORDS. SAID LEGAL DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS **3205 GOLDEN SPRINGS DR, BUFORD, GA 30519**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other 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. 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 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the mortgage instrument, BAC HOME LOANS SERVICING, LP f/k/a Quicken Loans, LLC, 635 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-13-08445-2 Ad Run Dates: 05/11/2022, 05/25/2022, 06/01/2022 950-69878 5/11,18.25.6/1,2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from DOUGLAS K BAUKNIGHT, RONDA M BAUKNIGHT TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR SECURITY SAVINGS BANK, recorded December 15, 2005, recorded December 23, 2005, in Deed Book 45771, Page 0001, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Eighty Thousand and 00/100 dollars (\$180,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to the Bank of America, N.A. there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in June, 2022, all property described in said Security Deed including but not limited to the following described property: THAT CERTAIN PARCEL OF LAND LYING AND BEING IN LAND LOT 223 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK SUBDIVISION, UNIT ONE AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 76, PAGES 274 AND 275, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PROPERTY IS FURTHER DESCRIBED IN A PLAT OF SURVEY FOR DOUGLAS M. BAUKNIGHT AND RONDA M. BAUKNIGHT, DATED JANUARY 27, 1999, PREPARED BY TORY S. MARLOW, REGISTERED LAND SURVEYORS, AND BEING SHOWN AS LAND LOT 223, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, LOT 113, BLOCK A, HAMILTON FIELDS AT GOLDEN CREEK, UNIT ONE. SAID PLAT IS RECORDED AT PLAT BOOK 20, PAGE 18, GWINNETT COUNTY, GEORGIA DEED RECORDS. SAID LEGAL DESCRIPTION BEING CONTROLLING, HOWEVER THE PROPERTY IS MORE COMMONLY KNOWN AS **3205 GOLDEN SPRINGS DR, BUFORD, GA 30519**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, eas