#### TRADE NAME

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T

Personally appeared the undersigned who on oath deposes and savs that: Whole House Home Inspec tions LLC 609 Baymist Ct., Loganville, GA 30052 is/are doing business in Gwinnett County, Georgia under the name of: **TRADENAME**: Gwinnett Mold Testing and Frvironmental Solutions Environmental 609 Baymist 609 Baymist Ct., Log-ganville, GA 30052 (trade name address is in Gwinnett County) and that the na-ture of the business to be carried on at such address is: Mold Testing and Remediation Services John Robert Watson

-s- Jo Member Sworn to and Subscribed before me this 23 day of August, 2022

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnett County, GA 933-81914 9/21,28, 2022

# **GWINNETT**

SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00855 Personally appeared the undersigned who on oath deposes and says that: HomeQuest Properties, Inc. 3296 Big Coles Way, Lawrenceville 30045 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: HQP Construction 3296 Big Coles Way, Lawrenceville, GA 30045 (trade name ad 30045 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Residential

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

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnet County, GA 22 AUG 18 933-80824 9/7,14,2022

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

MINUTE BUOK 22-1
PAGE 00923
Personally appeared the undersigned who on oath deposes and says that: IQ The Infamous, LLC 1321
Marcelle Heights Place, Norcross, GA 30093 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: Infamous Events 1321 Marcelle Heights Place, Norcross, GA 30093 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Mobile Entertainment Service - Jonathan Blai

-s- Jonathan Blair Sworn to and Subscribed before me this 2nd day of September, 2022

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

933-81920 9/21,28, 2022

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

PAGE 00929 Personally appeared the undersigned who on oath deposes and says that: Katherine V. Augustus 1290 Fountain Cove Ln., GA 30043 Lawrenceville, is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: Kavarli 1290 Foun-NAME: Kavarii 1290 Foun-tain Cove Ln., Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Retail Store: Internet selling (including inde-pendent sales on auction

site) -s- Katherine V. Augustus, Owner Sworn to and Subscribed

before me this 2nd day of September, 2022 -s-NOTARY PUBLIC/DEPUTY

**CLERK** Filed in Office Clerk Superior Court Gwinnett County, GA 22 SEP 6 933-81926 9/21,28, 2022

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

PAGE 00926 Personally appeared the undersigned who on oath deposes and says that: Strada Services, LLC 3400 St. Johns Parkway Sanford, FL 32771 is/are doing business in Gwinnett County. Georgia under the name of TRADENAME: L&M Electric 2260 Hewatt Rd. Snellville, GA 30039 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Electrical

SUCIT address:
Contracting
-s- Justin Lee
Sworn to and Subscribed
-face me this 17 day of before me this 17 day of August, 2022

NOTARY PUBLIC/DEPUTY

CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 SEP 6 933-81923 9/21,28, 2022

## GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00914 Personally appeared the undersigned who on oath deposes and says that: Legacy Medical LLC 5422 Cumming Hwy, Ste 204, Sugar Hill, GA 30518 ---Legacy Med Spa LLC 5422 Cumming Hwy, Ste 104, Sugar Hill, GA 30518 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: Legacy Internal Medicine & Med Spa 5422 Cumming Hwy, Ste 104, Sugar Hill, GA 30518 (trade name ad-dress is in Gwinnett County) and that the nature of the business to be carried on at

such address is: Health & - Colette D. Bullock DO -s- Colette D. Bullock DO Sworn to and Subscribed before me this 24 day of

August, 2022 NOTARY PUBLIC/DEPLITY

#### TRADE NAME

Filed in Office Clerk Superior Court Gwinnett County, GA 933-81910 9/21,28, 2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00932
Personally appeared the undersigned who on oath deposes and says that:

J Au'Clair, Inc 1401 Arbor Hill Ct., Lawrneceville, GA 30045 is/are doing busi-ness in Gwinnett County, Georgia under the name of: TRADENAME: Leila Sol Co.

1401 Arbor Hill Ct., Lawrneceville, GA 30045 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Personal services -s- Genel Lynne Rivera Sworn to and Subscribed before me this 2nd day of September, 2022

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnes & 22 SEP 6

933-81932 9/21.28. 2022 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00910
Personally appeared the undersigned who on oath deposes and says that:
Ui Bella Colombia LLC 2771

Cruse RD Lawrenceville, GA 30044 is/are doing busi-30044 is/are doing busi-ness in Gwinnett County, ... gwinnett County, Georgia under the name of: TRADENAME: Let's Go eat ATL 2771 Cruse (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Colombian Restau

rants Sworn to and Subscribed before me this 5th day of August, 2022

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnet County, GA 22 AUG 31 933-81906 9/21,28, 2022

GWINNETT SUPERIOR COURT MINUTE BOOK 22-T

PAGE 00912 PAGE USP12
Personally appeared the undersigned who on oath deposes and says that:
OASIS TRADING LLC 2265
OAK ROAD, SNELLVILLE, GA 30078 is/are doing bust-

GA 30076 ISAGE COMPUTED TO TRADENAME: MARKET AT THE GROVE 2265 OAK ROAD, SNELLVILLE, GA 30078 (trade name ad-30078 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address RETAIL/SERVICE

-s- RAFIQ UKANI Sworn to and Subscribed before me this 1 day of September, 2022

NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 22 SEP 1 933-81908 9/21,28, 2022

### GWINNETT SUPERIOR COURT MINUTE BOOK 22-T

PAGE 925 Personally appeared the undersigned who on oath deposes and says that:
Noe Loera 602 LynnField Dr Lawrenceville, 30045 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME:NL Drywall 602 Lynnfield Dr. Lawrneceville GA **30045** (trade name address is in Gwinnett County)

and that the nature of the business to be carried on at such address is: Drywall -s- NOE LOERA Sworn to and Subscribed before me this 6 day of Contents 2000 September, 2022

-s-NOTARY PUBLIC/DEPUTY

Filed in Office Clerk Superior Court Gwinnett County, GA 933-81922 9/21,28, 2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00933 Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Ronald C. Jones 2030 Pendleton Place Suwanee GA 30024 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: Ron Jones Photography 2030 Pendleton Place Suwanee, GA 30024 (trade name adton Place Suwanee, GA 30024 (trade name ad-dress is in Gwinnett County)

and that the nature of the business to be carried on at such address is: Photogra phy/Videography Services -s- Ronald C. Jones Sworn to and Subscribed before me this 11 day of

August, 2022 NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court

Gwinnett County, GA 933-81934 9/21,28, 2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 00921 Personally appeared the undersigned who on oath

deposes and says that: Saifhs LLC 1650 Chandler Rd Lawrenceville, GA 30045 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: Spil 1650 Chardley NAME: Sai 1650 Chandler Rd 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: Womens Clothing

Store -s- Erika Cantero
Sworn to and Subscribed before me this 30 day of August, 2022

NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA 933-81917 9/21,28, 2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T

#### TRADE NAME

Personally appeared the undersigned who on oath deposes and says that: Shop On LLC 331 Rock-bridge Rd NW Lilburn, GA 30047 is/are doing busie Rd NW LIIDUIII, and 7 is/are doing busing Gwinnett County, Georgia under the name of:
TRADENAME: Shop on Appliances 331 Rockbridge Rd
NW Lilburn, GA 30047
(trade name address is in
Gwinnett County) and that
the nature of the business to
be carried on at such adbe carried on at such address is: Home Appliances -s- Sarai Velasquez
Sworn to and Subscribed
before me this 1 day of
September, 2022 934-79698 8/24,31,9/7,14,21,28,2022

NOTARY PUBLIC/DEPUTY Filed in Office Clerk Superior Court Gwinnett County, GA 22 SEP 1 933-81913 9/21.28 2022

**GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION MINUTE BOOK 22-T PAGE 930

Personally appeared the undersigned who on oath deposes and says that:
JK Mcdonough DR LLC
6235 McDonought Dr NW
Norcross, GA 30093 is/are
doing business in Gwinnett County, Georgia under the name of: TRADENAME: Sonest Select Atlanta Norcross 6235 McDonough Dr NW Norcross, GA 30093 Norcross, GA 30093 (trade name address is in (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Hospitality -s- Sankgt Patel Sworn to and Subscribed before me this 16 day of August 2002

August, 2022 NOTARY PUBLIC/DEPUTY CLERK Filed in Office Clerk Superior Court Gwinnett County, GA

22 SEP 6 933-81928 9/21,28, 2022 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00928 Personally appeared the undersigned who on oath deposes and says that: Continental Mills, Inc. 18100 Andover Park West, Tukwila WA 98188 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: The of: IHADENAMIC: Inte Krusteaz Company 289 South Culver Street, Lawrneceville, GA 30046-4805 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at

business to be carried on at such address is: Food Man--s- Michael Lee Sworn to and Subscribed before me this 2nd day of September, 2022

-s-NOTARY PUBLIC/DEPUTY

Filed in Office Clerk Superior Court Gwinnett County, GA 22 SEP 6 933-81925 9/21,28, 2022

## SUPERIOR COURT TRADE NAME

REGISTRATION MINUTE BOOK 22-T PAGE 00927 PAGE 00927
Personally appeared the undersigned who on oath deposes and says that:
ROBERT ZHENG 4430 HOPKINS RUN DR, DULUTH, GA 30096 is/are doing business
in Gwipnett County, Georgia in Gwinnett County, Georgia under the name of: TRADE-NAMF-WINGS NAME: WINGS XPHESS 6910 DAWSON BLVD STE D, NORCROSS, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-

dress is: LIMITED SERVICE
RESTAURANT
-s- ROBERT ZHENG
Sworn to and Subscribed hefore me this 2nd day of September, 2022

-s-NOTARY PUBLIC/DEPUTY Filed in Office

Clerk Superior Court Gwinnett County, GA 22 SEP 6 933-81924 9/21,28, 2022

## ZONING

NOTICE The City of Buford Planning and Zoning Board will meet on Tuesday, October 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, October 7, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at sider a special use permit at 1046 Parkway Court, Suites A, B, C, D, and E for Powerstroke Specialty, LLC. The special use permit requested is to allow Ford diesel pick-

up truck repair and restoration. 934-82172 9/21,28,10/5,12,19,26, 2022

NOTICE The City of Buford Planning and Zoning Board will meet on Tuesday, October 11, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Com-mission will meet on Mon-day, November 7, 2022 at 7:00 p.m. at Buford City Are-na, 2795 Sawnee Avenue, na, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use per-mit at 4831 Bryant Road for Calia Evans The special Colin Evans. The special use permit requested is to

allow automotive sales and 934-82171

9/21,28,10/5,12,19,26 2022 NOTICE
The Buford City Commission 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 Motth Regan Pool, being Marillion Will Road all Worth 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 modifica-tion 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? along the entire rear proper-

parcel. 934-80985 9/7,14,21,28,2022

ty line of the commercial

tute a lien against the prop-The City of Buford Planning and Zoning Board will mee 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, Bu-ford, Georgia 30518 to consider a rezoning request at 29 West Moreno Street from C-2 to Public for James Hall.

ZONING

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 Com-mission will meet on Mon-day, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-ford, Georgia 30518 to con-sider a special use permit at 4996 Lanier Islands Parkway for CHA Consulting, Inc./Hunter Hyde. The special use permit requested is to allow a drive thru for a proposed quick serve 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 Com-mission will meet on **Mon**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. 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 Com-mission will meet on **Mon**day, October 3, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-ford, Georgia 30518 to con-pider a consider a constitution of the sider a special use permit at 6702 McEver Road for Bu-ford Lanier Storage, LLC. The special use permit re-quested is to allow a self-storage facility with boat and RV parking/storage with a buffer reduction buffer reduction. 934-79307

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

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 to consider a variance request at 1050 Sugar Hill for Craig Bell. The variance requested 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 County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Sunter-described property to se-cure a Note in the original amount \$259,000,00, 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 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 before the Courthouse door

following described the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIAN CONTRACT OF COMMENT OF THE STRICT OF GWINNETT COUNTY, GEORGIAN CONTRACT INE 31H DISTRICT OF 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 NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GWINNETT COUNTY, GEORGIA PROPERTY IN GWINNETT COUNTY, GEORGIA GROWER COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GROVE AND AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF THE PRESENT SYSTE

GWINNETT COUNTY, GEOR-GIA.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 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 undergreated to the party (or notice) signed, the party (or parties) in possession of the subject property is (are): Charleston Leek, Jr. or tenant or ten-

ants. Truist Bank is the entity or Iruist Bank is the entity or individual designated who 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 1-800-827-3722 Note, however, that such entity or individual is not re-

quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-

### FORECLOSURE

erty 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 au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, (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 stamation 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 fore-closure documents may not

be provided until final confirmation and audit of the status of the loan as provided 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. Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637. 1207-1498A THIS LAW FIRM MAY BE ITIN LAW TINI WAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1207-1498A 950-79949 9/7 14 21 28 2022

NOTICE OF SALE UNDER **POWER** GEORGIA, COUNTY GWINNETT

By virtue of a Power of Sale contained in that certain Security Deed from VALERIE POWELL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR GUARANTEED RATE, INC. dated February 22 FOR GUARANTEED RATE, INC., dated February 22, 2021, recorded March 16, 2021, in Deed Book 58500, Page 00574, 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 Forty-Nine Thousand Five Hundred and 00/100 dollars

00/100 dollars (\$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. 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 fundant in October. the legal hours of sale on the first Tuesday in October, 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 233 OF THE STEL DISTRICT GWIN.

BEING IN LAND LOT 233 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING KNOWN AS LOT 63, BLOCK B OF IVEY POINTE, UNIT THREE, AS PER PLAT RECORDED AT PLAT BOOK RECORDED AT PLAT BOOK 95, PAGES 268 AND 269, AND ALL REVISIONS OF SAID PLAT, IF ANY, GWIN-NETT COUNTY, GEORGIA RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE A PART

HEREOF BY REFERENCE FOR A MORE COMPELTE DESCRIPTION OF CAP-TIONED PROPERTY AND BEING IMPROVED PROPERTY KNOWN AS 1624 ROYAL IVES DRIVE, LAWRENCEVILLE, GA. 30045 ACCORDING TO THE

SYSTEM NUMBERING HOUSES GWINNETT COUNTY, GEOR-GIA.
Said legal description being

controlling, however the property is more commonly known as 1624 ROYAL IVES

Donald Johnston

porated herein and by this

MR/meh 10/4/22

2022

eference made a part hereof

Our file no. 22-08112GA - FT17

Notice of Sale Under Pow-

. Georgia, Gwinnett County

Deed to Secure Debt given by Neil T. Jackson to Ameriquest Mortgage Com-pany, dated October 8, 2002,

land lying and being in Land Lot 215 of the 6th Land Dis-

trict, Gwinnett County, Geor-gia, known as Lot 14, Block B, Unit I, Springdale Estates

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 Boulevard, said point being 1,097.0 feet, along the

said point feet, alon

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 May 144 Cope

gia Highway No. 141 Con-nector (Norcross-Tucker

Road): thence running north

DR, LAWRENCEVILLE, GA 30045. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under maining in default, this sale 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 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 items which may affect the title: any outstanding ad val orem taxes (including taxes which are a lien, whether or the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property all zoning ordinances; as-sessments; liens; encum-brances; restrictions; covenants, and any other matters of record superior to

said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party

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, Capacia, records, conveying in possession of the proper-ty is VALERIE POWELL, or tenants(s).
The sale will be conducted Ihe sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupic yCode and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate amend Georgia records, conveying the after-described property to 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 undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the least hours of sale on the thority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Guaran-teed Rate Inc., Loss Mitiga-tion Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL legal hours of sale on the first Tuesday in October, 2022, to wit: October 4, 2022, the following de-scribed property: All that tract or parcel of 60047, Telephone Number: 1-866-397-5370. Nothing in

O.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 GUARANTEED BATE INC

GUARANTEED RATE, INC
as Attorney in Fact for
VALERIE POWELL
THE BELOW LAW FIRM
MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
Attorney Contact: Bubin Attorney Contact: Rubin Lublin, LLC, 3145 Avalon 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, 09/28/2022 950-80148

FORECLOSURE

60 degrees 51 minutes east a distance of 85.00 feet to an NOTICE OF SALE UNDER GWINNETT GEORGIA. iron pin; thence running south 29 degrees 18 min-COUNTY utes east a distance of 180.00 feet to an iron pin; thence running south 60 de-grees 51 minutes west a dis-tance of 85.00 feet to an iron Under and by virtue of the Power of Sale contained in a Security Deed given by Oral-lie Alene Johnston and Donald Johnston to Mortgage Electronic Registration Syspin: thence running north 29 Electronic Registration Systems, Inc., as grantee, as nominee for MetLife Home Loans, a division of MetLife Bank, N.A., its successors and assigns, dated September 19, 2008, recorded in Deed Book 49090, Page 235, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in degrees 18 minutes west a distance of 180.00 feet to an iron pin, the point of begin-Being that parcel of land

FORECLOSURE

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 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 other possible events of default, failure to pay the indebtedtion Agreement recorded in Deed Book 56018, Page 737, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assign-ment recorded in Deed Book ment recorded in Deed Book
59490, Page 570, Gwinnett
County, Georgia
conveying the after-described property to secure a
Note in the original principal
amount of TWO HUNDRED
THIRTY-FIVE THOUSAND
FOUR HUNDRED EIGHTY
AND ORDON 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 Debt. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). AND 0/100 DOLLARS (\$235,480.00), 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, tent 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 belief of the undersigned, the party (or parties) in posseswithin the legal hours of sale on the first Tuesday in October, 2022, the following described property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART

**HEREOF** The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 pur-suant to O.C.G.A. § 13-1-11

which finglit be uscluded by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encume 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. brances, zoning ordinances, easements, restrictions, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupttaxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, endingence and inspection of the property and seements. cy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with 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 the state of Georgia, the Deed Under Power and other forcelesing decimants. brances, zoning ordinances restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on an "as-is" basis without any an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. MidFirst Bank is the holder of the Security Deed to the foreclosure documents may not be provided until final confirmation and audit of the status of the loan as

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, 99 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566.

Note, however, that such provided in the preceding baragraph. paragraph.
Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing,

Department 3217 S. Decker Lake Drive 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. cured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt Johnston and Donald John-ston or a tenant or tenants and said property is more commonly known as 2520

described herein. Marthagem Lawrenceville, Georgia 30043. Should a conflict arise between the property address and the legal de-scription the legal descriptor under the power of sale granted in the aforemen-tioned security instrument, specifically being U.S. Bank Trust National tion 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 con-firmation and audit of the as attorney in fact for Neil T. Jackson status of the loan with the

Richard B. Maner, P.C MidFirst Bank
as Attorney in Fact for
Orallie Alene Johnston and

180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6385 THIS LAW FIRM IS ACTING AS A DEBT COLLECT A A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC22-136 McCalla Raymer Leibert

Miccalla Haymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 7th Dis-trict of Gwinnett County, Georgia, being Lot 41, Block B, Whitlock Farm Subdivi-950-80260 9/7 14 21 28 2022

TY
Pursuant to the Power of sion, as per plat recorded in Plat Book 36, page 141, Gwinnett County, Georgia Records, which plat is incor-Sale contained in a Security Deed given by Henry A. Farmer, Jr. to Mortgage Electronic Registration Sys-Electronic Registration Systems, Inc., as grantee, as nominee for Indymac Bank, F.S.B., its successors and assigns dated 11/23/205 and recorded in Deed Book 45469 Page 0210 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Saurings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JRI Trust, conveying the after-described property to secure a Note in the original principal amount 950-79783 9/7 14 21 28 Under and by virtue of the Power of Sale contained in a the original principal amount of \$30,400.00, with interest and recorded in Deed Book 29696, Page 104, Gwinnett County, Georgia records, as last transferred to U.S. Bank Trust National Association, not in its individual capacity

on a Federal Holiday, in which case being the first Wednesday of said month), the following described

the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 5, BLOCK A, BRIARWOOD EAST SUBDITIONAL OF THE COUNTY OF THE

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 amount of principal amount of \$118,100.00, recorded in Deed Book 52247, Page 780, Gwinnett County, Georgia records.

FORECLOSURE will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security having been given).

Drive, Snellville, GA 30078 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of 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

84119 (888) 818-6032 Note, however, that such entity or individual is not re quired by law to negotiate, amend or modify the terms of the loan. Said property will be sold

party (or parties) in posses-sion of the subject property is (are): Neil T. Jackson or tenant or tenants. Said property will be sold subject to (a) any outstand-ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by 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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pur-

> 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 confir-mation and audit of the status of the loan as provided immediately above

Milmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2021-JR1 Trust as agent and Attorney in Fact for Henry A.

lanta, Georgia 30305, (404) 1012-14707A

Attention: Loss Mitigation

Salt Lake City, Utah 84119
1-888-818-6032
The foregoing notwithstanding, nothing in O.C.G.A.
Section 44-14-162.2 shall be construed to require the se

This sale is conducted on behalf of the secured credi-

Association, not in its individual capacity but solely as collateral trust trustee of FirstKey Master Funding 2021-A Collateral Trust

180 Interstate N Parkway,

NOTICE OF SALE UNDER POWER, GWINNETT COUNat 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 desig-(or such other area as design-nated by Order of the Supe-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

BRIARWOOD EAST SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 204A, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

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-

ure to pay the indebtedness as and when due and in the

manner provided in the Note and Security Deed. The debt

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees Said property is commonly known as 3052 Skyland

the subject property is (are): Henry A. Farmer, Jr. or ten-

of the mortgage.
Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT

sale property will be solved as subject for: (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 lies against the page. tute 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 extensi thority, (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

NOTICE OF SALE UNDER POWER, GWINNETT COUNer of the Security Deed. Pursuant to O.C.G.A. Section 9-Sale contained in a Security Deed given by Emery Stew-art to Aames Funding Corpo-

Farmer, Jr.
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14707A 950-79951 9/7 14 21 28

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

of Hall County, Georgia (or

such other area as designat-

AS MORE PARTICULARLY
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-BER 1, 1995 AND RECORD-ED AT PLAT SLIDE 478, PAGE 117A, HALL COUNTY, GEORGIA RECORDS, REF-

This sale will be made sub-

the hereinabove described

property within 120 days

from the sale date aforesaid

is hereby declared due be-cause of, among other pos-sible events of default, fail-

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

Deed and by law, including

attorneys fees (notice of in-

tent to collect attorneys fees

having been given).
Said property is commonly known as 3320 Lake Semi-

signed, the party (or parties) in possession of the subject

Porter or tenant or tenants

PHH Mortgage Corporation

of the mortgage.
PHH Mortgage Corporation

One Mortgage Way Mount Laurel, NJ 08054

(800) 750-2518

Pursuant to the Power of Sale contained in a Security Deed given by Thomas J. Porter to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for GMAC Mortgage, LLC which case being the first Wednesday of said month), the following described dba ditech.com, its successors and assigns da 2/5/2007 and recorded Deed Book 5967 Page Page 89 Georgia Hall County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the after-described property nal principal amount of \$190,000.00, with interest at the rate specified therein, there will be sold by the un-ENCE HERETO dersigned at public outcry to the highest bidder for cash before the Courthouse door

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 Inst I Lesday or said infolial miless 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 GMD 1397) OF GWINNETT COUNTY, GEORGIA AND LAND LOT 155 OF THE 8TH LAND DISTRICT (FRIENDSHIP GMD 11419) OF HALL COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 16, BLOCK BOF MORGANS CROSSING II AS MORE PARTICULARLY DESCRIBED ON A PLAT OF

tent to collect attorneys fees having been given).
Said property is commonly known as 1285 Union Station Drive, Lawrenceville, GA 30045 together with all fixtures and personal prop-erty 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): Emery Stewart or tenant or tenants. PHH Mortgage Corporation

ject to any right of the United States of America to redeem 2518

Note, however, that such entity or individual is not re-

of the loan

in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (inclŭding taxes which arè 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

FORECLOSURE 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 consti-tute a lien against the prop-erty whether due and payable or not yet due and payable and which may not 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 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 stamation 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 State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confir mation and audit of the status of the loan as provided

PHH Mortgage Corporation as agent and Attorney in Fact for Thomas J. Porter Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1017-5651A THIS LAW FIRM MAY BE IHIS 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

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 Association, as successor in interest to Bank of America National Association, successor merger to LaSalle Bank Na tional Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the afterdescribed property to secure a Note in the original 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 of Gwinnett County, Georgia (or such other area as desig nated by Order of the Supe 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

property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 233 OF THE 5TH DISTRICT GWIN NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK GWINNETT COUNTY, GEOR-GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-

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 be-cause of, among other pos-sible 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 the law individual. Deed and by law, including attorneys fees (notice of in-

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

GEURGIA RECURDS, REF-ERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COM-PLETE LEGAL DESCRIPof the mortgage. PHH Mortgage Corporation One Mortgage Way Mount Laurel, NJ 08054 (800) 750quired by law to negotiate, amend or modify the terms

payable of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by purpose of paying the same and all expenses of this sale, as provided in the Security an accurate survey and in (e) any assessments, liens, encumbrances, zoning ordinances nances, restrictions, covenants, and matters of nole Place, Buford, GA 30519-3782 together with all fixtures and personal prop-erty attached to and consti-tuting a part of said proper-ty, if any. To the best knowl-edge and belief of the under-signed, the party (or parties) record superior to the Secu-rity 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 0.C.G.A. Section 9-13-172.1, which allows for is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the motoroge 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 confir

mation and audit of the sta-

tus of the loan as provided