9056

cumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C. G. A. Section 4-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage L.C. dr/b/a Mr.

follows: Nationstar Mortagge LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the

ment. The sale will be conducted subject (1) to condifferation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortagge Investors Trust, Series 2006-HE1 as Attorney in Fact for Cecelia A. Collins 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Ruponi For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 22-006739 A-4789105

7: 26;8: 2,9,16,23,30,2023

GDP3612

GDP3612
gpn11

NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated September
13, 2021, from Ursula
Johnson-Randle to Mortgage Electronic Registration Systems, Inc., as
nominee for CalCon Mutual Mortgage LLC,
recorded on September
23, 2021 in Deed Book
59216 at Page 00730 Gwinett County, Georgia

59216 at Page 00730 Gwin-nett County, Georgia records, having been last sold, assigned, trans-ferred and conveyed to CalCon Mutual Mortgage LLC dba One Trust Home Loans by Assign-ment and said Security Deed having been given to secure a note dated September 13, 2021, in

September 13, 2021, in the amount of \$389,550.0, and said Note being in default, the undersigned will sell at public outery during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE STH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 27, BLOCK C, UNIT TWO OF THE WHEAT-FIELDS SUBDIVISION, AS PER THAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 87, PAGES 18-19, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERNCE AND MADE A PART HEREOF. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and poyable because of, among other possible events of default, faillure to make the poyments as required by the terms of the Note.

be made for the purposes

be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Ursula Johnson-

possession of the property is Ursula Johnson Randle. The property, being commonly known as 1503 Sweet Branch Trail, Grayson, GA, 30017 in Gwinnett County, will be sold as the property of Ursula Johnson-Randle, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate

disclosed by accurate survey and inspection thereof, and all assess-

ments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate mortage is as follows: Service Mac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, 844-478-2622. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the load one Trust Home Loans as Attorney for Cal Con Mutual Mortage LLC dba One Trust Home Loans as Attorney in Fact for Ursula Johnson-Randle 100 Galleria Parkway, Suite 960 Atlanta, GA 30339 Phone: (770) 373-4242 By: Rohan Rupani For the Firm THIS FIRM IS ACTING AS A DEBT COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. - 23-006578 A-

9075

GDP4507 gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00827
Personally appeared the
undersigned who on oath
deposes and says that:

Trade Name

Personally appeared in a undersigned who on oath deposes and says that: MSJ Top Launch LLC. 3135 Preservation Circle SW Lilburn, GA 30047 is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: TravelpreneuHer 3135 Preservation Circle SW Lilburn, GA 30047 (trade name address is in Gwinnett County) and the nature of the business is: Other Professional Services - Nicholas Samuel Sworn to and Subscribed before me This 31 day of July, 2023 -s- Marcelo Leus Notary Public or Deputy Clerk 8/23,30,2023

8/23,30,2023 GDP4303

GDP4303
gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION
BOOK 23T
PAGE 00787
Personally appeared the
undersigned who on oath
deposes and says that:
MEMBERS Capital Advisors, Inc. 5910 Mineral
Point Road, Madison, WI
53705 is/are doing business in Gwinnett County,
Georgia under the Name Georgia under the Name of: TRADENAME: of: TRADENAME:
Trustage Investment
Management 289 S. Culver Street Lawrenceville,
GA 30046 (trade name
address is in Gwinnett
County) and the nature
of the business is: Investment Management and
Sunervisory Services Supervisory Services
-s- Paul D. Barbato, Secretary Sworn to and Subscribed before me

This 20 day of July, 2023 -s- Nancy Warner Notary Public or Deputy Clerk 8/16,23,2023 GDP4493

gpn06
GWINNETT SUPERIOR
COURT TRADE NAME
REGISTRATION PAGE 00813

Personally appeared the undersigned who on oath deposes and says that: CMCM Holistic Health Services, LLC. 1227
Rockbridge Rd. SW, Ste. 208-345, Stone Mountain, GA 30087 is/are doing business in Gwinnett Country, Georgia under the Name of: TRADE-NAME: Wellness Oasis: IV's and Preventative BOOK 23T NAME: Weilliess Williams of Preventative Health, 1227 Rockbridge Rd. SW, Ste. 208-345, Stone Mountain, GA 30087 (trade name address is in Gwinnett County) and the nature of the business is: Nutritional IV hydration services and supplement sales

-s- Caroline Cadet Sworn to and Subscribed before me This 2nd day of August, 2023

Notary Public or Deputy Clerk 8/23,30,2023

Planning Commission

GDP3623

GDP3623
gpn16
The City of Buford Planning and Zoning Board
will meet on Tuesday,
August 8, 2023 at 7:00
p.m. and the Buford City
Commission will meet on
Tuesday, September 5,
2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Georgia 30518 to consider
a special use permit at 1651 Horizon Parkway
for US Auto Moto, LLC.
The special use permit reauested is to allow motorcycle sales and service. 7: 19,26;8:2,9,16,23,2023

GDP3633

gpn13
The City of Buford Planning and Zoning Board will meet on Tuesday, August 8, 2023 at 7:00 August 8, 2023 at 7:00 p.m. and the Buford City Commission will meet on Tuesday, September 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 3829 Buford Drive for Capitalist Ventures, Inc. The special use permit requested is to allow a drive-thru restaurant. 7:19,26;8:2,9,16,23,30,2023

GDP4375

gpn13
Please take notice that
the regularly scheduled
Commission meeting for
the month of September has been changed and will be held on Tuesday, September 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. 8:16,23,30,2023

GDP4539
gpn13
The City of Buford Planning and Zoning Board
will meet on Tuesday,
September 12, 2023 at
7:00 p.m. and the Buford
City Commission will
meet on Monday Octoneet on Monday, Octo-ber 2, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from Georgia 30318 to consider a rezoning request from R-100 to Public at 150 Garnett Street, parcel 7-295A-040 containing 0.26 acres for First Pente-costal Church of Buford. 8:23,30;9:6,13,20,27,2023

GDP4600
gpn13
The City of Buford Planning and Zoning Board
will meet on Tuesday,
september 12, 2023 at
7:00 p.m. and the Buford
City Commission will
meet on Monday, October 2, 2023 at 7:00 p.m. at
Buford City Hall, 2300
Buford Highway, Buford
Georgia 30518 to consider
a special use permit at
5067 Lanier Islands Parkway for The Branded
Barrel 347, LLC. The
special use permit requested is to allow the
construction of a new retail facility for the sales
of packaged distilled
spirits. GDP4600

spirits. 8:23,30;9:6,13,20,27,2023

Please take notice that the regularly scheduled Council meeting for the City of Rest Haven has been changed and will be held on Wednesday. September 6, 2023 at 7:30 p.m. at 922 Gainesville Highway. Suite 103. p.m. at 922 Call Highway, Suite 103. 8:16,23,30,2023

9075

Foreclosures GDP-3887
GPN-11
NOTICE OF
FORECLOSURE SALE
UNDER POWER
GWINNETT COUNTY,
GEORGIA
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE
USED FOR THAT PURPOSE.

POSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Chant Hatsavongsa to Mortgage

9075 Foreclosures

Electronic Registration Systems, Inc. as nominee for NetBank, dated November 18, 2004, and recorded in Deed Book 40930, Page 88, Gwinnett 40930, Page 88, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust by assignment recorded in Deed Book 57077, Page 819 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conof Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of one hundred seventy-two thousand dollars and 00/100 (\$172,000.00), with interest theorem as est of Gw Georgia moustid authors on the control of the control of the court of the cour

LAND LOT 152 OF THE TH DISTRICT, GWINNETT COUNTY GEOR-GIA, BEING LOT 60, BLOCK A, PHASE III, PEACHTREE MANOR SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 68, PAGE 49, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the 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 attorney's fees (notice of intent to collect attorney's fees known been given). been given).

been given).
Your mortgage servicer
can be contacted at 800603-0836 - Loss Mitigation
Dept., or by writing to
SN Servicing Corporation
(Servicer). 323 Fifth
Street, Eureka, CA 95501,
to discuss possible alternatives to avoid foreclosure.
Said property will be sold Said property will be sold 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

of record superior to the Security Deed first set Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Chant Hatsavongsa; Kimberly Hatsavongsa; or tenant(s); and said property is more commonly known as 400 Manor Glen Drive, Suwanee, GA 30024.

Manor Glen Drive, Suwanee, GA 30024.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupto; Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

tus of the loan with the holder of the security deed.
19321 US Highway 19
North, Suite 512, Clearwater, FL 33764 Phone:
727-474-9603
U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust as Attorney in Fact for Chant Hatsavongsa.

Quinn Legal, P.A.
19321 US Hwy 19 N,
Suite 512
Clearwater, FL 33764
Phone: (727) 474-9603
eservice@quinnlegal.com
By: 16/1 Erin M. Rose
Quinn
Erin M. Rose Quinn,

Quinn Erin M. Rose Quinn, Esq. Georgia Bar Number 547833 8:9,16,23,30-2023

GDP3610 GDP3610
gpn11
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under and by virtue of the power of sale contained with that certain Security Deed dated September 16, 2005, from Cecelia A Collins to Mortgage Electronic Registration Systems, Inc., as nominee tems, Inc., as nominee for Acoustic Home for Acoustic Home Loans, LLC, recorded on October 20, 2005 in Deed Book 44946 at Page 0171 Gwinnett County, Geor-gia records, having been last sold, assigned, trans-ferred and conveyed to Wells Fargo Bank, Na-tional Association, sucviolation of the state of the s having been given to secure a note dated September 16, 2005, in the amount of \$141,950.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Gwinnett County, Georgia, on September 5, 2023 the following described real nett county, Georgic, on September 5, 2023 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 137, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AS LOT 1, BLOCK C, UNIT 2, HARMONY GROVE ESTATES SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK N PAGE 160, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. BEING INCORPORATED HEREIN BY REFERENCE THERETO. BEING INCORPORATED HEREIN SYSTEM OF NUMBERING IN GWINNETT COUNTY, GEORGIA. THE DESCRIPTIVE DEGREE OF THE PRESENTING IN GWINNETT COUNTY, GEORGIA. THE PRESENTING IN GWINNETT COUNTY, GEORGIA. THE GEORGIA. THE GEORGIA CORPORATIVE DEGREE OF THE PRESENTING OF MUMBERING IN GWINNETT COUNTY, GEORGIA. THE GEORGIA CHORD SECURITY DEGREE OF THE PRESENTING OF MUMBERING IN GWINNETT COUNTY, GEORGIA. THE GEORGIA CHORD SECURITY DEGREE OF THE MORD OF THE PRESENTING OF MUMBERING OF THE MUMB

because of, among other possible events of de-fault, failure to make the

fault, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provid-

to collect attorneys' tees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Cecelia A. Collins. The property, being commonly known as 148 Jen

7:26;8:2,9,16,23,30,2023 GDP3672

gpn11
GWINNETT COUNTY
NOTICE OF SALE
UNDER POWER
THIS IS AN ATTEMPT
TO COLLECT A DEBT.
ANY INFORMAITON
OBTAINED WILL BE

Foreclosures Foreclosures 9075 nifer Lane NW, Lilburn, GA, 30047 in Gwinnett County, will be sold as the property of Cecelia A. Collins, subject to any USED FOR THAT PUR-A. Collins, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions. covenants, and

9075

Foreclosures

9075

OSED FOR ITALI PURPOSE.
By virtue of the power of sale contained in that certain Security Deed from Laras Trucks, Inc. to Westlake Capital Finance, LLC, dated December 14, 2021, filled for record December 15, 2021, and recorded in Deed Book 59515, Page 60953, Gwinnett County, Georgia Records, and Security Deed having been given to secure a promissory Note dated December 14, 2021, in the original principal sum of Two Hundred Twenty Thousand Dollars (\$220,000.00), with interest from date at the rate stated in the Notice on the unpaid balance until paid, and the Note being in default, there will be sold by the undersigned at public outcry during the legal hours of sale to the highest bidder for cash before the County, Georgia, Sentones and the Note Sentones of the Sentones of the County, Georgia, Sentones of the Sento

session of the property is Laras Trucks, Inc.
The property being commonly known as 899 Grayson Highway, Lawrenceville, GA 30046 in Gwinnett County will be sold as the property of Laras Trucks, Inc., subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting fille to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address, and telephone number of the individual or entity who shall have the full unthority to negotiate, amend or modify all terms of the above-described mortagge is as follows: Lowell Sandell, Westlake Capital Finance, LLC 4751 Wilshire Blvd., Los Angeles, CA 90010, (323) 973-7414. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the cured creditor to negoti-ate, amend or modify the ate, amend or modify the terms of the mortage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

with the holder of the Security Deed.
THIS LAW FIRM MAY
BE ATTEMPTING TO
COLLECT A DEBT.
ANY INFORMATION
WILL BE USED FOR
THAT PURPOSE.
Rutherford Christie LLP
Attorneys for Westlake
Capital Finance, LLC
as Attorney-in-Fact for
Laras Trucks, Inc.
285 Peochtree Center Avenue NE
Suite 1650
Allanto, Georgia 30303

Atlanta, Georgia 30303 (404) 917-0446 - direct By: Jeffrey R. Scheese, Esq. 8/9,16,23,30,2023

GDP3824 symil
NOTICE OF SALE UNDER POWER STATE
OF GEORGIA COUNTY
OF GWINNETT Under
and by virtue of the power of sale contained with
that certain Security
Deed dated June 24, 2005,
from Brant B. Barber
and Kimotha R. Barber
to First Franklin A Division of Nat. City Bank of
In, recorded on August
12, 2005 in Deed Book
43973 at Page 239 Gwinnett County, Georgia
records, having been last
sold, assigned, transferred and conveyed to
Deutsche Bank National
Trust Company, as
Trustee for FFMLT
Trust 2005-FF8, Mortgage Pass-Through Cert
fifficates, Series 2005-FF8
by Assignment and said
Security Deed having
been given to secure a
note dated June 24, 2005,
in the amount of
\$274,320.00, and said Note
being in default, the undersigned will sell at
public outcry during the
legal hours of sale before
the door of the courthouse of Gwinnett County, Georgia, on Septemthe door of the courthouse of Gwinnett County, Georgia, on Septemthe door of the Courthouse of Gwinnett County, Georgia, on Septemthe door of the Courthouse of Gwinnett County, Georgia, on Septemthe TRACT OR PARCEL OF LAND LYING
AND BEING IN LAND
LOT 314 OF THE 6TH LOT 314 OF THE 6TH
DISTRICT, GWINNETT
COUNTY, GEORGIA,
BEING LOT 4, BLOCK
F, SPALDING CORNERS SUBDIVISION,
UNIT III, AS PER PLAT
RECORDED IN PLAT
BOOK 9, PAGE 153,
GWINNETT COUNTY,
GEORGIA RECORDS,
WHICH RECORDED
PLAT IS INCORPORATED HEREIN BY THIS

iect property known as 2085 OAKPOINTE COURT, BUFORD, GA 30519 is/are: Alberto Enrique Jaramillo and Kason Jaramillo and 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, assements, restrictions, covenants, etc. 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. PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND
MADE A PART OF THIS
DESCRIPTION. SAID
PROPERTY BEING
KNOWN AS 3993 GLEN
MEADOW DRIVE, ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES
IN GWINNETT COUNTY, GEORGIA. The debt
secured by the Security 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 TY, GEORGIA. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of

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 2085 OAKPOINTE COURT, BUFORD, GA

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 Alberto Enrique Jaramillo. 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, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54843 the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including aftorneys' fees. Notice of intention to collect aftorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property are Brant B. Barber and Kim Otha R. Barber. The property, being commonly known as 3993 Glen Meadow Dr., Norcoss, GA, 30092 in Gwinnett County, will be sold as the property of Brant B. Barber and Kim Otha R. Barber, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2 the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortage is as follows: Specialized Loan Servicing, L.C., 8742 Lucent Blvd Suite 300, Highlands Ranch, CO, 80129, 720-241-7251. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify all terms of the security Deed. Pursuant Company, as Trustee for FFMLT Truste

GDP3964
gpn11
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 Nakitha Phillip
to Mortgage Electronic
Registration Systems,
Inc., as nominee for Cityworth Mortgage, LLC
(the Secured Creditor),
dated March 22, 2019,
and Recorded on March
27, 2019 as Book No. 56489
and Page No. 518, Gwin-GDP3964 277, 2019 as Book No. 56489 and Page No. 518, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$201,286.00, with interest at the rate specified therein, as last assigned to Lakeview Loan Servicing, LLC by assignment that is or to be recorded in the Gwinnett County. Georgia Records, there

7:26;8:2,9,16,23,30,2023

GDP3958

GDP3958
gpn11
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 Alberto Enrique
Jaramillo to Mortgage
Electronic Registration
Systems, Inc., as nominee for Bay Equity, LLC
(the Secured Creditor),
dated July 10, 2020, and
Recorded on July 16, 2020
as Book No. 57658 and
Page No. 294, Gwinnett
County, Georgia records,
conveying the after-described property to secure a Note of even date
in the original principal
amount of \$300,440.00,
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, Georat: (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. amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the porty/parties in possession of the subject property known as 2284 SUSSEX COURT, SNELLVILLE, GA 30078 is/are: Nakitha Phillip or tenant/fenants. 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, coning ordinances, easements, etc. 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 September. 2023. the following the sale of the sal September, 2023, the fol-lowing described property:
All that Tract or Parcel
of Land lying and being in GMD 1749, Gwinnett

County, Georgia being
Lot 15, Block A, Oak,
pointe Subdivision, as
per plat recorded in Plat
Book 60, Page 87, Gwinnett County, Georgia
Records, which plat is incorporated herein and
made a part of this description.

Tax ID: R30078015
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 aftorney's
fees (notice of intent to
collect aftorney's fees
having been given). Carrington
Mortgage Services, LLC holds the duly
endorsed Note and is the
security Deed to the
purpose of paying the
collect aftorney's fees
having been given). Carrington
Mortgage Services, LLC holds the duly
endorsed Note and is the
security Deed to
the security Deed to
the security beed to
the security to negotiate,
amend, and modify all
terms of the loan.
Pursuant to O.C.G.A. §44
14-162.7, Carrington
Mortgage Services, LLC
may be contacted at: 1800-790-9502 or by writing
to 1600 South Douglass
Road, Suite 110 and 200A, Anacheim, CA 928065951.

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. §9-31-172.1, which allows for certain procedures regarding the rescission of judicial and nonividicial garding 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 paggargards.

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.
Lakeview Loan Servicing, LLC as Attorney in Fact for Nakitha Phillip. 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, 2nd Floor, Columbia, SC 29201 (803)-509-5078. File: 23-54727
8:2,9,16,23,30,203

GDP3969 GDP3969
gpn11
STATE OF GEORGIA
COUNTY OF
GWINNETT
NOTICE OF SALE
UNDER POWER
THIS LAW FIRM IS
ACTING AS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
By virtue of the power of
sale contained in that
certain Security Deed
from Karen L Mucciaccio, to Mortsage Elec-

certain Security Deed from Karen L Mucciaccio, to Mortgage Electronic Registration Systems Inc. as Nominee for CBC National Bank
Mortgage, a Division of First Federal Bank dated
January 8, 2021 filed for record February 25, 2021, and recorded in Deed
Book 58419, at Page 282
Gwinnett County, Georgia Records, and last assigned to, by Assignment
First Federal Bank of Security Deed recorded on
June 21, 2023, in Deed
Book 60654 at Page 402,
Gwinnett County, Georgia Records, said Security Deed recorded on
June 21, 2023, in Deed
Book 60654 at Page 402,
Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note dated
January 8, 2021 in the
original principal sum of
One Hundred Sixty Thousand
and 00/100
(S160 000 00) with inter-

One Hundred Sixty Thousand and 00/100 (\$160,000.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold before the Courthouse door at Gwinnett County, Georgia, within the legal hours of sale on September 05, 2023, the property described on Exhibit A attached hereto and incorporated herein by this reference. The debt has been and is hereby declared due because of, among other possible

events of default, non-payment 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 sale, in-cluding attorneys fees. The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: First Federal Bank. Please understand that

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Foreclosures

9075

Foreclosures

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 September, 2023, the following described property:

Nima described plocks.

All that tract or parcel of land lying and being in Land Lot 7 of the 5th District of Gwinnett County, Georgia, being Lot 20, Block B, Hertford Woods Subdivision, Unit #1, as per plat recorded in Plat Book R, Page 51, Gwinnett County, Georgia records, said plat being incorporated herein and made a part hereof by reference.

Tax ID: R5007 132

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 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 (notice of

GDP3970
gpn11
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of power of Sale contained in the Security Deed from Kani Rawchaa to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Electronic Registration Systems, Inc., as nominee for Home America Mortgage, Inc., dated May 24, 2007, filed for record August 13, 2007, recorded at Deed Book 48182, Page 569, Gwinnett County, Georgia Records, in the original principal amount of \$68,150.00 and later assigned to 21st Mortgage Corporation via that certain Assignment dated signed to 21st Mortgage Corporation via that certain Assignment dated December 7, 2012 and filed for record on December 21, 2012 in Deed Book 51880, Page 292 Gwinnett County, Georgia Records, together with a Promissory Note of equal date, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, within the legal hours of sade on the first TUESDAY in September, 2023, the following described property:

ALL THAT TRACT OR PARCEL OF LAND ly-ing and being in Land Lot 125 of the 5th District of Gwinnett County Lot 125 of the 5th District of Gwinnett County, Georgia, being Lot 39, Block A of Langley Farms, Phase One, as per plat recorded in Plat Book 117, Page 29-30, Gwinnett County records, which plat is incorporated herein and made a part hereof by reference

reference. Said legal description is

Said legal description is controlling; property address is commonly known as 820 Langley Farms Drive, Loganville, Georgia 30052.

Map and Parcel ID#: R\$125-22

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when ing, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which mould be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments: and all outstandproperty; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the protections of the undersigned the protections. dersigned, the party in possession of the property is Kani Rawchaa and /

possession of the property is Kani Rawchaa and / or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 21st Mortgage Corporation and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21st Mortgage Corporation as Attorney-in-Fact for Kani Rawchaa. For information on modifying or altering the loan or acquiring the loan or acquiring the loan or acquiring about this Security Deed:

mation about this Security Deed:
Contact: Jason Godwin
Godwin Law Group
3985 Steve Reynolds
Blvd, Bldg D
Norcross, GA 30093
Phone: 470-427-2683
Email: igodwin@godwinlawgroup.com
8/9 16 23 30 2023 8/9 16 23 30 2023 GDP3971

GDP3971
gpn11
This is an attempt to collect a debt and any information obtained will be used for that purpose.
NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT
COUNTY
Under and by virtue of Power of Sale contained in the Security Deed from Jacqueline Corley Graham, to 21st Mortgage Corporation, dated July 3, 2007, filed for record July 16, 2007, recorded at Deed Book

48089, Page 874, Gwinnett County, Georgia Records, in the original principal amount of \$76,403.52, together with a Promissory Note of equal date, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash, before the Courthouse Door at GWINNETT COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in September, 2023, the following described property: 48089, Page 874, Gwinnett

Foreclosures

mortgage with the debtor is: First Federal Bank. Please understand that he secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold as-is without any representation, warranty, or recourse against the above named creditor or the undersigned, and subject to any outstanding ad valorem taxes and/or assessments, and all easements and restrictions of record, if any, having priority over this Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Karen L Mucciaccio, and/or tenant(s.) lowing described property:
All that tract or parcel of land lying and being in Land Lot 305 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, and being Lot 8, Block A, Hillcrest Woods Subdivision, Phase I, as more particularly described on that certain Survey Plat dated October, 1982, prepared by Thomas Woods and Associates, Registered Surveyor, which plat is recorded in Plat Book 21, Page 13, Gwinnett County, Georgia Records, said plat of survey is incorpoplat of survey is incorpo-rated herein by referproperty is Karen L Muc-ciaccio, and/or tenant(s). First Federal Bank, as Attorney-in-Fact Karen L Mucciaccio, by its Attorney-in-Fact, Attorney Contact: Quintairos, Prieto, Wood & Boyer, P.A. 365 Northridge Rd, Suite 230 rated herein by reference for a more accurate and complete description of said property. Together with an immovable and permanent fixture attached thereto, 2007 28x56 Fleetwood Manufactured Home, Model Eagle Trace Xtreme 4564E, Serial Nubmer(s) GAFL707AB56831-ER11 Said legal description is

GAFL707AB56851-ER11
Said legal description is controlling; property address is commonly known as 1382 Craig
Prive, Buford, GA 30518.
Map and Parcel ID#:
R7305-088
The indebtedness scured by said Security
Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, includ-

Atlanta, GA 30350 Email: Ga.foreclo-sure@qpwblaw.com

GDP3970

SUPE®GONDIANCOM
EXHIBIT A
THE LAND REFERRED
TO HEREIN BELOW IS
SITUATED IN THE
COUNTY OF GWINNNETT, STATE OF
GEORGIA, AND IS DESCRIBED
AS
FOLLOWS:
ALL THAT TRACT OR
PARCEL OF LAND LYING AND BEING IN
LAND LOT 266, 6TH DISTRICT, GWINNETT
COUNTY, GEORGIA, hereby declared due because of default under the terms of said Security Deed and Note, including, but not limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; any outstanding taxes, including but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property; To the best of the knowledge and belief of the undersigned, the party in possession of the property is Jacqueline Corley Graham and /or tenant (s). LAND LOT 266, 67H DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK B REGENCY PARK, UNIT 2, AS PER PLAT RECORDED AT PLAT BOOK 62, PAGE 32 GWINNETT COUNTY, GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.
ALSO KNOWN AS: 305 SCEPTER DR. DULTH, GA 30096 8/9 16 23 30 2023

ty is Jacqueline Cortey Graham and /or tenant (s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. 21st Mortgage Corporation and its counsel are acting as debt collectors. Any information obtained will be used for that purpose. 21st Mortgage Corporation as Attorney-in-Factor Jacqueline Corley Graham. For information on modifying or altering the loan or acquiring further information about this Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093 Phone: 470-427-2683 Email: igodwin@godwinlawgroup.com 8/9 16 23 30 2023

GDP4029

spn11
TS # 2023-06153-GA
Notice Of Sale Under
Power
Georgia, Gwinnett County Under and by virtue of
the Power of Sale contained in that certain Security Deed give by tained in that certain Security Deed given by Charlita July Flowers, single woman to Mortagge Electronic Registration Systems, Inc., as Grantor, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns, dated 6/14/2019, and recorded on 6/19/2019, in Deed Book 56673, Page 00572, Gwinnett County, Georgia records, as last 00572, Gwinnett County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 3/23/2021 in Deed Book 58527, Page 00406, because the subject Security Deed was modified by Loan Modification recorded as Book 59781 Page 00533 and recorded on 03/16/2022 conveying the after-described property to secure a Note in the original principal amount \$314,105.00, with interest thereon as provided

dersigned, the party (or parties) in possession of the subject property is (are): Veronica Berry or tenant or 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; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of indicial and onljudicial 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 until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the Status of the loan as provided until final confirmation and audit of the status of the loan as provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: original principal amount of \$314,105.00, with interest thereon as provided for 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 9/5/2023, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 96, 5th District, Gwinnett County, Georgia, Being Lot 27, Block C, Butler Springs Subdivision, Unit III, As Per Plat Recorded In Plat Book 90, Page 274, Gwinnett County, Georgia Records, Which Recorded Plat Is Incorporated Herein By Reference And Made A Part Of This Description. Said property is commonly known as 1407 Abbie Kilgore Way Loganville, GA 30052. The indebtedness 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

fault, 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 the sale, as provided in the Security Deed and by law, includ-

provided in the 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: Freedom Mortgage
Corporation, Attention:
Loss Mitigation Department, 10500 Kincaid
Drive Fishers, IN 46037,

Corporation, Aftention:
Loss Mitigation Department, 10500 Kincaid
Drive Fishers, IN 46037,
Telephone No.: 855-690-5900. Nothing in O.C.G.A.
Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument. 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), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, en

Select Portfolio Servic-

tion Department
3217 S. Decker Lake
Drive
Salt Lake City, Utah 84119

1-888-818-6032
The foregoing notwith-standing, nothing in OC.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Se-cure Debt described herein.

cure Debt described herein.
This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument. instrument, specifically

Foreclosures

cumbrances, zoning ordi

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cumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) Charlita July Flowers or tenant(s) or other occupants. 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. The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortage Corporation as Attorney in Fact for Charlita July Flowers. Nestor Solutions, LLC 2850 Redhill Avenue, Suite 240, Santa Ana, California 92705, (888) 403-4115, T.\$ # 2023-06153-GA For sale information, www.nestortruste.

mation, visit: https://www.nestortruste e.com/sales-information.-com or call (888) 902-3989. 8/9 16 23 30, 2023

GDP4102

GDP4102
gpn11
Notice of Sale Under
Power
Georgia,
Georgia curities I Trust 2006-HE10, Asset-Backed Cer-tificates Series 2006-HE10 tificates Series 2006-HEII0 by Assignment recorded in Deed Book 51946, Page 775, Gwinnett County, Georgia records, conveying the affer-described property to secure a Note of even date in the original principal amount of \$530,100.00, with interest at the rate specified est at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in September, 2023, to wit: September 5, 2023, the following described property: est at the rate specified

2023, 10 km. Schmidt escribed property:
All that fract or parcel of land lying and being in Land Lot 54 of the 5th District, Gwinnett County, Georgia, being Lot 7, Block G, Havenstone Subdivision, Phase 4, as per plat recorded in Plat Book 111, Page 209, and revised plat recorded in Plat Book 115, Page 239, Gwinnett County, Georgia records, which gia records, which recorded plat is incorpo

recorded plat is incorporated herein by reference and made a part of this description. Said property being known as 960 Cranbrook Glen Lane according to the present system of numbering houses in Gwinnett County, Georgia. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of,

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. The debt re-maining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in

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). Said property is commonly known as 960 Cranbrook Glen Lane, snellville, GA 30078, together with all fixtures and personall property attached to and constituting a part of said property. To the best knowlty. To the best knowledge and belief of the un-

ing, Inc. Attention: Loss Mitiga-

1-888-818-6032 The foregoin

instrument, specifically being U.S. Bank Trust Company, National Association, as Trustee successor-ininterest to U.S. Bank NA successor trustee to LaSalle Bank NA on behalf of holders of Bear Stearns Asset Backed Securities 1 Trust 2004.

curities I Trust 2006-HE10 Asset-Backed Cer-tificates Series 2006-HE10 miches serve 2008-HE to as attorney in fact for Veronica Berry Richard B. Maner, P.C. 180 Interstate N Park-way, Suite 200 Atlanta, GA 30339 404.252.6385