

This is an attempt to collect a debt and any information obtained will be used for that purpose.

NOTICE OF SALE UNDER POWER
GEORGIA, POLK COUNTY

Under and by virtue of that certain Security Deed from Carlos Gonzalez Landaverde and Miukisan Alondra Amador to Vanderbilt Mortgage and Finance, Inc., dated June 25, 2024, filed for record July 2, 2024, recorded at Deed Book 1890, Page 909, re-filed for record August 12, 2024, re-recorded at Deed Book 1894, Page 43, Polk County, Georgia Records, in the original principal amount of \$236,128.91, aforesaid records together with a Promissory Note of equal date and value, 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, or designated area at POLK COUNTY, Georgia, or designated area, within the legal hours of sale on the first TUESDAY in July 2026, the following described property:

All that tract or parcel of land lying and being in the 1st District, 4th Section of Polk County, Georgia, and being a portion of Land Lot No. 134 thereof and more particularly described as Tract No. 9 as shown on a plat prepared for WSG Properties by Elbert H. Angel, Georgia Registered Land Surveyor, dated December 16, 1996. Said plat is recorded in Deed Book T, Page 98, Polk County Deed Records, to which reference is hereby made for a full and complete description of the land herein conveyed.

The grantees herein recognize that any and all means of ingress and egress to the property conveyed hereby which is provided by the grantors or their successors or assigns are considered by the Polk County Planning Commission and the Governing Body of Polk County to be private ways not maintainable by said Governing Body. Therefore, the property owner hereby agrees that he will be responsible for his share of the upkeep and maintenance of said private way, holding completely harmless the Governing Body of Polk County of any necessity.

Attached hereto is a 2025 Kabco manufactured Home which was permanently affixed to the property.

Said legal description is controlling but the property is commonly known as 343 Wray Road, Buchanan, Georgia 30113.

Tax and Parcel ID Number: 027-025D

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 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 Carlos Gonzalez Landaverde and Miukisan Alondra Amador and /or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information obtained will be used for that purpose.

VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Carlos Gonzalez Landaverde and Miukisan Alondra Amador. For information on modifying or altering the loan or acquiring further information about this Security Deed:

Contact:

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Norcross, GA 30093

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6:10,17,24;7:1,2026