sion Meeting to discuss and

7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

for Richardson Asset Man-

The City of Buford Zoning Board of Appeals will meet on Monday, February 20, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford High-

way, Buford, Georgia 30518 to consider a variance re-quest at 136 Westbrook Street for Hong Rong Li.

The variance requested is to

allow a fence in the front

yard. 934 93275 2/1,8,15, 2023

LEGAL NOTICE TO THE

CITY OF LAWRENCEVILLE

CITY OF LAWRENCEVILLE

PLANNING COMMISSION MONDAY, MARCH 6, 2023,

AT 6:00 PM. CITY OF LAWRENCEVILLE

CITY COUNCIL MEETING MONDAY, MARCH 27, 2023, AT 7:00 PM. LAWRENCEVILLE CITY

HALL COUNCIL ASSEMBLY

ROOM 70 SOUTH CLAYTON

STREET LAWRENCEVILLE,

LAWNERUVILLE,
GEORGIA 30046
THE FOLLOWING REZONINGS, SPECIAL USE PERMITS AND OTHER ITEMS
OF BUSINESS, WITHIN THE
MUNICIPAL LIMITS OF THE

OF LAWRENCEVILLE

CITY OF LAWRENCEVILLE, ARE SCHEDULED FOR PUBLIC HEARING AT THE DATE, TIME AND PLACE STATED ABOVE. STAFF REPORTS, SITE PLANS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION ARE AVAILABLE IN THE OFFICE OF THE PLANNING AND DEVELOPMENT DEPARTMENT, 70 SOUTH CLAYTON STREET, AWRENCEVILLE, GEOR-

GIA. OFFICE HOURS ARE 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRI-DAY (PHONE 678-407-

RZR2023-00018 APPLI-CANT: ROB MYERS; PROP-ERTY OWNERS: DALONE

CHOUMMANIVONG:
AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM BGC (CENTRBUSINESS DISTRICT) TO
RS-60 (RESIDENTIAL)

934 94933 2/15, 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of

and assigns. dated 4/18/2014 and recorded in

Deed Book 52878 Page 335 Gwinnett County, Georgia

to or acquired by Wells Far-go Bank, N.A., conveying the after-described property to secure a Note in the original

principal amount of \$194,635.00, 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 Superior Court of said county)

within the legal hours of sale on March 7, 2023 (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 Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in Land Lot 178 of the 7th District, County, County, County

Gwinnett County, Georgia being Lot 12, Watermark Subdivision, as per plat recorded in Plat Book 131, Pages161-162, Gwinnett County, Georgia Records, which plat is incorporated

which plat is incorporated

herein and made a part here-

nerein and made a part nereof by reference.

The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible 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

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 begins been given)

having been given).
Said property is commonly known as 3189 Hallmark Ln,

Buford, GA 30519 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

ants. Wells Fargo Bank, NA is the

entity or individual designat-

ed who shall have full au-

thority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA Loss

Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986

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

quired by law to negotiate

amend or modify the terms

of the loan.

Gwinnett County,

GFOR-

LAWRENCEVILLE

NEW BUSINESS:

CHOUMMANIVONG:

1/25,2/1,8,15,22, 2023

92557

agement, LLC. 934

TRADE NAME

-s- Ayesha Mantey NOTARY PUBLIC/DEPUTY CLERK CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 26 933-94359 2/15,22,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00049 Personally appeared the undersigned who on oath deposes and says that: Volanta Trucking Services Volania Hukering Services LLC. 3955 Lawrenceville Highway St.#10 Lilburn, GA 30047 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Volanta Towing 3950 Lawrenceville Lawrenceville Lawrenceville Highway St.#10 Lilburn, GA 30047 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-

dress is: Towing
-s- Moises Caro Ramos
Sworn to and Subscribed
before me
This 17 day of January, 2023

-s- Nandaben B Patel NOTARY PUBLIC/DEPUTY NUTARY FUBLIO, D. C CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 18 933-93670 2/8,15,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00078

Personally appeared the undersigned who on oath deposes and says that:
Wellsprings Financial Services LC, 3700 Crestwood
Pkwy Ste 430, Duluth, GA
30096 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: WELLSPRINGS TAX NAME: WELLSPHINGS TAX SOLUTIONS 3700 Crestwood Pkwy Ste 430 Duluth, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on a such address is: Tax Services

-s- Elizabeth Adegbuji Sworn to and Subscribed before me 20 day of January,

NOTARY PUBLIC/DEPUTY CLERK - TIANA P. GARNER -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 24 933-93741 2/8,15,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T** PAGE 00100

Personally appeared the undersigned who on oath deposes and says that: Xpert home Lending Inc. 1100 Satellite Blvd NW Suwanee, Satellite Blvd NW Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: WeVett Home Loans 1100 Satellite Blvd NW Suwanee, GA 30024 (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: Mortgage Brokering -s- Richard Hanlin
Sworn to and Subscribed

before me This 5 day of January, 2023 -s- Ashley Hatch NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA

933-94394 2/15,22,2023

GWINNETT SUPERIOR OURT TRADE NAME REGISTRATION BOOK 23T PAGE 00057

Personally appeared the undersigned who on oath deposes and that: deposes and says that:
Wonderland LLC, 1956 Duluth Hwy Ste B106
Lawrenceville, GA 30043
Is/are doing business in
Gwinnett County, Georgia
under the Name of: TRADE-NAME: Wonderland Disner saries 1956 Duluth Hwy Ste B106, Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Hemp De-rived Products Retail/ -s- Faisal Khan

Sworn to and Subscribed hefore This 20 day of January,

-s-NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 20 CLERK 2023 JAN 20 933-93683 2/8,15,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

BOOK 23T
PAGE 00063

Personally appeared the undersigned who on oath deposes and says that: The Freedom Agency, LLC. 3817
Bay Orchard Ln. Loganville, GA 30052 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: WYEEGG. 3817 Bay Orchard Ln. Lo-3817 Bay Orchard Ln. Lo-3817 Bay Orchard Ln. Lo-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: Vehicle Management
-s- Lamont Walton
Sworn to and Subscribed

before me This 23rd day of January,

-s-No<u>ta</u>Ŗy public/deputy CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 23 933-93702 2/8,15,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00103

Personally appeared the undersigned who on oath deposes and says that: Isaac Jacob LLC 6445 White Wal-nut Way Braselton, Ga 30517 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-Youbebook White Walnut Way Brasel-ton, GA 30517 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Ad-

vertising
-s- Silae Kim
Sworn to and Subscribed before me This 31 day of January.

TRADE NAME

-S-NOTARY PUBLIC/DEPUTY CLERK -S-TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 31 933-94406 2/15 22 2023 933-94406 2/15,22,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00102

Personally appeared the undersigned who on oath deposes and says that: Faizah Shabazz 2905 Forest Close Dr. Duluth, GA 30097 1st Proprietor ShaRob LLC 2905 Forest Close Dr. Duluth, GA 30097 2nd Proprietor Is/are doing business in

Gwinnett County, Georgia under the Name of: TRADE-NAME: Zahmazing Travel 2905 Forest Close Dr. Du-luth, GA 30097 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Travel Services, Tourism -s- Faizah Shabazz Sworn to and Subscribed before me

This 31 day of January, 2023 -s- Samantha Gonzales NOTARY PUBLIC/DEPUTY CLERK S- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 JAN 31

ZONING

933-94396 2/15,22,2023

NOTICE OF PUBLIC HEAR-ING UPON APPLICATION FOR ANNEXATION AND REZON-

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Bu-ford, a Georgia Municipal Corporation, will hold a pub-

lic hearing to
evaluate the applications of
certain landowners, more
fully set forth on Exhibit A, to annex and

to annex and
zone property to the corporate limits of the City of Buford as provided in O.C.G.A.
§ 36-36-20 which is contiguous to the existing limits ous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto.

The City of Buford Planning Commission will hold a public hearing and make recommendation on such applica-

mendation on such applica tion for annexation and re zoning on February 14, 2023, at 7:00 pm, Buford 2013, at 7:00 pm, Buford City Hall, 2300 Buford High-way, Buford, Gwinnett Coun-ty, Georgia 30518. The Buford City Commis-sion will hold a public hear-

ing to discuss and pass upon the proposed applica-tions for annexation and re-zoning on Monday, March 6, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway Buford, Gwinnett County, Georgia 30518. This 13th day of January,

CHANDLER, BRITT & JAY,

City Attorneys OWNER: DWELL CO. LLC CURRENTLY ZONED: R-75 PROPOSED ZONING: R-100 LOCATION: 2976 N. BOGAN

All that tract or parcel of land lying and being in Land Lot 263, of the 7th District, and being in the State of Georgia, County of Gwinnett. designated on survey of said property as Tract I, contain-ing 2.84 acres, and being more particularly described and delineated according to and defineated according to said plat and survey pre-pared by Sherald G. Sharp, Georgia Registered Surveyor Number 2044, dated 09/20/2001, entitled, Exemption Plat: Jason Parks, said tion Plat: Jason Parks, said plat being of record in the Office of the Clerk of Superi-or Court of Gwinnett County, Georgia, in Plat Book 90, Page 248; which said plat and the recording thereof are by reference hereto in-corporated herein for a more complete and detailed de-scription. Subject to 20-ft driveway easement conveyed at Deed Book 24081, Page 80. 92648

1/25,2/1,8,15,22, 2023

The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford High-park, Pufford Coarris 20519 way, Buford, Georgia 30518 to consider a rezoning request on Holiday Road, out of parcel 08-169-001002B, containing 1.192 acres from RA-200 to R-100 for Jacob Hand.

92471 1/25,2/1,8,15,22, 2023

The City of Buford Planning and Zoning Board will mee on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on **Monday, March 6, 2023 at 7:00 p.m.** At Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518
to consider a rezoning request on North Bogan Road, out of parcel 08-155000021, containing 4.531
acres from R-100 to RA200
for Pould Anderson for David Anderson. 92472 1/25,2/1,8,15,22, 2023

The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning reto consider a rezoning request at 4105 Gainesville Highway from C-2 to M-1 with a special use permit to

storage for bSide Partners 1/25,2/1,8,15,22,2023

allow mini-warehouse self-

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Ordinance concerning Section 1308 C-2 General Business District, Special Uses, 30 Liquor Stores to modify population requirements other provisions. The City of be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by Buford Planning Commis sion will make recommenda-tion on such amendment on Tuesday, February 14, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

92590

FORECLOSURE ZONING

nances, 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 stapass upon the proposed amendment will be held on Monday, March 6, 2023 at 92592 1/25,2/1,8,15,22, 2023 mation and audit of the sta-The City of Buford Planning and Zoning Board will meet 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 on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highthe rescission of judicial and non-judicial salés in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirway, Buford, Georgia 30518 to consider a rezoning re-quest at 3600 Shoreland Drive from R-100 to RA-200 mation and audit of the status of the loan as provided

tus of the loan as provided immediately above. Wells Fargo Bank, N.A. as agent and Attorney in Fact for Robin Long Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1000-17685A
THIS LAW FIRM MAY BE ACTING AS A DEBT COL-

INIS LAW HIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17685A 950-93704 02/08/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Terri Michelle Byrd to Fifth Third Mortgage Company dated 3/9/2010 and recorded in Deed Book 49976 Page 520 Gwinnett County, Georgia records; as last transferred to or acquired by Fifth Third Bank, National Association sbm Fifth Third Mortgage Company, conveying the after-described property to secure a Note in the original principal amount of \$129,609.00, with interest at the rate specified therein, there will be sold by the undersigned at public Pursuant to the Power of the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such other area as designated by Creder of the Supprier Court Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Halidale in which each base heigh said date lais on a rederial Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 335 OF THE ATT DISTRICT OF

THE 4TH DISTRICT OF GWINNETT COUNTY, GEOR-GIA, BEING LOT 69, BLOCK A, PRESCOTT AT MINK LIVSEY F/K/A MINK LIVSEY MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 108, PAGE 251; REVISED AT PLAT BOOK 109, PAGES 36-41, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-

BUSINESS DISTINICITY IN THE PROPERTY OF THE STREET ADDRESS: 255 WEST PIKE STREET: PARCEL IDENTIFICATION NUMBER 5146E043 P&D PC NEW BUSINESS 03.07.2023 224.04293 2/15 2023 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 Sale contained in a Security Deed given by Robin Long to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for BankSouth Mortgage Com-pany, LLC its successors and assigns dated attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 4598 Chafin Point Ct, Snellville, GA 30039 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): Terri Michelle Byrd or tenant

or tenants. Fifth Third Bank, National Association is the entity or individual designated who shall have full authority to snain have full authority to negotiate, amend and modify all terms of the mortgage. Fifth Third Bank, National Association 5001 Kingsley Dr. Cincinnati, OH 45227 1-888-393-1352

Note, however, that such entity or individual is not required 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 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 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 inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-

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 prohibit-ed 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. 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

immediately above.
Fifth Third Bank, National Association sbm Fifth Third Mortgage Company as agent and Attorney in Fact for Terri Michelle Byrd Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1008-185A 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. 1008-185A 950-93044 02/08/ 02/15/2023, 02/22/ 03/01/2023. 02/08/2023, 02/22/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Suparna Bagchi to Mortgage Elec-tronic Registration Systems, tronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its succes-sors and assigns dated 4/8/2016 and recorded in Deed Book 54216 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by Fifth Third

FORECLOSURE

Bank, N.A., conveying the after-described property to secure a Note in the original amount \$180,000.00, 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 designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (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: before the Courthouse door lowing described property: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 313 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 6407, THE DEERINGS TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 12, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

MADE A PART HEREOF BY REFERENCE. 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 Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

tent to collect attorneys fees having been given). Said property is commonly known as 6407 Deerings Lane, Norcross, GA 30092 together with all fixtures and personal property attached to and constituting a part of the 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 the subject property is (are): Estate/Heirs of Suparna Bagchi or tenant or tenants. Fifth Third Bank, National Fifth Third Bank, National Association is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Fifth Third Bank, National Association 5001 Kingsley Dr. Cincinnati, OH 45227 1-888-393-1352
Note however that such

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 outstand-ing ad valorem taxes (in-cluding taxes which are a cluding 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 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 ordi-nances, restrictions, covenants, and matters of 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 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
Fifth Third Bank, N.A. as agent and Attorney in Fact for Suparna Bagchi Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1008-191A 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. 1008-191A 950-92972 02/15/2023. 02/08/2023 02/22/2023 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Wendy Wolf Segal to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranty Mortgage Services, LLC, its successors and assigns dated 2/28/2003 and recorded in Deed Book 31877 Page 0109 Gwinnett County, Georgia records; as last transferred to or aclast transferred to or ac-quired by CitiMortgage, Inc., conveying the afterdescribed property to secure a Note in the original principal amount of \$95,900.00, with interest at the rate specified therein, there will be sold by the un-designed at public outcome. 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 March 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-

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 147 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 19, BLOCK A, MONTAGUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 95, PAGE 18, GWINNETT COUNTY, GEORGIAST RECORDES WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFER

ENCE.
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 in-

HEREOF BY THIS REFER-

having been given).
Said property is commonly known as 1118 Montague Place Court, Lawrenceville, GA 30043 together with all fixtures and personal prop-

tent to collect attorneys fees

FORECLOSURE

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): Estate/Heirs of Wendy Wolf Segal or tenant or tenants.

Segal or tenant or tenants. cenlar is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. cenlar Mortgage. Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6527

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

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 lilen, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the proptute a lien against the prop-erty whether due and 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 inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 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 prohibit-ed under the U.S. Bankrupt-

ed under the U.S. Balknuby cy Code; and (2) final confir-mation and audit of the sta-tus 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 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 he provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. CitiMortgage, Inc. as agent

and Attorney in Fact for Wendy Wolf Segal Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 1010-1963A

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1963A 950-93756 02/08/2023, 02/15/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Gunther Czarnecki to BANK OF AMERICA, N.A. dated 3/5/2003 and recorded in Deed Book 31730 Page 0021 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the afterdescribed property to secure a Note in the original cure a Note in the original principal amount of \$50,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash 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 March 7, 2023 (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 fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 290 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING KNOWN AS CONDOMINIUM UNIT NO. 701, BUILDING NO. 7, PHASE III, OF BERKELEY WOODS CONDOMINIUM, RECORDED IN CONDOMINIUM, RECORDED IN CONDOMINIUM PLAND RECORDED IN CONDOMINIUM PLAND RECORDED IN CONDOMINIUM, PLAN UM PLAT BOOK 2, PAGE 12 OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY DESCRIBED IN THAT CER-TAIN DECLARATION OF CUNDOWINIUM FOR CONDOMINIUM FOR BERKELEY WOODS CONDO-MINIUM DATED OCTOBER 5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 323, AFORESAID RECORDS,

323, AFORESAID RECORDS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (HEREINAFTER, REFERRED TO AS THE 'DECLA-RATION') TOGETHER WITH ALL THE RIGHTS, TITLE, AND INTEREST OF GRANTEE IN THE AFORESAID UNIT AND THE APPURTENANCES THERETO AS SET FORTH IN THE DECLARATION. INCLUDING LARATION. INCLUDING SUCH UNDIVIDED INTER-SUCH UNDIVIDED INITERST IN THE COMMON AR-EAS AS SET FORTH IN THE DECLARATION.
BEING THE SAME PROP-ERTY CONVEYED TO GUN-THER CZARNECKI BY DEED

THER CZARNECKI BY DEED FROM BERKLEY DEVELOP-MENT, INC. RECORDED 08/13/1991, IN DEED BOOK 6690, PAGE 260, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT, GWIN-METT COUNTY, GEORGIA. TAX ID. # R6290A046
This foreclosure is subject to the Security Deed from of the loan.
Said property will be sold subject to: (a) any outstand-ing ad valorem taxes (in-

to the Security Deed from Gunther Czarnecki to Sun-Trust Bank, Atlanta, dated 5/15/2000, recorded 7/10/2000 in the original principal amount of \$10,000.00, recorded in \$10,000 Deed Book 20856, Page 116, Gwinnett County, Georgia

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 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

tus of the loan with the holder of the Security Deed. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for tent to collect attorneys fees having been given). Said property is commonly known as 701 Berkeley Woods Dr, Duluth, GA 30096-6357 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) 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 confirsigned, the party (or parties) in possession of the subject property is (are): Gunther Czarnecki or tenant or tenmation and audit of the status of the loan as provided immediately above.

U.S. Bank Trust Company, ants. National Association, Bank of America is the entitrustee, as successor-in-in-

ty or individual designated who shall have full authority to negotiate, amend and modify all terms of the mort-Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX

gage.

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 outstand-ing ad valorem taxes (in-

ing 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 be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and by an accurate survey and by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of 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 sudit of the street. mation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the sta-

mation and audit of the sta-tus of the loan as provided immediately above. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Gunther Czarnecki Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1016-5367A

1016-5367A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1016-5367A
950-93315 02/08/2023,
02/15/2023, 02/22/2023,
03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Donald Holliday and Janet Holliday to Oak Street Mortgage LLC dated 2/3/2005 and recorded in Deed Book 41634 Page 223 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank Trust Company, National Association, as trustee, as successor-in-intrustee, as successor-in-in-terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed

Mortgage Asset-Backed PassThrough Certificates, Series 2005-KS4, conveying the after-described property to secure a Note in the origi-nal principal amount of \$191,575.00, 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 design. (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (being the first Tuesday of said month unless said date falls on a Bodgorl, Holiday, in which 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 123 of the 6th district of Eviptone County Georgia

Gwinnett County, Georgia, being Lot 13, Block E, of Nantucket as per plat record-ed in plat book 1, Page 268, Gwinnett County Records which plat is hereby referred

to and made a part of this description 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 erty whether 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

tent to collect attorneys fees having been given). Said property is commonly known as 113 Newport Road, 114 Newport Road undersigned, the party (or parties) in possession of the subject property is (are): Janet Holliday and Donald Holliday 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. of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms

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. Bankrupt-cy Code; and (2) final confirmation and audit of the state of the loan with the held.

terest to U.S. Bank National

terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Cer-tificates, Series 2005-KS4 as

agent and Attorney in Fact

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and agent and Attorney in Fact for Donald Holliday and Janet Holliday 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 by an accurate survey and in-

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5792A 950-93117 02/08/2023, 03/01/2023. NOTICE OF SALE UNDER

FORECLOSURE

Donald Holliday and \$181,520.00, with interest at Janet Holliday the rate specified therein there will be sold by the un-Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637.
1017-5792A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5792A 950-93076 02/08/2023, 02/22/2023. 03/01/2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

FORECLOSURE

Pursuant to the Power of Sale contained in a Security Deed given by Donald Holli-day and Janet Holliday to Oak Street Mortgage LLC dated 2/3/2005 and recorded in Deed Book 41634 Page 223 Gwinnett County, Geor-tic records as last terregia records; as last trans-ferred to or acquired by U.S. Bank Trust Company, Na-tional Association, as trustee, as successor-in-in-terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Mortgage Asset-Backed PassThrough Certificates, Series 2005-KS4 , conveying the after-described property to secure a Note in the origi-nal principal amount of \$191,575.00, 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 Supenated by Urder of the Superior Court of said county), within the legal hours of sale on March 7, 2023 (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 Wednes-day of said month), the fol-lowing described property: All that tract or parcel of land lying and being in land lot 123 of the 6th district of Evignatt County Georgia

Gwinnett County, Georgia, being Lot 13, Block E, of Nantucket as per plat recorded in plat book 1, Page 268, Gwinnett County Records which plat is hereby referred to and made a part of this

to and made a part of this description.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in

attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as 113 Newport Road, 113 Newport Road, 113 Newport as 140 Newport and 113 Newport at the said property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or undersigned, the party (or parties) in possession of the subject property is (are): Janet Holliday and Donald Holliday 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

1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate. amend or modify the terms

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) unpaid water or sewage bills that consti-tute a lien against the propdue 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, encumbrances, zoning ordinances, 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. Bankrupt Cy Code; and (2) final confirmation and audit of the state of the loan with the bald. 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 foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided

immediately above.
U.S. Bank Trust Company,
National Association, as National Association, as successor-in-in-terest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Cer-tificates, Series 2005-KS4 as

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

Hoad, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-5792A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY JINE OR AND THE OR ANT JOHN OF TAINED TO THE OR T 02/22/2023,

POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security
Deed given by Emery Stewart to Aames Funding Corporation 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 Trust Company, National Association, as trustee, as successor-in-in-terest to U.S. Bank National National Association, cessor by merger to LaSalle Bank National Association. as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the after-described property to secure a Note in the original amount

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 Supe rior Court of said county) rior Court of said county), within the legal hours of sale on March 7, 2023 (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: day of said month), the for-lowing described property: ALL THAT TRACT OR PAR-CEL 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 Pursuant to the Power of

111, PAGES 130-131 GWINNETT COUNTY, GEOR-

GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-ENCE HERETO.
This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to extract the control of the contro 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 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 atternate fore (notice of in attorneys fees (notice of in tent to collect attorneys fees

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 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) signed, 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 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (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 subject to: (a) any outstand-ing any outstanding ad valorem laxes (infi-cluding 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 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 Secu-rity Deed first set out above. 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 hold er 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 confir mation and audit of the status of the loan as provided

immediately above.
U.S. Bank Trust Company,
National Association, as
trustee, as successor-in-interest to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association patin Naturial Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and Attorney in Fact for Emery Stewart Aldridge Dita LLD 45 Form

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1017-5903A

1017-5903A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5903A
950-92958 02/08/2023. 02/15/2023. 02/22/2023 03/01/2023

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

Sale contained in a Security Deed given by Gregory B. Smalley to Citizens and

Smalley to Citizens and Southern Commercial Corporation dated 2/6/1987 and recorded in Deed Book 4109 Page 247 and modified at Deed Book 10204 Page 10204 Deed Book 53034Page 637and re-recorded at Deed Book 429Page 66Winnett County, Georgia records; as last transferred to or acquired by PHH Mortgage Corporation, conveying the afterdescribed property to secure a Note in the original principal amount of \$81,431.00, with interest at the rate specified therein, Book 53034Page 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 March 7, 2023 (being the first Tuesday of said month unless said date falls on a Codesil Libitate. unless said date lails oil referral 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 143 of the 6th District of winnest County Georgia Gwinnett County, Georgia, being Lot 25, Block C, Unit 2, Mimosa Estates Subdivision, as per plat thereof recorded in Plat Book O, Page 58. Gwinnett County Georgia, Records 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, fail-