9056

## GDP1600

GDP1600
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00470
Personally appeared the
undersigned who on ooth
deposes and says that:
Piedmont Lube Centers
LLC. 3715 Northside
Pkwy, Suite 2-185, Atlanta, GA 30327 Is/are doing business in Gwinnett
County, Georgia under
the Name of: TRADENAME: Valvoline Express Care 3540
Peachtree Industrial
Boulevard, Dulth, GA ne name or: TRADENAME: Valvoline Express Care 3540
Peachtree Industrial
Boulevard, Duluth, GA
30096 (trade name address is in Gwinnett
County) and the nature of the business is:
Automotive oil Change &
Lubricants
-s- Paul Eidbo
Sworn to and subscribed
before me
This 7 day of April, 2023
-s- Elsa Arguello
Notary Public or Deputy
Clerk
5/17,24,2023

5/17,24,2023

GDP1601
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00471
Personally appeared the
undersigned who on oath
deposes and says that:
Success Mortgage Partners, Inc. 1200 S. Sheldon
Road, Suite 150, Plymouth, MI 48170 Is/are
doing business in Gwinmouth, MI 48170 Is/are doing business in Gwinnett County, Georgia under the Name of TRADENAME: Lake State Mortgage c/o Corporation Service Compony, 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and the nature of the business is: ture of the business is: Residential Mortgage

-s- Madonna Blanchard Sworn to and Subscribed before me This 24 day of April, 2023 -s- Karli Trendler Notary Public or Deputy Clerk 5/17.24.2023

# GDP1602

GDP1602
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00472
Personally appeared the
undersigned who on ooth
deposes and savys that: U
Wellness Massage, LLC.
3946 Woodruff Park Way,
Buford, GA 30519 Is/are
doing business in Gwinnett Country, Georgia under the Name of TRADENAME: ORIENTAL MASSAGE 3865
Lawrenceville,
GA 30044 (trade name
address is in Gwinnett
Country) and the nature of the business is:
Massage Therapy Massage Therapy -s- Lz Chen

Sworn to and Subscribed before me This 1 day of May, 2023 Notary Public or Deputy Clerk

### 5/17,24,2023 GDP1603 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00473 Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Affordable Development, LLC 1270 Eugenia Terrace, Lawrenceville, GA 30046 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: AD Homes Development 1270 Eugenia Terrace, Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and the nature of the business is: Construction/Contractor-Remodel existing residential properties

Ameen Hight, Member Sworn to and Subscribed

This 20<sup>th</sup> day of April,

-s- Claire Eloye Notary Public or Deputy Clerk

### 5/17,24,2023 GDP1604 gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00474 Personally appeared the undersigned who on oath undersigned who on ooth deposes and says that: K&F New Horizon LLC. 591 Buford Dr., Lawrenceville, GA 30046 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Prontoe-TRADENAME: Prontoe-mission 591 Butord Dr., Lawrenceville, GA 3004 (trade name address is in Gwinnett County) and the nature of the business is: Testing Emmissions station and Mechanic Shop-s-Maria Katherine Pena, Member Sworn to and Subscribed before me This 19 day of April, 2023-s-Paul JC Kim Notary Public or Deputy

Notary Public or Deputy Clerk 5/17,24,2023

GDP1605
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00475
Personally appeared the
undersigned who on oath
deposes and says that: 3
Kings Enterprise, LLC.
529 Omnia Ridge Way,
Lawrenceville, GA 30044
Is/are doing business in
Gwinnett County, Georgia under the Name of:
TRADENAME: Elea Jay
Essentials 529 Omnia
Ridge Way,
Lawrenceville, GA 30044
(trade name address is
in Gwinnett County)
and the nature of the
business is: Beauty/Cosmetics/ Haircare
s. Natalia Harris

metics/ Haircare -s- Natalie Harris Sworn to and Subscribed

before me This 1 day of May, 2023 -s- Julie A Mason Notary Public or Deputy Clerk 5/17,24,2023

# GDP1606

# gpn06 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00476

PAGE 044/6
Personally appeared the undersigned who on oath deposes and says that: Influencers Scool Inc. 3675 Crestwood Parkway Suite 400, Duluth, GA 30096 Is/are doing business in Gwinnett County. ness in Gwinnett County, Georgia under the Name of: TRADENAME: Futures School USA 367: Crestwood Pkwy Suite 400, Duluth, GA 30096 (trade name address is in Gwinnett County) and the nature of the business is: 501C3 Charitable organization -s- Nancy LS Sousa Sworn to and Subscribed before me This 27th day of April, 2023

-s- Phoebe Freund Notary Public or Deputy Clerk 5/17,24,2023

# GDP1607

Trade Name

9066

GDP1607
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00477
Personally appeared the
undersigned who on oath
deposes and says that:
Influencers Scool Inc.
3675 Crestwood Parkway
Suite 400, Duluth, GA
30096 Is/are doing business in Gwinnett County,
Georgia under the Name
of: TRADENAME: Futures School USA 3675
Crestwood Pkwy Suite
400, Duluth, GA 30096
(trade name address is
in Gwinnett County)
and the nature of the
business is: 501C3 Charitable organization table organization

-s- Nancy LS Sousa Sworn to and Subscribed before me This 27th day of April, 2023 -s- Phoebe Freund Notary Public or Deputy

Clerk 5/17,24,2023

# GDP1608

GDP1608
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00478
Personally appeared the
undersigned who on oath
deposes and says that:
Fight on Enterprises,
LLC. 6301 Pierless Avenue, Sugar Hill, Georgia
30518 Is/are doing business in Gwinnett County,
Georgia under the Name
of: TRADENAME: Oxi
Fresh Carpet Cleaning
6301 Pierless Avenue,
Sugar Hill, Georgia 30518
(trade name address is
in Gwinnett County)
and the nature of the
business is: Carpet
Cleaning
-s- Jacob Thomas
Sworn to and Subscribed
before me
This 3 day of April 2022

before me
This 3 day of April, 2023
-s- Robert John Webb
Notary Public or Deputy
Clerk

5/17,24,2023

# GDP1609

gpriosy
gpm06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00479
Personally appeared the
undersigned who on oath
deposes and says that:
Lambert's Cable Splicing
Company, LLC 2521 Lambert's Cable Splicing Company, LLC 2531 South Wesleyan Boulevard, Rocky Mount, NC 27803 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Lamberts Cable Splicing 1156 Cripple Creek Drive, Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and the nature of the business is: Construction, installation & maintenance services tenance services
-s- H. Andrew DeFerrari
Sworn to and Subscribed
before me
This 25<sup>th</sup> day of April,
2023

-s- Gloria V. Arriaga Notary Public or Deputy 5/17,24,2023

# GDP1610

GDP1610
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00480
Personally appeared the
undersigned who on oath
deposes and says that:
The Food Trader LLC,
6008 Havenwood Court
Alpharetta, GA 30005
Is/are doing business in
Gwinnett County, Geor-Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Culture Foods Market 1711 Athens Hwy, Suite 800, Grayson, GA 30017 (trade name address is in Gwinnett County) and the nature of the business is: Ethnic Grocery Store -s- Daniel O Oke Sworn to and Subscribed before me This 2 day of may, 2023 -s-

-s-Notary Public or Deputy Clerk

5/17,24,2023

gpn13 PUBLIC NOTICE

### Gdp1755

PUBLIC NOTICE

The Braselton Mayor and Council will hold a Public Hearing on Thursday, June 8, 2023, at 4:30 p.m. on the following items: Application # 22-09-RZ Application for annexation and Planned Unit Development re-zoning from Pulte Home Company LLC c/o Dillard Sellers on property owned by Deer Creek Properties Inc. The property is identified as a portion of Gwinnett County Tax Parcel R3007

005. The approximate

H3007 005. The approximate property area is 14.61 acres. The current zoning in Gwinnett County is R-100. The proposed zoning upon annexation is PUD. The intent of

application is to develop the property for 28 de-tached single-family lots as a continuation of the Del Webb at Chateau Elan

continuation of the Del Webb at Chateau Elan Planned Unit Development. Application #22-10-RZ Application for Planned Unit Development Master Plan Amendment from Putte Home Company LLC c/o Dillard Sellers on property owned by Fountainhead Residential

Development. The property is identified as Gwinnett County Tax Parcel 3005

(portion) and 3005 003D and lies on the north side of Duncan Creek Road.

approximate property area is 194.7 acres. The intent of the application is to amend the Chateau Elan Planned Unit Development for a development consisting of

detached single-family lots. A portion of the residential development represents a

continuation of the Del Webb at Chateau Elan Planned Unit Development and the

Planned Unit Development and the other portion represents the creation of a separate residential development. COPIES OF THE APPLICATION MAY BE VIEWED OR DOWN-LOADED AT: https://www.braselton.net/government/town\_officials/planning\_commission.php FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net/sdkeller@braselton.net/LL BRASELTON MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD

HFI D THE FOLLOWING LO-CATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASEL-TON, GA 30517 5/17,2023

Gpn13
The City of Buford Planning and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300

Butord Highway, Butord, Georgia 30518 to consider a special use permit at 5183 Bellewood Court for Phoenix Autosport, LLC. The special use permit re-quested is to allow an au-tomotive repair business. 4/19,26,5/3,10,17,24, 2023

Gpn13
The City of Buford Planning and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at a special use permit at 4264 Sudderth Road for Metro Atlanta Marine Sales and Service. The Metro Atlanta Marine Sales and Service. The special use permit re-quested is to allow boat

repair. 4/19,26,5/3,10,17,24, 2023

## Gpn13 NOTICE OF PUBLIC HEARING

**UPON APPLICATION** 

UPON APPLICATION FOR ANNEXATION AND REZONING
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 Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain andowners, more fully set forth on Exhibit A, 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. 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 Plan-

described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on May 9, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, June 5, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. Gwinner 30518.
This 6 th day of April,

2023. CHANDLER, BRITT & JAY, LLC City Attorneys OWNER: JEFFREY A. MONSOUR CURRENTLY ZONED: R-100 PROPOSED ZONING: R-

ADDRESS: SPRINGLAKE DR All that tract or parcel of land lying and being in Land Lot 225, 7 th Land District, Gwinnett County, Georgia, and being shown as 1.00 acre on a plat of survey for Jerry A. Monsour, dated October 28, 1987, prepared by sour, dated October 28, 1987, prepared by Thomas Wood, Registered Land Surveyor No. 1990, recorded in Plat Book 43, Page 66-A, Gwinnett County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

erence. 4/19,26,5/3,10,17,24, 2023

Gpn13 gdp1203 NOTICE NOTICE
The City of Buford Planning and Zoning Board will meet on Tuesday, May 23, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 400 Poplar Street, Unit A for Jennifer Mosier (Sauce Athletics). The special use permit requested is to allow an athletic training facility.

5/3,10,17,24,31,2023

### Foreclosures

STATE OF GEORGIA
COUNTY OF GWINNETT
NOTICE OF SALE
UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by DALE
DOUGLAS LENNER JR
AND
YEHUDIT
SCHWARTZ to MORT-GAGE ELECTRONIC
REGISTRATION SYS-TEMS INC. AS NOMINEE
FOR FINANCE OF AMER-ICA MORTGAGE LLC in the original principal amount of \$280,529.00 dated April 24, 2018 and recorded in Deed Book 55852, Page 249, Gwinnett County records, said Security Deed being last transferred to FREE-DOM MORTGAGE CDR
PORATION in Deed Book 58022, Page 581, Gwinnett County records, sthe undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said county, or at such other place as lawfully designated, within the legal hours of the sale county of the sale of the courte of the county of the legal hours of the sale of 2000 and the county of the legal hours of the sale of 2000 and the county of the legal hours of the courte of the courte of 2000 and the county of the county of the legal hours of the county of the county of the legal hours of the county of

within the legal hours of sale, on June 6, 2023, the property in said Security Deed and described

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND

AND BEING IN LAND
LOT
148 OF THE TTH DISTRICT OF GWINNETT
COUNTY, GEORGIA, BEING LOT 36,
BLOCK A, THE HAMLET
AT ROCK SPRINGS SUBDIVISION, UNIT TWO, AS
PER PLAT RECORDED
IN PLAT BOOK 75, PAGE
147, GWINNETT COUNTY RECORDS, WHICH
PLAT IS INCORPORATE
D HEREIN BY REFERENCE. PARCEL ID:
R7148 355
Said property being known

Said property being known as: 714 BEACON COVE LAWRENCEVILLE, GA

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DALE DOUGLAS LENNER JR AND YEHU-DIT SCHWARTZ or tenant

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

neys rees raving been green).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be trict, Duncan's GMD 1749, Gwinnett County, Georgia, being Lot 64, Block J, High Point Phase Two, Hamilton Mill - A Home Town (Phase 4), according to

plat of survey recorded in Plat Book 72, Page 222, Gwinnett County, Georgia Records, which plat and the record thereof are in-corporated herein by refer-ence thereto. Parcel ID: R3001-304 disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Se-Parcel ID: H3001-304 Commonly Known As: 1714 Lake Heights Circle, Dacula, Georgia 30019 MR/mac 6/6/23 Our file no. 22-07226GA -

Foreclosures

9075

950-99220 04/19/2023, 05/03/2023, 05/17/2023,

05/31/2023

04/26/2023, 05/10/2023, 05/24/2023,

HERROD to MORTGAGE

HEHROD to MONIGAGE
ELECTRONIC REGISTRATION SYSTEMS
INC., AS NOMINEE FOR
SECURITY NATIONAL
MORTGAGE COMPANY

in the original principal amount of \$303,403.00 dated June 1, 2021 and recorded in Deed Book \$8800, Page 120, Gwinnett County records, said Security Deed being last transferred to PLANET HOME LENDING LLC in Deed Book 59892, Page 670, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on June 06, 2023, the property in said Security Deed and described as follows: ALL THAT TRACT OF AND BEING SITUATE IN LAND LOT 15, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING SITUATE IN LAND LOT 15, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING SUBDIVISION, UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS REVISED IN PLAT BOOK 93, PAGES 277 AND 278, AS RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION.

SCRIPTION.
Said property being known as: 3393 MADISON
FARM WAY SNELLVILLE, GA 30039
To the best of the undersigneds knowledge, the party or parties in possession of said property is/are CORY HERROD or tenant (s).

covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following:

(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.

The name, address, and

Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Freedom Mortgage Corporation ration 951 W Yamato Road, Suite 175

Boca Raton, FL 33431 855-690-5900 855-690-5900 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortrage.

or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
FREEDOM MORTGAGE CORPORATION, as Attorney-in-Fact for DALE DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ

DOUGLAS LENNER JR AND YEHUDIT SCHWARTZ Robertson, Anschutz, Schneid, Crane & Description of the Control of the

950-99870 04/19/2023, **05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.** 

## NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

sion of sala property iscare CORY HERROD or tenant (s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given). news fees having been given).
Said property will be sold subject to the following:
(1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Under and by virtue of the Power of Sale contained in a Security Deed given by Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, dated August 28, 2020, recorded in Deed Book 57821, Page 153, Gwinnett County, Georgia Records, as last transferred to Cardinal Financial Company, Limited Partnership by assignment recorded in Deed Book 57821, Page 74, Gwinnett County, Georgia Records, as last transcial Company, Limited Partnership by assignment recorded in Deed Book 59913, Page 74, Gwinnett County, Georgia Records, as last transcial Company, Limited Partnership by assignment recorded in Deed Book 59918, Page 74, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-SEVEN AND O/100 DOLLARS (\$284,747.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: SEE EKHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 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 mar-

ner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

CORY HERROD

Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 22-077359 -

DaG 950-99823 04/12/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

NOTICE OF SALE UN-DER POWER GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey S Turner and Michele Turner to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Loandepot Com, LLC, its successors and assigns, dated August 24, 2018, recorded in Deed Book 56098, Page 734, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 60031, Page 263, Gwinnett County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 59832, Page 399, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FIFTY THOUSAND TWO HUNDRED EIGHTY-ONE AND 0/100 DOLLARS (\$250,281.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: SEE EKHIBIT A ATTACHED HERETO AND MADE A PART HEREOF 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 man-

Road Suite 170

8006694268.

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

modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Richard L Winstead and Cheryl Roberson Felder or tenants and Cheryl Hoberson Felder or a tenant or tenants and said property is more com-monly known as 1714 Lake Heights Circle, Dacula, Georgia 30019, Should a conflict arise between the property address and the legal description the legal description will control

tion will control."
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed loan with the holder of the security deed.
Cardinal Financial Company, Limited Partnership as Attorney in Fact for Richard L Winstead and Cheryl C Felder AKA Cheryl Roberson Felder McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:40 Page 2 Roswell, GA 30076 www.foreclosurehot-line.net.

www.foreclosurehot-line.net EXHIBIT A MORE COMMONLY KNOWN AS: 1714 Lake Heights Circle, Dacula, GA 30019 TAX PARCEL ID/AP: R3001 304 All that tract or parcel of land lying and being in Land Lot 1 of the 3rd Dis-trict, Duncan's GMD 1749,

Foreclosures 9075 Foreclosures ner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for 9075

04/12/2023,

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UN-DER POWER Pursuant to the power of sale contained in the Se-curity Deed executed by CORY

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 fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an Aquot;as-isAquot; basis without any representation, warranty or recourse against the above-mamed or the undersigned.

course against ine abovenamed or the undersigned.

MIDFIRST BANK is the
holder of the Security
Deed to the property in accordance with OCGA §
44-14162.2. The entity that has full authority to negotiate,
amend, and modify all
terms of the mortgage with
the debtor is: Midland
Mortgage, a division of
MidFirst Bank, 999 N.W.
Grand Boulevard Suite
100,
Oklahoma City, OK
73118-6116, 800-6544566.
Note, however, that such
entity is not required by
law to negotiate, amend or
modify the terms of the
loan.
To the best knowledge

modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey S Turner and Michele Turner or a tenant or tenants and said property is more commonly known as 4006 Wild Orchid Ln, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of these ecurity deed. MIDFIRST BANK as Attorney in Fact for

MIDPINST BANK
as Attorney in Fact for
Jeffrey S Turner and
Michele Turner McCalla
Raymer Leibert Pierce,
LLC

1544 Old Alabama Road 13:13 Page 2 Roswell, GA 30076 www.foreclosurehot-

Hoswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of
land lying and being in
Land Lof 65, 5th District,
Gwinnett County, Georgia
being Lof 1, Block B, Unit
2, as more particularly
shown on a plat of survey
prepared for St Martin
Landing Unit 2 by Adam
& County, Georgia
County, Georgia
County, Georgia
records, which recorded
plat is incorporated herein
by reference and made a
part of this description
MF/meh 676/23
Our file no. 22-10159GA ET17
950-100712

5117 950-100712 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

# NOTICE OF SALE

ters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following:
(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.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Planet Home Lending, LLC

321 Research Parkway, Suite 303
Meriden, CT 06450
1-855-884-2250
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BEUSED FOR THAT PURPOSE. NOTICE OF SALE
UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of
the Power of Sale contained in a Security Deed
given by Nelson Russell
to Mortgage Electronic
Registration Systems. Registration Systems, Inc., as grantee, as nominee for Guild Mortgage Company, A California Corporation, its successors and assigns, dated November 10, 2016, recorded in Deed Book 54825, Page 557, Gwinnett County, Georgia Records, as last transferred to Guild Mortgage Company LLC by assignment recorded Registration Systems, Mortagge Company LLC
by assignment recorded
in Deed Book 60475, Page
260, Gwinnett County,
Georgia Records, conveving the after-described property to secure a Note in the original principal amount of
ONE HUNDRED FIFTEEN THOUSAND
EIGHT HUNDRED SIXTY-TWO AND 0/100 DOLLARS PLANET HOME LENDING LLC, as Attorney-in-Fact Robertson, Anschutz, Schneid, Crane & Description of the Company o

TY-TWO AND 0/100 DOL-LARS (\$115,862.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERE-OF

The debt secured by said 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

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 ees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including

pronices, Zoiling Ordinances, restrictions, covenants, and any mathers of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an " as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Guild Mortgage Company LLC is the holder of

undersigned.
Guild Mortgage Company LLC is the holder of the Security Deed to the property in accordance with OCAS &44-14-16-2.
The entity that has full authority to negotiate amend, and modify all terms of the mortgage with the debtor is: Guild Mortgage Company LLC, PO BOX 85304. San Diego, CA 92186, 800-365-441.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the under-

mation 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. deed.
Guild Mortgage Company LLC as Attorney in Fact for Nelson Russell McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehot-line.net www.toreclosurenor-line.net 15:11 Page 2 EXHIBIT A All that tract or parcel of land lying and being in Land Lot 31 of the 6th District of Gwinnett

Land Lot 31 of the 6th District of Gwinnett County, Georgia and being Lot 12, Block D, Centerville-North, Unit One, as shown in Plat Book 2, Page 227, revised at Plat Book 3, Page 135, Gwinnett County Records, which plats are incorporated herein by this reference and made a part of this description. MR/i.d 66/23
Our file no. 23-10706GA FT17

FT17
950-100198
04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

# NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

GEORGIA, GWINNETT
COUNTY
Under and by virtue of the
Power of Sale contained in
a Security Deed given by
Semetar C Avery to Sun
America Mortgage Corporation, dated April 21,
2000, recorded in Deed
Book 20459, Page 127,
Gwinnett County, Georgia
Records and as modified
by that certain Loan Modification Agreement recorded in Deed Book 59467,
Page 639, Gwinnett County,
Georgia Records, as
last transferred to U.S.
Bank Trust National Association, not in its individual
capacity but solely as
Delaware trustee and U.S.
Bank National Association, not in its individual
capacity but solely as
Delaware trustee and U.S.
Bank National Association, not in its individual
capacity but solely as
Corrustee for Government
Loan Securitization Trust
2011-FV1 by assignment
recorded in Deed Book
53165, Page 204, Gwinnett County, Georgia
Records, conveying the
after-described property to
secure a Note in the original

secure a Note in the original principal amount of ONE HUNDRED FIFTY-SIX THOUSAND FIFTY AND 0/100 DOLLARS (\$156,050.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or as such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property: the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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

when due and in the man-ner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). been given). Said property will be sold subject to any outstanding ad valorem taxes (includ-

ad valorein tacks (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an &quot, as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Government Loan Securitization Trust 2011-FV1, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized

the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Semetar C Avery or a tenant or tenants and said property is more commonly known as 3460 Brushywood Drive, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee 14:27
Page 2
s Attorney in Fact for

14:27
Page 2
as Attorney in Fact for
Semetar C Avery
McCalla Raymer Leibert
Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net

WWW.Duco.
line.net
EXHIBIT A
ALL THAT TRACT OR
PARCEL OF LAND LYING
AND BEING IN LAND
LOT 99 OF THE 5TH DISTRICT, GWINNETT
COUNTY, GEORGIA, BEING LOT 30, BLOCK F,
ROLLING MEADOWS
OURDIVISION, UNIT

Foreclosures 9075 Foreclosures TWO, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 80, PAGE 209, GWINNETT COUNTY, GEORGIA RECORDS, signed, the party in pos-session of the property is Nelson Russell and Es-tate of Nelson Russell or tate of Nelson Russell or a tenant or tenants and said property is more commonly known as 3254 Newcastle Way, Snellville, Georgia 30039. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the GWINNETT RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE MR/chr 6/6/23 Our file no. 51802607 -FT1

950-100190 04/26/2023, 05/03/2023, 05/10/2023, 05/17/2023, 05/24/2023, 05/31/2023.

05/24/2023, 05/31/2023.

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Adam B Watkins to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Brand Mortgage Group, LLC, its successors and assigns, dated June 25, 2010, recorded in Deed Book 50173, Page 728, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59929, Page 498, Gwinnett County, Georgia Records, as last transferred to Carrington Mortgage Services, LLC by assignment recorded in Deed Book 60298, Page 813, Gwinnett County, Georgia Records, Southernett County, Georgia Records, Southernett County, Georgia Records, County, Georgia Records, County, Georgia Records, County, Georgia Records,

nett County, Georgia Records, County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 0/100 DOLLARS (\$120,378.00), with interest thereon as set forth therein, there will be sold at

at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in June, 2023, the following described property.

the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due 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

this sale will be made for purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney fees (notice pursuant to O.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances zoning orany assessments, liens encumbrances, zoning or

any assesments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. Carrington Mortgage Services, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 800-561-4567. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-

loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Adam B Watkins or a tenant or tenants and said property is more commonly known as 5795 Pilipar property is more commonly known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518. Should a conflict arise between the property address and the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation audit of the status of the loan with the holder of the security deed.

loan with the notice of the security deed. Carrington Mortgage Ser-vices, LLC as Attorney in Fact for Adam B Watkins McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road 18:36

Page 2 Roswell, GA 30076 www.foreclosurehot-

Hoswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of land lying and being in Land Lot 337 of the 7th District, Gwinnett County, Georgia, being Lot 10, Block B, Riverside Walk, Phase One, as per plat thereof recorded in Plat Book 77, pages 54-56, Gwinnett County, Georgia records; which recorded plat is incorporated herein by reference and made a part of this description. Being known as 5795 River Ridge Lane, Sugar Hill, Georgia 30518
MR/chr 6/6/23
Our file no. 5816 - FT17
950-100976
04/26/2023, 05/03/2023,
05/10/2023, 05/17/2023.

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 Cynthia K. Gaye to National City Mortgage Codba Commonwealth United Mortgage Company (the Secured Creditor), dated August 5, 2002, and Recorded on October 17, 2002 as Book No. 29249 and Page No. 214, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$107,648.00, 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 June, 2023, the following dand being in Land Lot 160 of the 6th District, Gwin-

nett County, Georgia, being a part of Lot 10A (also referred to as site 10A) of Block A, Indian Lake, as per plat recorded in Plat Book 23, Page 93, Gwinnett County Records, said portion of Lot 10A also referred to as future lot 19 and being more particularly described as follows: Beginning at an iron pin cated on the southwest right-of-way line of Indian Lake Drive a distance of 704.47 feet northwest as measured along said right-of-way from the northwest right-of-way line of Hilling located at the northwest corner of Lot 9A said subdivision; thence South 28 degrees 28 minutes 03 seconds West along the line dividing lots 9A and 10A, 116.3 feet to an iron pin; thence North 27 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin; thence North 27 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin seconds East 30 feet to an iron pin chence North 27 degrees 14 minutes 36 seconds East 50.93 feet to an iron pin lence North 29 degrees 14 minutes 36 seconds East 30 feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East 30 feet to an iron pin located on the southwest right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East along said right-of-way line of Indian Lake Drive; thence South 61 degrees 31 minutes 57 seconds East 30 feet to an iron pin located at the point of beginning, being more particularly shown on survey prepared by Paul Lee Consulting Engineering Associates dated March 13, 1984. Tax ID: R6160 322 The debt secured by said Security Deed has been and is hereby declared due beginning the same and all expenses of this sale, as provided in the Note and Security Deed and by law, in

9075

Foreclosures

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. 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 826 INDIAN LAKE DRIVE NW, LILBURN, GA 30047 is/are: Cynthia K. Gaye or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valence was circultivate tax-

erty will be sold subject to (a) any outstanding ad vareorem 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, 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 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 Mortgage Services, LLC as Attorney in Fact for Cynthia K. Gaye. Any information obtained on this matter may be used by the debt collector to collect the debt. Bell Carrington Price & Gregg, LLC. 399 Heyward Street, 2 nd Floor, Columbia, SC 29201 (803) - 509-5078. File: 23-41306 950 99351 **4/5,12,19,26, 5/3,10,17,24,31, 2023** GDP

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 \$130,000.00, 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 June, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 121, 6TH DISTRICT, GEORGIA, BEING LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 121, 6TH DISTRICT, GEORGIA, BEING LOT 121, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 121, 6TH DISTRICT, G

been and is hereby de-clared 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 Se-cure 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 at forneys fees (notice of in-tent to collect attorneys fees having been given).

GDP gpn11

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 CHAU VO to WELLS FARGO BANK N.A., dated 04/20/2005, and Recorded on 06/21/2005, and Recorded on 06/21/2005 and Page No. 0258, GWINNETT County, Georgia records, as last assigned to