

NOTICE OF SALE UNDER POWER FORSYTH COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by [REDACTED] to AHM Mortgage dated 4/14/2006 and recorded in Deed Book [REDACTED] Page [REDACTED], FORSYTH County, Georgia records; as last transferred to HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB3 Mortgage Pass-Through Certificates by Assignment filed for record in FORSYTH County, Georgia records, conveying the after-described property to secure a Note in the original principal amount of \$ 302,925.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of FORSYTH County, Georgia, within the legal hours of sale on the first Tuesday in August, 2011 (August 2, 2011), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS [REDACTED] AND [REDACTED] OF THE [REDACTED] TH DISTRICT, [REDACTED] SECTION, FORSYTH COUNTY, GEORGIA, AND BEING LOT [REDACTED] AND PART OF LOT [REDACTED], [REDACTED] ON [REDACTED] SUBDIVISION, SECTION [REDACTED], PHASE [REDACTED], AS PER PLAT RECORDED IN PLAT BOOK [REDACTED], PAGE [REDACTED], FORSYTH COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF SAMPLES ROAD (60 FOOT RIGHT OF WAY), 288.73 FEET SOUTHWESTERLY, AS MEASURED ALONG THE NORTH WESTERLY RIGHT OF WAY OF SAMPLES ROAD, AND FOLLOWING THE CURVATURE THEREOF, FROM THE SOUTHWESTERLY RIGHT OF WAY OF CANON COURT (60 FOOT RIGHT OF WAY); THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY OF SAMPLES ROAD AN ARC DISTANCE OF 181.96 FEET, SAID ARC HAVING A RADIUS OF 324.75 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 26 DEGREES 14 MINUTES 57 SECONDS WEST AND A CHORD DISTANCE OF 179.59 FEET; THENCE NORTH 58 DEGREES 10 MINUTES 38 SECONDS WEST A DISTANCE OF 143.28 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 25 MINUTES 20 SECONDS WEST A DISTANCE OF 75.00 FEET TO AN IRON PIN; THENCE NORTH 02 DEGREES 09 MINUTES 58 SECONDS WEST A DISTANCE OF 101.82 FEET TO AN IRON PIN; THENCE NORTH 23 DEGREES 22 MINUTES 03 SECONDS EAST A DISTANCE OF 121.68 FEET TO AN IRON PIN; THENCE SOUTH 59 DEGREES 42 MINUTES 01 SECONDS EAST A DISTANCE OF 268.01 FEET TO THE POINT OF BEGINNING.

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

Said property is commonly known as [REDACTED] Road, [REDACTED], Georgia [REDACTED] together with all fixtures and personal property attached to and constituting a part of said property, if any.

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): [REDACTED] or [REDACTED].

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

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

HSBC Bank USA, National Association, as Trustee for Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB3 Mortgage Pass-Through Certificates as agent and Attorney in Fact for [REDACTED]

Aldridge Connors, LLP, 780 Johnson Ferry Road, NE, Suite 600, Atlanta, Georgia 30342, (678) 894-3400.

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1002-1705

Read more: [Georgia Press Association Public Notice Website - NOTICE OF SALE UNDER POWER FORSYTH COUNTY](#)