#### TRADE NAME

trace way Lawrenceville 30045 GA (trade name 30045 GA (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Logis-tics and that the nature of

HARVEY ASIEDU-AKROFI Sworn to and Subscribed before me this 22 day of

JULY, 2022 -S-NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 JUL 27

22 JUL 27 933-80818 9/7,14,2022

SUPERIOR COURT TRADE NAME

MINUTE BOOK 22-T PAGE 00858 Personally appeared the undersigned who on oath deposes and says that: TAGO'S CREATIONS INC. 3815 BAY GROVE WAY LOGANVILLE GA 30052 is/singlety appearance in Children by Children (1997). GANVILLE GA 30052 Is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: Les epices Tago 3815 Bay Grove Way Loganville, GA 30052 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Retail Food Muriel Robergeau-Charles

before me this 18th day of AUGUST, 2022 -S-NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 18 933-80826 9/7,14,2022

Sworn to and Subscribed

**GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00872 Personally appeared the undersigned who on oath deposes and says that: MAKER AND CO LLC 3566 BENDLETON DR BUFORD GA 30519 is/are doing business in Gwinnett County Georgia under the name TRADENAME: MAKE[R] 340
Town Center Ave A6, Suwanee, Ga 30024 (trade nee, Ga 30024 (trade name address is in Gwinnett County) and that the na-ture of the business to be carried on at such address is: \*Handmade Boutique/Gift Shop w/workshops

Sworn to and Subscribed before me this 22 day of AUGUST, 2022 -s-NOTARY PUBLIC/DEPUTY

**CLERK** Filed in Office Clerk Superior Court Gwinnett County, GA

933-80841 9/7,14,2022 **GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00864 PAGE 00864
Personally appeared the undersigned who on oath deposes and says that: manna group ii lic 2570 pleasant hill rd suite 107, duluth, ga 30096 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: KUKDE TOPOKI 2570 PLEAS-ANT HILL RD SUITE 107, GA 30096 (trade name ad-30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: KOREAN RESTAURANT

-s- SANG I SEOL Sworn to and Subscribed before me this 12TH day of AUGUST, 2022

NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 933-80833 9/7,11,14,2022

**GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00875

PAGE 00875
Personally appeared the undersigned who on oath deposes and says that:
THE MIGHTY MUFFLER INC 42 E CROGAN ST, LAWRENCEVILLE, GA 30046 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: MIGHTY MUFFLER 42 E CROGAN ST. Advie: MIGHTY MUFFLER 42 E CROGAN ST, LAWRENCEVILLE, GA 30046 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: muffler repair shop -s- SANTIAGO ORTIZ FRANCO, PRESIDENT

Sworn to and Subscribed before me this 19TH day of AUGUST, 2022

NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 933-80844 9/7.14.2022

> GWINNETT Superior Court Trade Name REGISTRATION

Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Pathway Homes Buyer LLC 750 N. Siant Paul Street, Suite 1900, Dallas, TX 75201 Resi Labs Brokerage LLC 750 N. Saint Paul Street, Suite 1900, Dallas, TX 75201 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: Pathway Homes 2 sun Court, Suite 400, sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name ad-dress is in Gwinnett County) and that the nature of the business to be carried on at

such address is: Real Estate
-s- JOSEPH KRAUSE
Sworn to and Subscribed
before me this 14TH day of
JULY, 2022

NOTARY PUBLIC/DEPUTY CL FRK Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 23 933-80845 9/7,14,2022

**GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00854

PAGE 00854
Personally appeared the undersigned who on oath deposes and says that:
PROCUREMENT INVEST-MENT GROUP LLC 2423
HERITAGE VLG STE # 16-201 SNELLVILLE GA 30078

#### TRADE NAME

is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: PROCUREMENT NAME: PROCUREMENT ILIMOUSINES 2483 HER-ITAGE VLG STE # 16-201 SNELLVILLE, GA 30078 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: COMMERCIAL PASSENGER TRANSPORTA-TION

TION
-s- YAKOB ADHANOM
Sworn to and Subscribed
before me this 18th day of
AUGUST, 2022 -s-NOTARY PUBLIC/DEPUTY

Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 18 933-80823 9/7,14,2022

## **GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00862 Presonally appeared the undersigned who on oath deposes and says that: JK Venture Pkwy LLC 3530 Venture Pkwy Duluth, GA 30096 is/are doing business of Cuipart Courts, Corgain in Gwinnett County, Georgia under the name of: TRADE-NAME: Sonesta Select At-lanta Duluth 3530 Venture

Pkwy Duluth, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Hotel Jress is: Hotel -s- Sanket Patel Sworn to and Subscribed before me this 3 day of AU-

GUST, 2022

-S-NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 19 933-80830 9/7,14,2022

### **GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T

PAGE 00874 Personally appeared the undersigned who on oath deposes and says that: PLEXUS ALLIANCE GROUP, L.L.C. 1746 Inlet Cove Ct., Snellville, GA 30078 is/are deign business in Gwignet doing business in Gwinnett County, Georgia under the name of: TRADENAME: The Place to Be 1746 Inlet Cove Ct., Snellville, GA 30078 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: to provide Rentals for event spaces for different

venues KELVIN BENJAMIN. -s- KI MEMBER Sworn to and Subscribed before me this 11TH day of AUGUST, 2022

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnett County, GA

### 933-80843 9/7.14.2022 GWINNETT SUPERIOR COURT TRADE NAME

REGISTRATION MINUTE BOOK 22-T PAGE 00853 Personally appeared the undersigned who on oath deposes and says that: SMILE ADVERTISER LLC 4707 WATER MILL DR BU-4707 WATER MILL DR BU-FORD GA 30519 is/are doing business in Gwinnett Coun-ty, Georgia under the name of: TRADENAME: THE UPS STORE 3370 SUGARLOAF STE

LAWRENCEVILLE GA 30044 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad dress is: \*(SHIPPING, BOX-ES, PACKING, PRINTING)

dress is: (SHITTING, PRINTING)
ES, PACKING, PRINTING)
RETAIL
-s- MUSHTAQ WASIM
Sworn to and Subscribed
before me this 17th day of AUGUST, 2022

NOTARY PUBLIC/DEPUTY
CLERK
Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 17 933-80822 9/7,14,2022

# SUPERIOR COURT TRADE NAME

REGISTRATION MINUTE BOOK 22-T PAGE 00867 Personally appeared the undersigned who on oath deposes and says that: INTERNATIONAL CITY MORTGAGE, INC. 200 E. SANDPOINTE AVENUE, SUITE 650, SANTA ANA, CA 92707 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-

NAME: TRACLAND MORT-GAGE 279 W. CROGAN STREET, LAWRENCEVILLE, GA 30046 (trade name GA 30046 (trade name address is in Gwinnett Coun-ty) and that the nature of the business to be carried on at such address is: RESI-DENTIAL MORTGAGE LENDER

s-s-FARRELL L. FACEY
Sworn to and Subscribed
before me this 17TH day of
AUGUST, 2022

-s-NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA

933-80836 9/7,14,2022

#### GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T

PAGE 00856

Personally appeared the undersigned who on oath deposes and says that: New Homes Advisors, Inc. 3296 Big Coles Way, Lawrenceville, GA 30045 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: Your Home Source 3296 Big Coles Way 3296 Big Coles Way Lawrenceville, GA 30045 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Real estate Broker-

age -s- KERRY WHITE Sworn to and Subscribed before me this 18th day of AUGUST, 2022

-S-NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 18 933-80825 9/7,14,2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-1

#### TRADE NAME

Personally appeared the undersigned who on oath deposes and says that:
Zona 29, Inc 5503 Ryan Ct
SW, Stone Mountain, GA
30087 is/are doing business
in Gwinnett County, Georgia
under the name of: TRADEMAME-ZONG REV and Grill NAME: Zona29 Bar and Grill 4805 Lawrenceville Hwy NW Ste 300 Lilburn, GA 30047 (trade name ad-dress is in Gwinnett County) and that the nature of the

business to be carried on at such address is: Bar and Grill, Restaurant -s- ELCIELLY RAMOS -s- ELCIELLY RAMOS Sworn to and Subscribed before me this 23 day of feet and to reduce the side setbacks from 10 feet to 5 JULY. 2022

NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 AUG 23 933-80846 9/7,14,2022

### ZONING

#### **PUBLIC NOTICE**

Braselton nne Braselton Zoning Board of Appeals will hold a Public Hearing on Wednes-day, October 19, 2022 at 7:00 pm on the following items:

# 22-07-VAR Application for a stream buffer and impervious sur-face variance from Josh Koons on property owned by Matt Ruppel identified as Jackson County Tax Parcel B02 008B. The parcel is ap-proximately 10.4 acres. A portion of the parcel is zoned TND (Traditional Neighborhood Development) and a portion zoned R-1/Downtown Overlay Dis-trict. The applicable Devel-opment Code section for which the applicant and owner is seeking relief is 15.5 (Stream Buffer Protection). The intent of the application is to relocate an historic dwelling structure inside the stream buffer are.

COPIES OF THE APPLICA-TION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/go vernment/town officials/zon

inside the stream buffer pro-

tection area.

ng\_board\_of\_appeals.php FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net

ALL BRASELTON ZONING BOARD OF APPEALS PUB-LIC HEARINGS ARE HELD AT THE FOLLOWING LOCA-

BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517 934-81507 9/14,2022

NOTICE The Buford City Commission will hold a public hearsion will hold a public hearing on Monday, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a zoning modification at the corner of Hamilton Mill Road and North Bogan Road, being parcel 7-226-120, from zoning conditions of #Z-21-13/#SUP-21-05 approved by City Commission on May 3, 2021. The applicant is Lake Blue Ridge Land Company, LLC. The zoning modification is to modify condition LLC. The zoning modification is to modify condition #4 to reduce the 75? residential buffer to 0? along the entire rear property line of the commercial parcel and to reduce the 40? rear yard building setback to 15?

building setback to 15? along the entire rear property line of the commercial parcel. 934-80985 9/7,14,21,28,2022

The City of Buford Planning and Zoning Board will meet and Zoning Board will meet on Tuesday, September 13, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request at 29 West Moreno Street from C-2 to Public for James Hall. 934-79698

8/24,31,9/7,14,21,28,2022 The City of Buford Planning and Zoning Board will meet on Tuesday, September 13, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30528 and the Buford City Commission will meet on Monday, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-ford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway for CHA Consulting, Inc./Hunter Hyde. The spe-cial use permit requested is to allow a drive thru for a

proposed

restaurant.

8/24,31,9/7,14,21,28, 2022 The City of Buford Planning and Zoning Board will meet on Tuesday, September 13 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 October 3 2022 at 7:00 day, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4624 Friendship Road, out of parcel 08-156-002191, containing 2.450 acres for Mike Vahle. The special use permit requested is to allow a 3-story self-storage facility. 934-79306 8/24,31,9/7,14,21,28. day, October 3, 2022 at 7:00

quick serve

The City of Buford Planning and Zoning Board will meet on Tuesday, September 13, 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, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 6702 McEver Road for Buford Lanier Storage, LLC. The special use permit requested is to allow a self-RV parking/storage with a buffer reduction. 934-79307

The City of Buford Zoning Board of Appeals will meet on Monday, September 19, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 3051 to consider a variance re-quest on Friendship Road, heing parcel 08-153. being parcel 08-153-000003/08-153-000017/08-153-000012, for Eberly &

8/24,31,9/7,14,21,28.

### **FORECLOSURE**

property is (are): Charleston Leek, Jr. or tenant or ten-

Truist Bank is the entity or Iriust Bank is the entity or shall have full authority to negotiate, amend and modify all terms of the mortgage. Truist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1.800.807.3729

The City of Buford Zoning Board of Appeals will meet on Monday, September 19, 2022 at 7:00 p.m at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a variance re-1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms to consider a variance request at 650 Bona Road for of the loan Jonathan Welch. The variances requested are the reduce the minimum road frontage from 75 feet to 50 Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a

ZONING

Associates. The variance requested is to allow for grading and minimal tree re-

moval in undisturbed zoning

934-80050

934-80046

934-80047

8/31,9/7,14,2022

8/31,9/7,14,2022

lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-8/31,9/7,14,2022 payable or not yet due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed be an accurate survey and in-The City of Buford Zoning Board of Appeals will meet on Monday, September 19, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a variance rean accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of to consider a variance re-quest at 110 Jackson Street for Beniamin Franco-Garcia. The variance requested is to reduce the front setback on Alexander Street from 35 feet to 25 feet and to the rerecord superior to the Secu-rity Deed first set out above. duce the rear setback from 40 feet to 15 feet.

be provided until final confir-

mation and audit of the sta-

1207-1498A

POWER

GEORGIA.

By virtue of a Power of Sale contained in that certain Se-

contained in Ind Certain Se-curity Deed from VALERIE POWELL to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC. dated Seburg 22

INC., dated February 22, 2021, recorded March 16, 2021, in Deed Book 58500, Page 00574, Gwinnett Coun-

ty, Georgia Records, said Security Deed having been

given to secure a Note of even date in the original principal amount of One Hundred Forty-Nine Thou-sand Five Hundred and 00/100 dollars

(\$149,500.00), with interest

(\$149,500.00), With Interest thereon as provided for therein, said Security Deed having been last sold, as-signed and transferred to GUARANTEED RATE, INC,

GUARANTEED HATE, TWO 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 October, 2020 all transactive described.

first Tuesday in October, 2022, all property described in said Security Deed includ-ing but not limited to the fol-lowing described property:

lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWIN-

BEING KNOWN AS LOT 63,

BLOCK B OF IVEY POINTE, UNIT THREE. AS PER PLAT

UNIT I HREE, AS PER PLAT RECORDED AT PLAT BOOK 95, PAGES 268 AND 269, AND ALL REVISIONS OF SAID PLAT, IF ANY, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BER-

ING INCORPORATED HERE

ING INCOMPORATED HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE COMPELTE
DESCRIPTION OF CAPTIONED PROPERTY AND
BEING IMPROVED PROPERTY KNOWN AS 1624 ROYAL
USES DRIVE

LAWRENCEVILLE, GA. 30045 ACCORDING TO THE

will be made for the purpose

the terms of the Security

Said property will be sold on an as-is basis without any representation, warranty

or recourse against the above-named or the under-

signed. The sale will also be subject to the following times which may affect the

title: any outstanding ad val-

orem taxes (including taxes

which are a lien, whether or

said Security Deed.

GUARANTEED RATE, INC

PRESENT SYSTEM NUMBERING HOUSES

The City of Buford Zoning Board of Appeals will meet on Monday, September 19, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High way, Buford, Georgia 30518 to consider a variance request at 439 South Street for Key, Engineering, South Street for Key Engineering Solutions-US, LLC. The variances re-

uested are:
Reduce the minimum lot
size from 7500 square feet
to 6713 square feet on Lot
#1 and from 7500 square feet to 6783 square feet on Reduce front setback from 25 feet to 20 feet along Kennesaw Street on Lot #1 and

Reduce front setback from 25 feet to 10 feet on South Street for Lot #2. Reduce rear setback from 30 feet to 7 feet on Lot #1 and Lot #2.

To allow a decorative metal fence in the front yard on Lot #1 and Lot #2.

To install a swimming pool in this interest of the swimming pool in the swimming poo in the side yard of Lot #1 934-80048 8/31,9/7,14,2022

The City of Buford Zoning Board of Appeals will meet on Monday, September 19, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 to consider a variance re-quest at 4860 West Moreno Street for Stonepoint, LLC. The variances requested are:

To reduce front setback along South Lee Street from 50 feet to 32 feet. To reduce the front setback along West Moreno Street from 50 feet to 36 feet. To reduce the side yard setback from 10 feet to 3

To reduce the rear yard set-back from 15 feet to 5 feet. 934-80049 8/31,9/7,14,2022

The City of Buford Zoning Board of Appeals will meet on Monday, September 26, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 way, building, debugga 50516 to consider a variance re-quest at 1050 Sugar Hill for Craig Bell. The variance re-quested is to eliminate the requirement for a decelera-

#### 934-80994 9/7,14,21,2022 **FORECLOSURE**

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity. LLC, its successors and assigns dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett 57246 rays '740 Gwilliams' County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the original amount of amount principal amount of \$259,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), rior court of said county), within the legal hours of sale on October 4, 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

following described THE IOHOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORAL REING LOT 2 PLOCK P. GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B,
MARTINS CHAPEL GROVE
SUBDIVISION, UNIT ONE
F.K.A. MARTINS CHAPEL
ESTATES, UNIT ONE, AS
PER PLAT RECORDED IN
PLAT BOOK 86, PAGE 47,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN BY THIS REFERENCE AND MADE A PART
OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS
1265 MARTINS CHAPEL
LANE, ACCORDING TO THE
PRESENT SYSTEM OF PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-

GIA.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure 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 1265 Martins Chapel Ln, 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 undergread, the party (or parties) signed, the party (or parties) in possession of the subject

### **FORECLOSURE**

as Attorney in Fact for VALERIE POWELL THE BELOW LAW FIRM MAY BE HELD TO BE ACT-ING AS A DEBT COLLECTOR. UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Hubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA

Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DGRI-22-03346-1 Ad Run Dates 09/07/2022, 09/14/2022, 09/21/2022,

950-80148

NOTICE OF SALE UNDER POWER GWINNETT GEORGIA.

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Orallie Alene Johnston and Donald Johnston to Mortgage Electronic Registration Sys-tems, Inc., as grantee, as nominee for MetLife Home Loans, a division of MetLife Bank, N.A., its successors balik, N.A., lis successors and assigns, dated Septem-ber 19, 2008, recorded in Deed Book 49090, Page 235, Gwinnett County, Georgia Records and as modified by that certain Loan Modifica tion Agreement recorded in Deed Book 56018, Page 737, Gwinnett County, Georgia Gwinnett County, Georgia Records, as last transferred mation and audit of the status of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for to MidFirst Bank by assign-ment recorded in Deed Book 59490, Page 570, Gwinnett County, Georgia Records, conveying the after-de-scribed property to secure a certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-Note in the original principal amount of TWO HUNDRED THIRTY-FIVE THOUSAND THIRTY-FIVE THOUSAND FOUR HUNDRED EIGHTY AND 0/100 DOLLARS (\$235,480.00), with interest thereon as set forth therein, there will be sold at public closure documents may not tus of the loan as provided immediately above.

Truist Bank, successor by merger to Suntrust Bank as agent and Attorney in Fact for Charleston Leek, Jr. outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) place as may be lawfully designated as an alternative. within the legal hours of sale on the first Tuesday in Octo-ber, 2022, the following described property: SEE EXHIBIT A ATTACHED

THIS LAW FIRM MAY BE THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-1498A 950-79949 9/7 14 21 28 2022 HERETO AND MADE A PART HFRF0F HEREOF The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-NOTICE OF SALE UNDER GWINNETT

ure 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 sale will be induct 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 0.C.G.A. § 13-1-11 having hear given).

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 in-cluding, but not limited to, those superior to the Securi-Those superior to the decline to be defined as the book. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. MidEiert Park is the holder. MidFirst Bank 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, K 73118 6116. 800-654-4566.

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 Orallie Alene Johnston and Donald John-ston or a tenant or tenants and said property is more commonly known as 2520 Marthagem Court, Lawrenceville, Georgia 30043. Should a conflict arise between the property

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. Bankrupt-

GWINNETT COUNTY, GEOR-GIA.
Said legal description being cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. MidFirst Bank controlling, however the property is more commonly known as 1624 ROYAL IVES LAWRENCEVILLE, GA as Attorney in Fact for The indebtedness secured

Orallie Alene Johnston and Oranie Alene Johnston and Donald Johnston McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness re-maining in default, this sale vww.foreclosurehotline.net will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been given) and all other payments provided for under

EXHIBIT A
ALL THAT TRACT or parcel
of land lying and being in
Land Lot 130 of the 7th District of Gwinnett County. trict of Gwinnett County, Georgia, being Lot 41, Block B, Whitlock Farm Subdivi-sion, as per plat recorded in Plat Book 36, page 141, Gwinnett County, Georgia Records, which plat is incor-proceed heaving and by this porated herein and by this reference made a part hereof MR/meh 10/4/22 Our file no. 22-08112GA -

950-79783 9/7 14 21 28 2022 Notice of Sale Under Pow-

Georgia, Gwinnett County

not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by Under and by virtue of the Power of Sale contained in a an accurate survey or by an inspection of the property; Deed to Secure Debt given by Neil T. Jackson to Ameriquest Mortgage Com-pany, dated October 8, 2002, and recorded in Deed Book 29696, Page 104, Gwinnett all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to County, Georgia records, as last transferred to U.S. Bank last transferred to U.S. Bank Trust National Association, not in its individual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral Trust by Assignment record-ed in Deed Book 60134, Page 167, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is VALERIE POWELL, or tenants(s). 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 con-firmation and audit of the status of the loan with the holder of the Security Deed. The entity having full auto secure a Note of even date in the original principal amount of \$82,400.00, with interest at the rate specified therein, there will be sold by The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Guaranteed Rate Inc., Loss Mitigation Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage the undersigned at public outcry to the highest bidder outry to the highest bloder for cash before the Court-house door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following de-scribed property: Scribed property:
All that tract or parcel of land lying and being in Land Lot 215 of the 6th Land District, Gwinnett County, Georgia, known as Lot 14, Block B, Unit I, Springdale Estates the terms of the mortgage

### **FORECLOSURE**

Subdivision, as shown and delineated on plat of survey for Myron J. Jordan and Sara Lue Jordan by Borders and Associates Land Surveyors, dated July 21, 1981, and being more particularly described as follows: Beginning at an iron pin at a point on the southeastern

right-of-way of Lanier Boule-vard, said point being 1,097.0 feet, along the southeastern right-of-way of Lanier Boulevard, northeast of the intersection of the southeastern right-of-way of Lanier Boulevard and the eastern right-of-way of Georgia Highway No. 141 Connector (Norcross-Tucker nector (Norcross-Tucker Road): thence running north 60 degrees 51 minutes east a distance of 85.00 feet to an iron pin; thence running south 29 degrees 18 min-utes east a distance of 180.00 feet to an iron pin; thence running south 60 dethence running south 60 degrees 51 minutes west a distance of 85.00 feet to an iron tance of 85.00 feet to an iron pin; thence running north 29 degrees 18 minutes west a distance of 180.00 feet to an iron pin, the point of begin-

ning.

Being that parcel of land conveyed to Neil T. Jackson from Bruce D. Manning and Patricia A. Manning by that deed dated 11/09/1995 and 12/20/1995 in recorded 12/20/1995 in Deed Book 12106, at Page 197 of the Gwinnett County, Georgia Public Registry. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among oth-er possible events of default, failure to pay the indebted-ness as and 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 on the sa

paying the same and all expaying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 5968 Lanier Boulevard, Norcross, GA 30071, together with all fixtures and personal property

attached to and constituting a part of said property. To the best knowledge and be-lief of the undersigned, the party (or parties) in posses-sion of the subject property is (are): Neil T. Jackson or tenant or tenants.

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. in-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. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final tion 9-13-172.1, and (3) 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 feedleaver december. foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding

paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to ne-gotiate, amend and modify all terms of the mortgage with the debtor is:

Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032

1-888-818-0032
The foregoing notwithstanding, nothing in OC.G.A.
Section 44-14-162.2 shall be
construed to require the secured creditor to negotiate,
amend or modify the terms
of the Deed to Secure Debt
described bar

described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforemengranted in the aforemen-tioned security instrument, specifically being U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as collateral trust trustee of FirstKey Master Funding

FirstKey Master Ful 2021-A Collateral Trust as attorney in fact for Neil T. Jackson Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200

Suite 200
Atlanta, GA 30339
404.252.6385
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-136 950-80260 9/7 14 21 28

2022

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

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, constitution to the offer described. veying 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 understand the table. there will be sold by the di-dersigned 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 October 4, 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 PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 36, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK A PAGE 2014 GWIN

PLAT RECURDED IN PLAT BOOK 4, PAGE 204A, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION

COMPLETE DESCRIPTION OF SAID PROPERTY.

### **FORECLOSURE**

This foreclosure is subject to the Security Deed from Henry A Farmer, JR to MERS as nominee for Proficio Mortgage Ventures, LLC, dated 5/15/2013, recorded 5/24/2013 in the original

5/24/2013 in the original principal amount of \$118,100.00, recorded in Deed Book 52247, Page 780, 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 and Security Deed. The debt and security Deed. Ine debt realning 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 3052 Skyland Drive, Snellville, GA 30078 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): Henry A. Farmer, Jr. or ten-ant or tenants. Select Portfolio Servicing,

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

Select Portfolio Servicing, Inc. Loan Resolution Depart-

ment 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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 erty whether due 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

nances, restrictions, covenants, and matters of covenants, and matters or 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 stacy 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 confir-mation and audit of the sta-tus of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its indi-

vidual capacity but solely as Owner Trustee of CSMC 2021-JR1 Trust as agent and Attorney in Fact for Henry A. Farmer, Jr. Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1012-14707A 1012-14/0/A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1012-14/707A
960-70961 90/7 14/21 28

2022 NOTICE OF SALE LINDER POWER, GWINNETT COUN-

950-79951 9/7 14 21 28

Pursuant to the Power of 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 GMAC Mortgage, LLC dba ditech.com, its successors and assigns dated sors and assigns dated 2/5/2007 and recorded in Deed Book 5967 Page 89 Hall County, Georgia 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 designat ed by Order of the Superior ed by Order of the Superior Court of said county), within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a

unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 1ST LAND DISTRICT (PUCKETTS GMU 1397) GEORGIA AND LAND LOT 155 OF THE 8TH LAND DISTRICT (FRIENDSHIP GMD 1419) OF HALL COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 16, BLOCK B BEING KNOWN AND DESIGNATED AS LOT 16, BLOCK B
OF MORGANS CROSSING II
AS MORE PARTICULARLY
DESCRIBED ON A PLAT OF
SURVEY FILED FOR

DESCRIBED ON A PLAT OF SURVEY FILED FOR RECORD ON NOVEMBER 6, 1995 AND RECORDED AT PLAT BOOK 68, PAGE 140, GWINNETT COUNTY, GEOR-GIA RECORDS AND FILED FOR RECORD ON NOVEM-PER 1, 1905 AND POCEM-FOR RECORD ON NOVEMBER 1, 1995 AND RECORD-ED AT PLAT SLIDE 478, PAGE 117A, HALL COUNTY, GEORGIA RECORDS. REF-ERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COM-PLETE LEGAL DESCRIP-TION. This sale will be made sub-

ject 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 sale will be indee for indee for inger 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 bean given). having been given). Said property is commonly

### **FORECLOSURE**

known as 3320 Lake Semi-nole Place, Buford, GA 30519-3782 together with all fixtures and personal property attached to and constituting a part of said proper-ty, if any. To the best 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 amend and modify all terms of the mortgage. PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750-2518

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

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are 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 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

The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the sta tus 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 fore-closure documents may not be provided until final confirmation and audit of the state. mation and audit of the status of the loan as provided immediately above

PHH Mortgage Corporation as agent and Attorney in Fact for Thomas J. Porter Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Paged Nile Suite 500 At Road, N.E., Suite 500, At-

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-5651A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COL-LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5651A
950-79945 9/7 14 21 28
2022 2022

### NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Emery Stew-art to Aames Funding Corpo-ration DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modi-fied at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Associa Association, successor by merger to LaSalle Bank Naitional Association, as
Trustee for GSAMP Trust
2006-HE4, Mortgage PassThrough Certificates, Series
2006-HE4, conveying the afterdescribed property to secure a Note in the origina principal amount of \$181,520.00, 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 nated by Order of the Superior Court of said county)

within the legal hours of sale on October 4, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wodneday of said menth). Wednesday of said month), the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 233 OF
THE 5TH DISTRICT, GWIN-

THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 111, PAGES 130-131 GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-ENCE HERETO. This sale will be made sub-

ject to any right of the United States of America to redeem the hereinabove described property within 120 days 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 1285 Union Station Drive, Lawrenceville, GA 30045 together with all erty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Emery Stewart 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
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-

2518
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

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 auredemption 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, redemption of any taxing au-