## FORECLOSURE

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status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. 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 instrument. LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for LOLA PETIGNY CADET 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.
950 92452 1/18, 3/8,15,22,29, 2023

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **National City Mortgage Co dba Accubanc Mortgage to Krishnakant Chauhan and Ami Chauhan,** dated June 30, 2003, and recorded in Deed Book 34107, Page 103, Gwinnett County, Georgia Records, as last transferred to **Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3** by assignment recorded on March 22, 2021 in Book 58521 Page 668 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Nine Thousand Five Hundred and 0/100 dollars ($209,500.00), 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, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 7th District of Gwinnett County, Georgia, being Lot 120, Block "A", Woodland Gardens Subdivision, Unit Two per Plat Book 84, Page 165, Gwinnett County, Georgia Records, which is 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Krishnakant Chauhan or tenant(s); and said property is more commonly known as **442 John Stewart Pl, Suwanee, GA 30024.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 as Attorney in Fact for National City Mortgage Co dba Accubanc Mortgage. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 23-02337
950 96617 3/8,15,22,29, 2023

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **Cynthia H. Davies and Emma E. Akojede to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTrust Mortgage, Inc. d/b/a Sun America Mortgage,** dated February 5, 2004, and recorded in Deed Book 37045, Page 2, Gwinnett County, Georgia Records, as last transferred to **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust** by assignment recorded on March 7, 2016 in Book 54141 Page 534 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Seventy-Six Thousand Two Hundred and 0/100 dollars ($176,200.00), 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, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 246 of the 5th District, Gwinnett County, Georgia, being Lot 21, Block C, formerly Block B, Creekside Estates, Unit 3, as per plat recorded in Plat Book 97, Page 82-84, Gwinnett County, Georgia Records, which plat is incorporated herein by reference 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Selene Finance they can be contacted at (877) 735-3637 for Loss Mitigation Dept, or by writing to 3501 Olympus Boulevard, 5 th Floor, Suite 500, Coppell, Texas 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Cynthia H. Davies or tenant(s); and said property is more commonly known as **1206 Misty Valley Court, Lawrenceville, GA 30045.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as Attorney in Fact for Cynthia H. Davies and Emma E. Akojede. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 21-01148
950 96107 3/8,15,22,29, 2023

**Notice of Sale Under Power. State of Georgia, County of GWINNETT.**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INTERCONTINENTAL CAPITAL GROUP, INC** , dated 04/07/2017, and , GWINNETT County, Georgia records, as last assigned to **WELLS FARGO BANK, N.A. (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $116,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK C, LAUREL FALLS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 44, PAGE 79, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. SUBJECT PROPERTY ADDRESS: 3815 LAUREL BROOK LANE, SNELLVILLE, GA 30039 PARCEL ID: R6003 124 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 indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains 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). WELLS FARGO BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **3815 LAUREL BROOK LANE, SNELLVILLE, GEORGIA 30039** is/are: ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for ARISTOTLE SAVALAS DEERING AND SHANNON LEE DEERING. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009642836 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950 96790 3/8,15,22,29, 2023

**Notice of Sale Under Power State of Georgia, County of Gwinnett**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Lamont Dismukes to Chase Manhattan Mortgage Corporation (the Secured Creditor),** dated January 27, 2003, and Recorded on March 4, 2003 as Book No. 31483 and Page No. 154, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $165,546.00, with interest at the rate specified therein, as last assigned to Carrington Mortgage Services, LLC by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, of Gwinnett County, Georgia, and Being Lot 127, Block B of Kittery Point, Unit I, as per plat recorded in Plat Book 83, Page 156 & 157 of Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference. Subject to easements, conditions and restrictions of record affecting the herein described property. Tax ID: R6030 192 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. Because the debt remains 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 of intent to collect attorney's fees having been given). Carrington Mortgage Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1- 800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **3412 KITTERY DRIVE, SNELLVILLE, GA 30039** is/are: Lamont Dismukes or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Carrington Mortgage Services, LLC as Attorney in Fact for Lamont Dismukes. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40980
950 97864 3/22,29,4/5,12,19,26, 2023

**Notice of Sale Under Power State of Georgia, County of Gwinnett**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Christina English and Marc English to Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC (the Secured Creditor)**, dated September 17, 2018, and Recorded on September 19, 2018 as Book No. 56141 and Page No. 883, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $264,102.00, with interest at the rate specified therein, as last assigned to Flagstar Bank, FSB by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 86 of the 6th District, Gwinnett County, Georgia, being Lot 57, Block L, Rivermist Subdivision, Unit Six, as per plat recorded in Plat Book 20, page 229, Gwinnett County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description. Tax ID: R6085 198 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. Because the debt remains 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 of intent to collect attorney's fees having been given). Flagstar Bank, FSB holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Flagstar Bank, FSB is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Flagstar Bank, FSB may be contacted at: (800)-393-4887 or by writing to 5151 Corporate Drive, Troy, MI 48098. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1394 DRAKIE COURT SW, LILBURN, GA 30047** is/are: Christina English and Marc English or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. Flagstar Bank, FSB as Attorney in Fact for Christina English and Marc English. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40470
950 96479 3/1,8,15,22,29, 2023

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

By virtue of a Power of Sale contained in that certain Security Deed from **Tony Fox to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW PENN FINANCIAL LLC,** dated September 15, 2016 and recorded on September 27, 2016 in Deed Book 54614, Page 94, in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Fifty-Four Thousand Two Hundred Sixty-Seven and 00/100 dollars ($254,267.00), as transferred to **AURORA FINANCIAL GROUP, INC**. by Assignment dated October 16, 2019, and recorded October 22, 2019 at Deed Book 56970, Page 741, with interest thereon as provided therein, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in April, 2023, 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 50 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 214, BLOCK B, UNIT 1, RIVERSHYRE SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 52, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. Said property may more commonly be known as **1277 Tiverton Place, Lawrenceville, GA 30043.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, nonpayment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this Case #: 23-000927-1 sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is AURORA FINANCIAL GROUP, INC., 5151 Corporate Drive Troy, MI 48098. Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Tony Fox and or tenant(s). 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. AURORA FINANCIAL GROUP, INC. as Attorney-in-Fact for Tony Fox Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 Ad Run Dates: 03/08/23; 03/15/23; 03/22/23; 03/29/23
950 97020 3/8,15,22,29, 2023

**NOTICE OF SALE UNDER POWER**

Under and by virtue of the Power of Sale contained in a Security Deed from **William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett to Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mortgage, Inc., its successors and assigns,** dated January 16, 2009, and recorded on January 22, 2009, in Book 49249, Page 300, of the Gwinnett County, Georgia Records; as last assigned to **CARRINGTON MORTGAGE SERVICES, LLC (Secured Creditor);** conveying the after-described property to secure a Note in the original principal amount of $185,057.00 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, within the legal hours of sale on the first TUESDAY in April, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 163 of the 5th District, Gwinnett County, Georgia, being Lot 61, Block A of Gardenside Subdivision, as per plat thereof recorded in Plat Book 111, pages 117-119, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description. The indebtedness secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, non-payment of the monthly installments as required by said 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 of intent to collect attorneys fees having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments or easements, liens, zoning ordinances, restrictions, covenants, and any security deeds, mortgages or deeds of trust or any matters of record superior to the Security Deed first set out above. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-800 561-4567. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. To the best of the undersigned's knowledge and belief, said property is also known as **3475 Gardenside Drive, Loganville, GA 30052,** and the party in possession of the property is/are William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett or a tenant or tenants of said property. CARRINGTON MORTGAGE SERVICES, LLC As Attorney-in-Fact for William A. Garnett and Andrew S. Barnett a/k/a A.S. Garnett SOLOMON | BAGGETT, LLC 3763 Rogers Bridge Road Duluth, GA 30097 (678) 243-2515 THE LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Publish: 2/22/2023, 3/1/2023, 3/8/2023, 3/15/2023, 3/22/2023, 3/29/2023
950 94614 2/22,3/1,8,15,22,29, 2023

**Notice of Sale Under Power. State of Georgia, County of GWINNETT.**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **LEONARD HENDERSON AND KELLI LANGLEY to WELLS FARGO HOME MORTGAGE, INC.** , dated 06/17/2003, and Recorded on 07/29/2003 as Book No. 33863 and Page No. 0041, GWINNETT County, Georgia records, as last assigned to **WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the Secured Creditor),** by assignment, conveying the after described property to secure a Note of even date in the original principal amount of $204,380.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in April, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 151 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 1, BLOCK E, UNIT ONE, GATES MILL, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 135, GWINNETT COUNTY RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED. SAID PROPERTY IS IMPROVED PROPERTY KNOWN AS 1464 MILLENIAL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA. 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 indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains 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). WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. WELLS FARGO BANK, N.A., acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, WELLS FARGO BANK, N.A. may be contacted at: WELLS FARGO BANK, N.A., 3476 STATEVIEW BLVD., FORT MILL, SC 29715, 800 288 3212. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1464 MILLENNIAL LANE, LAWRENCEVILLE, GEORGIA 30045** is/are: LEONARD HENDERSON AND KELLI LANGLEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC as Attorney in Fact for LEONARD HENDERSON AND KELLI LANGLEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009435652 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950 96788 3/8,15,22,29, 2023

**Notice of Sale Under Power State of Georgia, County of Gwinnett**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Kirt Holder and Taryn A. Fisher to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation (the Secured Creditor)**, dated November 21, 2008, and Recorded on November 25, 2008 as Book No. 49178 and Page No. 640, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of $162,296.00, with interest at the rate specified therein, as last assigned to JP Morgan Chase Bank, National Association by assignment that is or to be recorded in the Gwinnett County, Georgia Records, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Gwinnett County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 216 of the 5th District, Gwinnett County, Georgia, being Lot 5 Block B of Melrose Subdivision, Unit 1 (formerly known as Bramlett Forest), as per plat recorded in Plat Book 81, Page 236, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. Tax ID: R5216 098 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. Because the debt remains 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 of intent to collect attorney's fees having been given). JP Morgan Chase Bank, National Association holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. §44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: 1-800-790-9502 or by writing to 1600 South Douglass Road, Suite 110 and 200-A, Anaheim, CA 92806-5951. Please note that, pursuant to O.C.G.A. §44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1620 BRAMLETT FOREST TRAIL, LAWRENCEVILLE, GA 30045** is/are: Taryn A. Fisher and Elijah K. Holder or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Security Deed first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. §9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Funds used at sale shall be in certified funds and payable to Bell Carrington Price & Gregg, LLC. JP Morgan Chase Bank, National Association as Attorney in Fact for Kirt Holder and Taryn A. Fisher. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC, 339 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803)- 509-5078. File: 23-40978
950 97867 3/22,29,4/5,12,19,26, 2023

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

Because of a default under the terms of the Security Deed executed by **Charles Philip Kent to SouthTrust Bank** dated June 26, 2004, and recorded in Deed Book 39676, Page 183, Gwinnett County Records, securing a Note in the original principal amount of $80,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, April 4, 2023, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, AVALON MEADOWS SUBDIVISION, UNIT ONE, AS SHOWN IN PLAT BOOK 67, PAGE 27, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; SAID PROPERTY BEING KNOWN AS 2863 AVALON MEADOWS COURT ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. Said property is known as **2863 Avalon Meadow Court, Lawrenceville, GA 30044,** together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Charles Philip Kent, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Charles Philip Kent File no. 20-076537 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535/jw https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
950 94628 2/22,3/1,8,15,22,29, 2023

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

Under and by virtue of the Power of Sale contained in a Security Deed given by **Jack Thomas Kirt to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC,** dated October 24, 2005, and recorded in Deed Book 45070, Page 142, Gwinnett County, Georgia Records, as last transferred to **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12** by assignment recorded on February 12, 2016 in Book 54099 Page 778 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Seven Thousand Nine Hundred Fifty and 0/100 dollars ($157,950.00), 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, within the legal hours of sale on April 4, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District, Gwinnett County, Georgia, being Lot 77, Block A of Unit I of Saddlebrook Farm Subdivision, as per plat thereof recorded in Plat Book 105, page 5-12, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference 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 Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PHH Mortgage Corporation they can be contacted at 1-800-750-2518 for Loss Mitigation Dept, or by writing to 1661 Worthingham Rd., Ste. 100, West Palm Beach, Florida 33409, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Jack Thomas Kirt or tenant(s); and said property is more commonly known as **3465 Bridle Brook Dr, Auburn, GA 30011.** The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12 as Attorney in Fact for Jack Thomas Kirt. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-15741
950 95109 3/8,15,22,29, 2023

**NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED STATE OF GEORGIA, COUNTY OF Gwinnett**

Pursuant to a power of sale contained in a certain security deed executed by **Jeff Lamont and Erica Lamont, hereinafter referred to as Grantor, to JPMorgan Chase Bank, N.A.** recorded in Deed Book 51500, beginning at page 147, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default under the terms of said security deed, and the related note, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell at the usual place of conducting Sheriff's sales in said county within the legal hours of sale, to the highest bidder on the first Tuesday in April 2023, 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 364, 7TH District, Gwinnett County, Georgia, being Lot 113, Laurel Park Subdivision, Phase Two-B, as per plat recorded in Plat Book 88, page 64, Gwinnett County, Georgia records, which plat is hereby referred to and made a part of this description. Said legal description being controlling, however, the Property is more commonly known as: **6469 Mobilis Court, Sugar Hill, GA 30518** Said property will be sold on an as-is basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable); any matters which might be disclosed by an accurate survey and inspection of the property; any assessments, liens, encumbrances, zoning ordinances, restrictions, and all other matters of record superior to the said Security Deed. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. MidFirst Bank, through its division Midland Mortgage is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. MidFirst Bank, through its division Midland Mortgages address is 999 N.W. Grand Blvd., Oklahoma City, OK 73118. MidFirst Bank, through its division Midland Mortgage may be contacted by telephone at 1-800-552-3000. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Jeff Lamont aka Jeffrey Thomas LaMont aka Jeff T. LaMont and Erica Lamont, or tenant(s). MidFirst Bank, as Transferee, Assignee, and Secured Creditor As attorney-in-fact for the aforesaid Grantor CB Legal, LLC Attorneys at Law Glenridge Highlands II 5565 Glenridge Connector, Suite 350 Atlanta, GA 30342 (770) 392-0041 22-6885 THIS 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.
950 96746 3/8,15,22,29, 2023

**Notice of Sale Under Power State of Georgia County of Gwinnett**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **LARA'S TRUCKS, INC. to AEGIS REAL ESTATE CAPITAL LLC,** dated 03/31/2022, and recorded on 04/19/2022 at Book No. 59879, Page No. 00667, GWINNETT County, Georgia Records conveying the after-described property to secure a Note of even date in the original principal amount of $5,600,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash in GWINNETT County, before the Courthouse door, and within the legal hours of sale on the first Tuesday in April, 2023, the following described property: TRACT I: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 206 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 5.00 ACRES, MORE OR LESS, AS SHOWN ON BOUNDARY AND TOPOGRAPHIC SURVEY FOR 3265 COMMERCE AVENUE, LLC AND CHICAGO TITLE COMPANY PREPARED BY BOUNDARY ZONE, INC., BY CHRISTOPHER W. HODGE, G.R.L.S., NO. 2941, DATED MAY 17, 2007 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS; BEGIN AT A POINT MARKED BY A 1/2" REBAR SET LOCATED ON THE WESTERLY RIGHT OF WAY OF COMMERCE AVENUE (88' R/W), SAID POINT BEING LOCATED 544.71 FEET ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH THE RIGHT OF WAY LINE OF SATELLITE BOULEVARD; CONTINUE THENCE ALONG THE AFORESAID RIGHT OF WAY LINE OF COMMERCE AVENUE ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 400.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET, SAID ARC HAVING A RADIUS OF 910.86 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 13 MINUTES 28 SECONDS WEST 396.80 FEET; LEAVING THE AFORESAID RIGHT OF WAY LINE AND RUN THENCE NORTH 08 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 200.00 TO A POINT MARKED BY A 1/2 " REBAR FOUND; RUN THENCE SOUTH 83 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET; RUN THENCE ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 264.50 FEET TO A POINT, SAID ARC HAVING A RADIUS OFF 746.61 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 39 MINUTES 22 SECONDS WEST 263.12 FEET; RUN THENCE NORTH 23 DEGREES 41 MINUTES 29 SECONDS EAST A DISTANCE OF 276.97 FEET TO A POINT MARKED BY A 1/2" REBAR SET; RUN THENCE SOUTH 52 DEGREES 18 MINUTES 11 SECONDS EAST A DISTANCE OF 450.67 FEET TO A POINT MARKED BY A 1/2" REBAR SET; RUN THENCE SOUTH 41 DEGREES 21 MINUTES 17 SECONDS EAST A DISTANCE OF 285.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF COMMERCE AVENUE, SAID POINT BEING THE TRUE PLACE AND POINT OF BEGINNING. TOGETHER WITH: A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC IN, OVER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 206, OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING .0156 ACRE, MORE OR LESS, AND BEING A PART OF THE PROPERTY SHOWN ON A PLAT ENTITLED "GWINNETT PLACE MALL SITE WITH ACCESS ROAD", PREPARED BY HAYES, JAMES & ASSOCIATES, INC., DATED JANUARY 25, 1982, AS RECORDED IN PLAT BOOK 19, PAGE 291, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, AND, AS MORE PARTICULARLY SHOWN ON PLAT OF SURVEY FOR FORD LEASING DEVELOPMENT COMPANY BY J. DENNIS BILLEW, DATED MAY 24, 1984, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE PROJECTED INTERSECTION OF THE SOUTHERN SIDE OF THE 100-FEET RIGHT-OF-WAY OF SATELLITE BOULEVARD AND THE WESTERN SIDE OF THE 88-FEET RIGHT-OF-WAY OF COMMERCE AVENUE; THENCE RUN SOUTHERLY ALONG THE WESTERN RIGHT-OF-WAY OF COMMERCE AVENUE 544.71 FEET TO A POINT ON SAID RIGHT-OF-WAY OF COMMERCE AVENUE; THENCE ALONG SAID RIGHT-OF- WAY OF COMMERCE AVENUE 400.00 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 910.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 13 MINUTES 30 SECONDS WEST 396.79 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 08 DEGREES 33 MINUTES 26 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE 136.04 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 545.67 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 20 MINUTES 44 SECONDS WEST 135.69 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED RUNNING THENCE SOUTH 13 DEGREES 20 MINUTES 44 SECONDS EAST 35.50 FEET TO A POINT; THENCE SOUTH 61 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 120.89 FEET TO A POINT; THENCE 35.28 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 230 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 24 MINUTES 44 SECONDS WEST 35.25 FEET TO A POINT; THENCE NORTH 61 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 122.63 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH: ALL EASEMENTS BENEFITING THE PROPERTY CONVEYED HEREBY AS WAS ACQUIRED UNDER (i) GRANT OF EASEMENT BY AND BETWEEN PARTRIDGE GREENE, INC. AND CF-4 GWINNETT ASSOCIATES, DATED MARCH 31, 1982, AS RECORDED AT DEED BOOK 2357, PAGE 251, GWINNETT COUNTY, GEORGIA RECORDS, AS AMENDED BY CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH 31, 1982, AS RECORDED AT DEED BOOK 2478, PAGE 422, GWINNETT COUNTY, GEORGIA RECORDS, AND AS FURTHER AMENDED BY FIRST AMENDMENT TO CORRECTED AND RESTATED GRANT OF EASEMENT DATED MARCH 31, 1983, AS RECORDED IN DEED BOOK 2485, PAGE 322, AFORESAID RECORDS. AND UNDER (ii) GRANT OF SECONDARY EASEMENTS BY AND BETWEEN PARTRIDGE GREENE, INC. AND CF-H GWINNETT ASSOCIATES, DATED DECEMBER 10, 1982, AS RECORDED IN DEED BOOK 2478, PAGE