

ZONING

515194, Page 162, Gwinnett County, Georgia Records. **OWNER: AUSTON E. NICHOLS, SR.** **CURRENTLY ZONED: R-100** **PROPOSED ZONING: R-100** **LD/31** **LD/31** **2996** **SPRINGLAKE DR.** All that tract or parcel of land lying and being in Land Lot 224 and 225 of the 7th District, Gwinnett County, Georgia, containing 1.26 acres, more or less, as shown on plat for Richard Mark Springston and Marleen Mary Margaret Springston, prepared by Henry Grady Jarard, Registered Land Surveyor, dated October 21, 1992, recorded in Plat Book 57, Page 124-A. Gwinnett County records, which recorded plat is incorporated herein by reference and made a part of this description. 934 95445 2/22/21,8,15,22.29,2023

The City of Buford Planning and Zoning Board will meet on Tuesday, March 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 10, 2023 at 7:00 p.m. at Buford Hill, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 4264 Suederth Road for Scott Sneider. The special use permit requested is to allow outside storage. 934 95273 2/22/21,8,15,22.29,2023

The City of Buford Planning and Zoning Board will meet on Tuesday, March 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, April 10, 2023 at 7:00 p.m. at Buford Hill, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 944 Gainesville Drive for Total Wheel Repair, LLC. The special use permit requested is to allow an auto body repair shop with wheel and rim repairs. 934 95269 2/22/21,8,15,22.29,2023

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-007

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia requesting to rezone to (General Business District (GB), for the property located at 5422 Sugar Ridge Drive for Total Wheel Repair, LLC. Parcel ID: R7-321-031 containing 2.6879 acres +/- and more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 321 of the 7th Land District, City of Sugar Hill, Gwinnett County, Georgia, containing approximately 2.6879 acres, more or less, according to a plat of survey, dated January 20, 2022, prepared for Mr. Nam K. Kim by Frontier Surveying & Mapping, certified by Kevin R. Settles, Georgia Registered Land Surveyor No. 3412 and, according to such plat of survey, being more particularly described as follows:

To find the True Point of Beginning, commence from a concrete monument found at the intersection of the easterly right-of-way of Sugar Ridge Drive (a 60 ft. R/W) and the Southerly right-of-way of SR 20 Cumming Highway (R/W varies), which is the True Point of Beginning, run thence, from the True Point of Beginning, along the southerly right-of-way line of SR 20 Cumming Highway (R/W varies) South 85 degrees 03 minutes 01 seconds East a distance of 326.80 feet to a concrete monument found; run thence South 77 degrees 23 minutes 14 seconds East a distance of 222.91 feet to a concrete monument found; run thence South 19 degrees 47 minutes 19 seconds West a distance of 7.30 feet to an iron pin found (#4 rebar); run thence South 32 degrees 57 minutes 18 seconds West a distance of 6.02 feet to a point; run thence South 35 degrees 43 minutes 24 seconds West a distance of 36.42 feet to a point; run thence South 53 degrees 20 minutes 32 seconds West a distance of 38.18 feet to a point; run thence South 22 degrees 48 minutes 56 seconds West a distance of 37.59 feet to a point; run thence South 13 degrees 07 minutes 06 seconds West a distance of 16.86 feet to a point; run thence South 24 degrees 08 minutes 28 seconds West a distance of 31.80 feet to a point; run thence South 14 degrees 35 minutes 41 seconds West a distance of 38.06 feet to a point; run thence South 23 degrees 11 minutes 32 seconds West a distance of 5.81 feet to a point; run thence South 79 degrees 40 minutes 08 seconds West a distance of 332.18 feet to an iron pin set located along the easterly right-of-way of Sugar Ridge Drive (a 60 ft. R/W); run thence North 24 degrees 13 minutes 59 seconds West a distance of 198.54 feet to an iron pin set; run thence, with a curve to the right having a radius of 390.00 feet, an arc length of 46.85 feet, and a chord bearing of N13 degrees 26 minutes 46 seconds West a distance of 145.98 feet to a concrete monument found located at the intersection of the easterly right-of-way of Sugar Ridge Drive (a 60 ft. R/W) and the Southerly right-of-way of SR 20 Cumming Highway (R/W varies), which is the True Point of Beginning. Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference. This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

The property is presently zoned Medium Density Single Family Residential District (R5-100) in the City of Sugar Hill. The applicant is requesting to rezone to General Business District (BG) for retail/restaurant and office uses.

The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the property as requested or place such other zoning classification on the property as they deem appropriate, constitutional, and in the best interest of the citizens of the City of Sugar Hill. The public is invited to attend public hearings scheduled for **Monday, February 20, 2023, at 7:00 p.m.** for the Planning Commission and **Monday March 13, 2023, at 7:30 p.m.** for the Mayor and City Council in city hall, which is located at 5039 West Broad Street,

ZONING

Sugar Hill, Georgia. A copy of the proposed rezoning is available for review in the office of the Planning and Development Department located at 4039 West Broad Street, City of Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934 92698 2/1, 22, 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Robin Long to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for BankSouth Mortgage Company, LLC its successors and assigns, dated 4/18/2014 and recorded in Deed Book 52878 Page 335 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo 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 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 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:

All that tract or parcel of land lying and being in Land Lot 178 of the 7th District, Gwinnett County, Georgia, being Lot 12, Watermark Subdivision, as per plat recorded in Plat Book 131, Pages 161-162, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

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

Said property is commonly known as **5189 Island Drive, Buford, GA 30518** 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): Robin Long or tenant or tenants.

Wells Fargo Bank, N.A. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715-1800-678-7986

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

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

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.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 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:

All THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 335 OF THE 4TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 12, WATERMARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 108, PAGE 251; REVISED AT PLAT BOOK 109, PAGES 36-41, GWINNETT COUNTY RECORDS,

FORECLOSURE

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

Said property is commonly known as **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 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.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Fifth Third Bank, National Association sbm Fifth Third Mortgage Company as agent and Attorney in Fact for Terri Michelle Byrd Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-191A 950-93044 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Suparna Bagchi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Ameris Bank, its successors 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 Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$180,000.00, 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 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:

All THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 313 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6407, THE DEERINGS TOWNHOMES, AS PER PLAT RECORDED IN PLAT BOOK 112, PAGE 12, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

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

Said property is commonly known as **6407 Deerings Lane, Norcross, GA 30092** 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): Estate/Heirs of Suparna Bagchi or tenant or tenants.

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

FORECLOSURE

of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

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, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-191A 950-92972 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 SunTrust Bank, 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 acquired by Citimortgage, Inc., conveying the after-described 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 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 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:

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, BLOWING ROCK MONTAQUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 230, LAST REVISED AT PLAT BOOK 95, PAGE 18, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

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

Said property is commonly known as **1118 Lawrenceville GA 30043** 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): Estate/Heirs of Wendy Wolf Segal or tenant or tenants.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

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) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5367A 950-93315 02/09/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Gunther Czarniecki 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 after-described property to secure 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 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:

FORECLOSURE

All THAT TRACT OR PARCEL 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 PLAT BOOK 2, PAGE 12, OF GWINNETT COUNTY, GEORGIA, RECORDS, AND AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR BERKELEY WOODS CONDOMINIUM DATED OCTOBER 5, 1989, AND RECORDED IN DEED BOOK 6009, PAGE 1008-191A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1008-191A 950-92972 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 SunTrust Bank, 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 acquired by Citimortgage, Inc., conveying the after-described 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 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 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:

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, BLOWING ROCK MONTAQUE PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 91, PAGE 230, LAST REVISED AT PLAT BOOK 95, PAGE 18, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

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

Said property is commonly known as **701 Berkeley Woods Dr, Duluth, GA 30036-6357** 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) in possession of the subject property is (are): Estate/Heirs of Wendy Wolf Segal or tenant or tenants.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K54 as agent and Attorney in Fact for Donald Holliday and Janet Holliday Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-592A 950-93076 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 111 GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE REFERENCE 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 satisfy certain outstanding tax liens.

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

FORECLOSURE

All that tract or parcel of land lying and being in Land Lot 123 of the 6th district of 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 description.

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

Said property is commonly known as **113 Newport Road, 113 Newport Rd Sw., Lilburn, GA 30047** 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): 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 of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K54 as agent and Attorney in Fact for Donald Holliday and Janet Holliday Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-592A 950-93076 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Emory Stewart to Aames Funding Corporation DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modified at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K54 as agent and Attorney in Fact for Donald Holliday and Janet Holliday Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-592A 950-93076 02/08/2023, 02/15/2023, 02/22/2023, 03/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Emory Stewart to Aames Funding Corporation DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modified at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K54 as agent and Attorney in Fact for Donald Holliday and Janet Holliday Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5367A 950-93315 02/09/2023, 02/15/2023, 02/22/2023, 03/01/2023.

FORECLOSURE

All that tract or parcel of land lying and being in Land Lot 123 of the 6th district of Gwinnett County, Georgia, being Lot 13, Block E, of Nantucket as per plat recorded in plat book 1,