ing in the: State of Georgia, County of Gwinnett, Land County of Gwinnett, Land Lot 113, 7th District, being Lot 113, 7th District, being 0.01 acres, more or less. Being Unit 97, Building S of The Villages @ Huntcrest Condominium Subdivision. Or as further described in Deed Book 57920, Page 106. Being known as Tax Map & Parcel R7113 515, Gwinnett County, Georgia

TAX SALE

County, Georgia.

Map & Parcel: R7125 380

Defendant in Fi Fa: Pike Services LLLP Current Record Pike Services LLLP

Amount Due: \$ 6,438.12 Tax Years Due: 2020 Deed Book: 56248/423 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 125, 7th District, being 0.01 acres, more or less. Be-ing Lot 113, Block R of Glencrest Parke Subdivision. As shown in Plat Book 92, Page 80. Or as further described in Deed Book 56248, Page 423. Being known as Tax Map & Parcel R7125 380, Chibacth Country Correct Map & Parcel ... Gwinnett County, Georgia. Parcel: R7127 432 Map & Parcei: H7127 432
Defendant in Fi Fa: Rahman,
Syeda Masrurah Current
Record Holder: Rahman,
Syeda Masrurah & Rahman,
Shamim Amount Due:

10.438.07 Tax Years Due: 2020 Deed Book: 50345/350 Legal Description: All that tract of land be ing in the: State of Georgia Ing in the: State of Georgia, County of Gwinnett, Land Lot 127, 7th District, being 0.12 acres, more or less. Be-ing Lot 108, Block A of Bryn-field Subdivision, Phase I. As shown in Plat Book 129, Page 164. Or as further de-scribed in Deed Book 50345 scribed in Deed Book 50345 Page 350. Being known as Tax Map & Parcel R7127 432, Gwinnett County, Geor-

Map & Parcel: R7165 277 Defendant in Fi Fa: Nours Landing Community Associ-ation Inc Current Record ation Inc Current Record Holder: Nours Landing Community Association Inc Amount Due:

\$ 1.493.64 Tax Years Due: 2020,2019,2018,2017,2016 2015 Deed Book: 47194/19 Legal Description: tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 165, 7th District, being 0.13 acres, more or less. Being "Open Space" of Nours Landing Subdivision. As shown in Plat Book 124, Pages 296 297. Or as further described in Deed Book 47194, Page 197. Being known as Tax Map & Parcel R7165 277, Gwinnett County, Georgia. Map & Parcel: R7185 501 Defendant in Fi Fa: S & S Homes Builders LLC Current Record Holder: Huynh, Sophia Amount Due:

504,222.34 taX fteld Book: 2020 Deed Book: 51934725 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 306, 7th District, being 10.944 eage, prepar less \$ 11,356.73 Tax Years
Due: 2020 Deed Book:
57567/846 Legal Description: All that tract of land being in the: State of Georgia, 10.84 acres, more or less.
Being Tract XIX as described in Deed Book 51934, Page 725. Less & Except: Right of way of record. Being known as Tax Map & Parcel R7306 County of Gwinnett, Land Lot 185, 7th District, being 0.18 acres, more or less. Being Lot 5, Block A of Creekside at Kilgore Subdivision. As shown in Plat Book 147, Page 103. Or as further described in Pood Book 5766. 031, Gwinnett County, Georgia. C

Map & Parcel: R7319 271

Defendant in Fi Fa: Platt,
Brad A & Christine M Curscribed in Deed Book 57567, Page 846 Pains rent Hecord Holder: Platt,
Brad A & Christine M
Amount Due:
\$ 10,867.49 Tax Years
Due: 2020,2019 Deed Book:
23904/167 Legal Descrip-Page 846. Being known as Tax Map & Parcel R7185 501, Gwinnett County, Geor-

Map & Parcel: R7195 026 Defendant in Fi Fa: Flores, Michael Vasquez Current Record Holder Vasquez Amount

14,072.49 Tax Years 5 14,072.49 taX Years
Due: 2020 Deed Book:
55949/532 Legal Description: All that tract of land being in the: State of Georgia.
County of Gwinnett, Land
Lots 195 & 196, 7th District, being 2.88 acres, more of Less Or as further described. Or as further described in Deed Book 55949, Page 532. Being known as Tax Map & Parcel R7195 026, Gwinnett County, Georgia.

Map & Parcel: R7205 003A

Defendant in Fi Fa: Sugarloaf Corners LLC Current Record Holder: Sugarloaf Corners LLC Amount Due: \$ 81,709.32 Tax Years Due: 2020,2019 Deed Book: Due: 2020,2019 Deed Book: 54019/464 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lots 200 & 205, 7th District, being 6.19 acres, more or less. Or as further described in Deed Book 54019, Page 464. Being known as Tax Map & Parcel R7205 003A, Gwinnett County, Georgia. Map & Parcel: R7234.377 Defendant in Elfar Shi Lijan-Parendant in Elfar

Map & Parcel: R7234 377
Defendant in Fi Fa: Shi, Jianpeng Current Record Holder:
\$ 8,977.21 Tax Years Due:
2020 Deed Book:
50771/300 Legal Description: All that tract of land be ing in the: State of Georgia, County of Gwinnett, City of Suwanee, Land Lot 234, 7th District, being 0.43 acres, more or less. Being Lot 116, Block B of Ruby Forest Subdivision Places II United The State of County Forest Subdivision Places II United The division, Phase II, Unit 5. As shown in Plat Book 76, Page 246. Or as further described in Deed Book 50771, Page Map & Parcel R7234 377. Gwinnett County, Georgia. Map & Parcel: R7235 068 Defendant in Fi Fa: Marks, Tammy Jean Current Record Holder: Heirs Known & Un-known of Marks, Tammy Jean, Deceased Amount

Due: \$ 6,464.46 Tax Years Due: 2020 Deed Book: 53575/689 Legal Descrip-53575/689 Legal Description: All that tract of land being in the: State of Georgia, County of Gwinnett, City of Suwanee, Land Lot 235, 7th District, being 1.02 acres, more or less. Being Lot 5, Block D, of Suwanee Lake Estates Subdivision. As shown in Plat Book I, Page 287. Or as further described in Deed Book 53575, Page 689. Being known as Tax 689. Being known as Tax Map & Parcel R7235 068, Map & Parcel H7233 ub6, Gwinnett County, Georgia. Map & Parcel: R7266 178 Defendant in Fi Fa: 4675 Candlewyck Way Land Trust Current Record Holder: The

Current Record Holder: The
4675 Candlewyck Way Land
Trust; Freeport Title & Guaranty, Inc., as Trustee
Amount Due:
\$2,666.39 Tax Years Due:
2020,2019 Deed Book:
56336/576 Legal Description: All that tract of land being in the: State of Georgia,
County of Gwinnett, City of
Buford, Land Lot 266, 7th
District, Being Lot 14, Block
B, of Pebblebrook Subdivision, Unit III. As shown in B, of Peoplebrook Subdivi-sion, Unit III. As shown in Plat Book 22, Page 100. Or as further described in Deed Book 56336, Page 576. Be-ing known as Tax Map & Parcel R7266 178, Gwinnett

County, Georgia.

Map & Parcel: R7290 129

Defendant in Fi Fa: Gwinnett

Dekalb Rity Etal Current

Record Holder: Corporate Dissolution Services, LLC

Amount Due:
\$ 857.09 Tax Years Due:
2020,2019,2018,2017 Deed
Book: 55543/41 Legal Description: All that tract of scription: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 290, 7th District, being 0.71 acres, more oo less. Being Lot 8, Block B, of Hidden Branch Estates Subdivision, Unit I. As shown in

TAX SALE

Dissolution Services, LLC
Amount Due:
\$ 857.09 Tax Years Due:
2020,2019,2018,2017 Deed
Book: 55543/41 Legal Description: All that tract of

scription: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 290, 7th District. Being Lot 7, Block B, of Hid-den Branch Estates Subdivi-

sion, Unit I. As shown in Plat Book Y, Page 144. Or as fur-ther described as a portion of those tracts in Deed Book

55543, Page 41. Being known as Tax Map & Parcel

R7290 130, Gwinnett Coun-

ty, Georgia.

Map & Parcel: R7291 302

Defendant in Fi Fa: Phuong,
Michelle Xung Current Xung Curren. Phuong,

Michelle Xung Amount Due: \$ 3,953.80 Tax Years Due: 2020 Deed Book: 53104/305 Legal Descrip-

tion: All that tract of land being in the: State of Georgia, County of Gwinnett, Land Lot 291, 7th District. Being Building D, Unit 7, of North Gwinnett Townhomes Subdivision As chown in Plat

vision. As shown in Plat Book 98, Page 209. Or as further described in Deed Book 53104, Page 305. Be-ing known as Tax Map & Parcel R7291 302, Gwinnett County (Seprija

County, Georgia.

Map & Parcel: R7305 121

Louise Etal Current Record Holder: Heirs Known & Un-known of Corbin, Louise &

Hogue, Arthur L Deceased

Amount Due: \$ 2,687.55 Tax Years Due:

tion: All that tract of land be

ing in the: State of Georgia, County of Gwinnett, Land Lot 305, 7th District, being

0.33 acres, more or less. Being Lot 7, Block D of Hill-crest Woods Subdivision.

Phase II. As shown in Plat Book 28, Page 25. Or as fur-ther described in Deed Book 12753, Page 210. Being known as Tax Map & Parcel R7305 121, Gwinnett Coun-ty Georgia

y, Georgia. Map & Parcel: R7306 031

Defendant in Fi Fa: Mosaic Capital LLC Current Record Holder: Mosaic Capital LLC

Amount Due: \$ 64,222.34 Tax Years

tion: All that tract of land be

ing in the: State of Georgia, County of Gwinnett, Land Lot , 7th District, being . acres, more or less. Being Lot , of Subdivision. As shown in Plat Book , Page .

Or as further described in Deed Book , Page . Being known as Tax Map & Parcel , Gwinnett County,

Tiffany P. Porter, Esq Gwin-

Intrany P. Porter, Esq Gwin-nett County Tax Commis-sioner Ex Officio Sheriff * Deed Book: Refers to Deed Records located in the Gwin-nett County Courthouse, Clerk of Superior Court's Of-

fice where property is more fully described. 4C 2 26

4/6,13,20,27,2022

ed Being &

2020,2019 Deed Book 12753/210 Legal Descrip

Defendant in Fi Fa

Record Holder:

Plat Book Y, Page 144. Or as further described as a por-tion of those tracts in Deed Book 55543, Page 41. Being known as Tax Map & Parcel R7290 129, Gwinnett Coun-ty, Georgia is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME Carmel's Auto Candy Store 4785 Sugarloaf Pkwy Suite 2 Lawrenceville, GA 30044 and that the na-ture of the business to be ty, Georgia.

Map & Parcel: R7290 130 Defendant in Fi Fa: Gwinnett Dekalb Rity Etal Current Record Holder: Corporate carried on at such address is: Health and Wellness Corporate

Sworn to and Subscribed before me this 22 day of February, 2022 -s- Ratunda "Rose" Carmel NOTARY PUBLIC Filed in Office Clerk Superior Court Gwinnet County, GA 22 APR 5 933-66117 4/20,27,2022

> GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 00366 Personally appeared the undersigned who on oath deposes and says that: Mall of Georgia Vision LLC 3205 Woodward Crossing Blvd STE 7 Buford, GA 30519 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME Crumbl Buford 3205 Moodward Crossing STE 7 Woodward Crossing STE 7 Buford, GA 30519 and that the nature of the business to be carried on at such address is: Cookie Bakery

Filed in Office Clerk Superior Court Gwinnett County, GA

REGISTRATION MINUTE BOOK 22-T PAGE 319 PACE 319
Personally appeared the undersigned who on oath deposes and says that: Care-South HHA Holdings of Gainesville, LLC 6688 North Central Expressway, Suite 1300, Dallas, TX 75206 is/are doing business in is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME Enhabit Home Health 884 Legacy Park Drive, Suite 101, Drive, Suite 101, Lawrenceville, GA 30043-8714 and that the nature of the business to be carried on at such address is: home health and hearing carrieds

Filed in Office Clerk Superior Court Gwinnett County, GA 22 MAR 23 933-66087 4/6,13,2022

GWINNETT SUPERIOR COURT

PAGE 320 Personally appeared the undersigned who on oath deposes and says that: Care-South HIIA Holdings of Gainesville, LLC 6688 North Central Expressway, Suite 1300, Dallas, TX 75206 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME Enhabit Hospice 884 Legacy Park Drive, Suite 201, Lawrenceville, GA 30043-8714 and that the and that the nature of the business to be carried on at such address is: home health and hospice

services March, 2022 opeland NOTARY PUBLIC

TRADE NAME

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 160 Personally appeared the undersigned who on oath deposes and says that: Obaavihanlor Trust 1223 945 North Point Drive Alpharetta Georgia [30022] u.S.A. and zahra el bey u.S.A. and zahra el bey #1223 945 North Point Drive Alpharetta Georgia 30022 u.S.A. is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME: AVIYAH

BAHT ISRAEL #1223 945 NORTH POINT DRIVE AL-PHARETTA GEORGIA [30022] u.S.A. and that the nature of the business to be carried on at such address is: UNINCORPARATED BUSINESS, UPLIFTING FALLEN HUMANITY.

Sworn to and Subscribed before me this 28 day of FEB, 2022 -s- SHAWANNA PFISTER -s- SHAWAN Notary Public Filed in Office Clerk Superior Court Gwinnett County, GA 933-67916 4/20,27, 2022

> SUPERIOR COURT TRADE NAME

REGISTRATION MINUTE BOOK 22-T PAGE 326 Personally appeared the undersigned who on oath deposes and says that: BEKOFI HAIR SYSTEMS, LLC 5470 MCCLURE LLC 5470 MCCLURE BRIDGE RO #414 DULUTH GEORGIA 30096-0065 GEORGIA 30096-0065
is/are doing business in
Gwinnett County, Georgia
under the name of: TRADENAME BERNARD EVANS
NOTARY SERVICES NOTARY
SIGNING AGENT 3470 MC-

CLURE BRIDGE RD. \$4141 DULUTH, GA 30096-0065 and that the nature of the business to be carried on at such address is: NOTARY SIGNING AGENT, MARKET-ING REAL ESTATE LOANS BERNARD D. EVANS -s- BERNARD D. EVANS Sworn to and Subscribed before me this 25 day of March, 2022

DEPLITY CLERK Filed in Office Clerk Superior Court Gwinnet County, GA 22 MAR 25 933-66095 4/6,13,2022

> **GWINNETT** SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T MINUTE BUUK 22-1 PAGE 362 Personally appeared the undersigned who on oath deposes and says that: Body Investments, LLC 4785 Sug-Investments, LLC arloaf Parkway Si 30044

TRADE NAME

ZONING

934-65433

3/23.30.4/6.13.20.27.2022

NOTICE

5575 Lanier Islands Parkway

NOTICE

for Bruce A. Rippen.

4/20,27,5/4,11,18,25,6/1, 2022

934-67684

934-67683

2022

4/20,27,5/4,11,18,25,6/1,

VICES

THA

TRADE NAME

-s-NOTARY PUBLIC Filed in Office Clerk Superior Court Gwinnett County, GA 22 APR 5 933-66113 4/20,27,2022

s- Daniel Scott
Sworn to and Subscribed
before me this 31 day of
March, 2022
-s- GEORGIA PERRY
NOTARY PUBLIC
Elled in Office 22 APL 5 933-66116 4/20/27,2022

SUPERIOR COURT TRADE NAME

health and hospice services. -s- Robert W. McCallum, III. Vice President Sworn to and Subscribed before me this 9th day of March, 2022
-s- Evelyn Copeland NOTARY PUBLIC

TRADE NAME
REGISTRATION
MINUTE BOOK 22-T

Robert W. McCallum, III, Vice President
Sworn to and Subscribed
before me this 9th day of

ROTARY PUBLIC Filed in Office Clerk Superior Court Gwinnett County, GA 22 MAR 23 933-66088 4/6,13,2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T PAGE 363 Personally appeared the undersigned who on oath deposes and says that: A Wilkins Enterprises LLC 1838 Long Street Snellville, Georgia 30078 is/are doing business in Gwinnett County, Georgia under the name of: TRADENAME So-cial Skills Today 1838 Long Street Snellville, Georgia
30078 and that the nature of the business to be
carried on at such address
is: Camps and repsite care
and support for families and children who have autism and other developmental

disabilities. disabilities.
-s- Adrian Wilkins
Sworn to and Subscribed
before me this 5 day of
April, 2022
-s- S. Mcintosh
NOTARY PUBLIC Filed in Office Clerk Superior Court Gwinnett County, GA

> GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

933-66118 4/20.27.2022

MINUTE BOOK 22-T PAGE 365 Personally appeared the undersigned who on oath deposes and says that: Holland Communications LLC 3648 Hidden Valley Circle Lawrenceville GA 30044 Lawrenceville GA 30044 is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME Solar TV 3648 Hidden Valley Circle Lawrenceville, GA 30044 and that the nature of the business to be carried on at such address is: Play list host app -s- Sean Holland

-s- Sean Holland Sworn to and Subscribed before me this 5 day of April, 2022 -s-Deputy Clerk Filed in Office Clerk Superior Court Gwinnett County, GA 22 APR 5

> GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

933-66114 4/20,27,2022

MINUTE BOOK 22-T PAGE 364 Personally appeared the undersigned who on oath deposes and says that: Bon Gud LLC 1525 GRAYSON HWY APT 1411 GRAYSON, CA 20017 GA 30017 is/are doing business in Gwinnett Coun ty, Georgia under the name of: TRADENAME TLC SER-VICES 1525 GRAYSON HWY APT 1411 GRAYSON, GA 30017 and that the nature of the business to be carried

ZONING

on at such address is: CLEANING AND MAID SERequests or table the Design Review Approval requests. A public hearing on the proposed Design Review Approval request will be held before the Mayor and City Council on Monday, May 9, 2022 at 7:30 pm. in the Sugar Hill City Hall located at -s- LUCY CHRISTINA BON-Sworn to and Subscribed before me this 2 day of APRIL, 2022 ar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case files may be viewed by any interested party at the Department of Planning and Development from Monday. Development from Monday through Friday, from 8:00 a m to 5:00 p m

a.m. to 5:00 p.m. 934-67160 4/20,2022 CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING RZ-22-001

The City of Buford Planning and Zoning Board will meet on Tuesday, April 12, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, May 2, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway, 08-157-000001, for Theo Stone, Atwell, LLC. The special use permit requested is to allow an automotive repair minor, with a parking count of 30 spaces with retail tire sales. 934-65433 RZ-22-001

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia requesting to rezone to Medium Density Mixed Residential District (R36), for the property located at 4789, 1799, and 4809 East Broad Street also known as Tax Street, also known as Tax Parcel ID's: R7292-106, R7-292-108, R7-292-109, & R7-292-100, N/-292-109, & M/-292-110, and R7292-133 containing 3.56 acres +/-and more particularly de-scribed as follows: LEGAL DECRIPTIONS FOR

PROPERTY ID'S: R7292 106 - DEED BOOK 4973, PAGE 24, R7292 108 ? DEED BOOK 42780, NOTICE
The City of Buford Planning
and Zoning Board will meet
on Tuesday, May 10, 2022
at 7:00 p.m. at Buford City
Hall, 2300 Buford Highway,
Buford, Georgia 30518 and
the Buford City Commission
will meet on Monday, June
6, 2022 at 7:00 p.m. at Buford City Arena. 2795 PAGE 117 & PLAT BOOK E, PAGE 29 R7292 109 - DEED BOOK R7292 109 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29, R7292 110 - DEED BOOK 42780, PAGE 117 & PLAT BOOK E, PAGE 29 ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOT 292, 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, AND BEING MORE PARTIC-ULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1-INCH ford City Arena, 2795 Sawnee Avenue, Buford, 2795 Georgia 30518 to consider a rezoning request from C-2 to RM-6 with a special use per-mit to allow townhomes at

BEGINNING AT A 1-INCH

IRON PIN FOUND, BEING
THE NORTHEAST CORNER
OF SAID PROPERTY ID
R7292 110, THENCE ALONG
THE NORTHWESTERN
DICHT OF WAY OF FAST The City of Buford Planning and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, THE NORTHWESTERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHAPPO PERAING OF Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Bu-BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 22 DEGREES, 58 MINUTES, 39 SECONDS WEST AND DISTANCE OF 129.46 FEET TO A CALCU-LATED POINT, BEING THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 110 COMMON WITH THE NORTHEAST CORNER OF SAID PROPERTY ID R7292 109; THENCE CONTINUING ALONG THE NORTHWEST ford City Arena, 2795 Sawnee Avenue, Buford, 2795 Georgia 30518 to consider a special use permit at 3750 Buford Drive for Josh Rus-sell. The special use permit requested is to allow a car

UNDEFINED RADIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 35 DEGREES, 13

MINUTES, 05 SECONDS WEST AND DISTANCE OF

100.00 FEET TO A CALCU-LATED POINT; THENCE CONTINUING ALONG THE NORTHWESTERN RIGHT OF

THE SOUTHEAST CORNER OF SAID PROPERTY ID R7292 108; THENCE CON-

TINUING ALONG THE NORTHWESTERN RIGHT OF

A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID
R7292 108 COMMON WITH
THE SOUTHEAST CORNER
OF SAID PROPERTY ID
R7292 106; THENCE CONTINUING ALONG THE
NORTHWESTERN RIGHT OF
WAY OF EAST BROAD
STREET (VARIABLE WIDTH
RIGHT OF WAY), NORTH 86
DEGREES, 52 MINUTES, 46
SECONDS WEST A DISTANCE OF 100.00 FEET TO
A CALCULATED POINT;
THENCE CONTINUING
ALONG THE NORTHWESTERN RIGHT OF WAY OF
EAST BROAD STREET
(VARIABLE WIDTH RIGHT

PANDE INE NUMHWEST-ERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), NORTH 84 DEGREES, 22 MINUTES, 50 SECONDS WEST A DISTANCE OF 116.00 FEET TO ACALCIII ATEN POINT PENALS

CALCULATED POINT BEING
THE SOUTHWEST CORNER
OF SAID PROPERTY ID
R7292 106 COMMON WITH
THE SOUTHEAST CORNER
OF PROPERTY ID R7292
105; THENCE LEAVING THE

OF TRUPENT ID N. 29 OF PROPERTY ID R. 29 OF PROPERT

THE NORTHWEST CORNER OF PROPERTY ID R7292 108 AND THE SOUTHWEST CORNER OF PROPERTY ID R7292 110; THENCE NORTH 20 DEGREES, 08 MINUTES, 17 SECONDS EAST A DISTRANCE OF 152.12 FEET TO AN IRON AXLE FOUND, BEING THE NORTHWEST CORNER OF PROPERTY ID R7292 110 COMMON WITH THE SOUTHWEST CORNER OF PROPERTY OF PROPERTY ID R7292 110 COMMON WITH THE SOUTHWEST CORNER OF PROPERTY ID R7292 111;

THE SOUTHWEST CORNER OF PARCEL R7292 111; THENCE SOUTH 72 DEGREES, 21 MINUTES, 26 SECONDS EAST A DISTANCE OF 210.28 FEET TO THE POINT AND PLACE OF BEGINNING: CONTAINING 84,143 SOUARE FEET (1.93 ACRES) MORE OR LESS. The properties are present-

The properties are present

ly zoned General Business/Town Center Over-

Business/Town Center Over-lay District (BG/TCO) in the City of Sugar Hill. The appli-cant is requesting to rezone to Medium Density Mixed Residential/Town Center Overlay District (R36/TCO) for 31 single-family attached homes.

homes.
The Sugar Hill City Council
will consider whether to re-

consider whether to rezone the property. The
Mayor and City Council has
authority to zone the property as requested or place
such other zoning classifica-

tion and conditions on the

property as they deem ap-propriate, constitutional, and in the best interest of the cit-

WAY

NOTICE NOTICE
The City of Buford Planning and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Alli, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue. Buford ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request at 155 West Moreno Street from C-2 to R-100 for Roger Kurth. 934_6782 934-67682 4/20,27,5/4,11,18,25,6/1,

NOTICE The City of Buford Planning and Zoning Board will meet on Tuesday, May 10, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission will meet on Monday, June 6, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, 2795 Georgia 30518 to consider a rezoning request at 4238 Thompson Mill Road from C-2 to R-100 for Tonya Woods, Thomas and Hutton. 934-67681

> PUBLIC HEARING CITY OF SUWANEE, GEORGIA

4/20,27,5/4,11,18,25,6/1,

The Public is hereby notified that on May 17th, 2022 at 6:30 p.m. at Suwanee City Hall, 330 Town Center Avenue, The Zoning Board of Appeals will hold a public hearing to consider the following variance requests:

lowing variance requests: V-2022-004- Owner/Applicant: Charlotte K. McLaugh-lin. The applicant requests a Inn. The applicant requests a variance from Section 501 A of the City of Suwanee Zoning Ordinance to allow for an accessory structure that exceeds 800 square feet in the R-100 zoning district. The site contains approximately 0.42 acre in Land Lot 236 of the 7th District and is location. the 7th District and is locat-

ed at 517 Main Street. V-2022-005- Owner/Applicant: Decatur ZS, LLC. The applicant requests a variance from Section 1611.4 and 1612.C.5.a of the City of Suwanee Zoning Ordinance to allow for a monument sign that exceeds 8 feet in height and includes an electronic display. The site contains approximately 0.99 acre in Land Lot 152 of the 7th District and is located at 2803 Lawrenceville. Sivuagae 2893 Lawrenceville-Suwanee Road.

The complete text of the proposed request will be on file at Suwanee City Hall and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. 934-67975 4/20,5/4, 2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEAR-TOWN CENTER OVERLAY DISTRICT - DESIGN REVIEW DRB-TCO 22-001 - Joshua B. & Jessica J. Mendoza, 985 Whitehead Road, containing 111 agrees taining 1.11 acres

PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for Town Center Overlay District Design Review Approval for the property known as Tax Parcel ID: 7-291-037 con-taining 1.11 acres, and locat-ed at 985 Whitehead Road, Sugar Hill, Georgia.

The property is currently zoned Low Density Single Family Residential District (RS-150) and Town Center Overlay District (TCO). Joshua B. and Jessica J. Mendoza are requesting to seek design review approval seek design review approval for construction of a new single-family detached home, with a 20 X 20 cot-tage house expansion, and new in-ground pool.

The Mayor and City Council has authority to grant the Design Review Approvals as requested, grant the proposed Design Review Approvals as supplemented by conditions of approval, deny the Design Review Approval

ZONING

izens of Sugar Hill. The public is invited to attend public hearings scheduled for Mon day April 18, 2022, at 7:00 p.m. for the Planning Commission and Monday May 9, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street Sugar Hill, Georgia. A copy of the proposed rezoning is available for review in the of-fice of the Planning and Development Department located at 5039 West Broad Suged at 5039 west broad ar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-64283 3/30,4/20,

2022 CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING RF70NING RZ-22-002

Notice is hereby given to Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia re-questing to rezone to Medi-um Density Mixed Residen-tial District (R36), for the property located at 995 and 1009 Old Cumming Road, 5311, 5323, 5331, and 5341 Nelson Brogdon Boulevard, also known as Tax Parcel ID's: R7306-121, R7306-220, R7306-263, R7306-279, R7306-038. R7306-037 R7306-038, R7306-037, R7306-036, and R7306-035 containing 10.0 acres +/- and more particularly described as follows:

AS SURVEYED LEGAL DE-SCRIPTION BOUNDARY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

FOLLOWS:
BEGINNING AT A POINT FORMED BY THE RIGHT OF WAY INTERSECTIONS OF THE WESTERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY OF GEORGIA STATE HIGHWAY 20, ALSO KNOWN AS NELSON BROGDON BOULEVARD, (FORMERLY KNOWM) AS CUMMING HIGHWAY) VARD, (FORMERLY KNOWN)
AS CUMMING HIGHWAY),
(VARIABLE RIGHT OF WAY);
THENCE PROCEED ALONG
SAID NORTHERLY RIGHT
OF WAY OF GEORGIA
STATE HIGHWAY 20, ALSO
KNOWN AS NELSON BROGDON BOULEVARD, (FOR-MERLY KNOWN AS CUM-MING HIGHWAY) (VARI-ABLE RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES: SOUTH 73°58'08" WEST, A

SOUTH 73°58'08' WEST, A
DISTANCE OF 122.80 FEET
TO A POINT;
SOUTH 06°30'06" EAST
FOR A DISTANCE OF 12.03
FEET TO A POINT;
NORTH 87°51'34" WEST ALONG THE NORTHWEST-ERN RIGHT OF WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN NORTH 87°51°34" WEST FOR A DISTANCE OF 123.97 FEET TO AN IRON PIN FOUND (IPF 1/2"RB); NORTH 88°05'08" WEST FOR A DISTANCE OF 100.90 FEET TO AN IRON PIN PLACED (1/2"RB W/ CAP); NORTH 88°05'08" WEST FOR A DISTANCE OF 190.91 FEET TO AN IRON PIN FEET TO AN IRON PIN FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP); NUKTHWESTERN RIGHT UP WAY OF EAST BROAD STREET (VARIABLE WIDTH RIGHT OF WAY), ALONG A CURVE TO THE RIGHT WITH AN UNDEFINED RA-DIUS PER PLAT BOOK E, PAGE 29, HAVING A CHORD BEARING OF SOUTH 64 DE-GEFES S MIMITES 23 NORTH 88°05'08" FOR A DISTANCE OF 198.16 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP); THENCE DEPART SAID NORTHERLY RIGHT OF IHENCE DEPART SAIL

NORTHERELY RIGHT OF

WAY OF GEORGIA STATE

HIGHWAY 20, ALSO

KNOWN AS NELSON BROG
DON BOULEVARD, (FORMERLY KNOWN AS CUMMING HIGHWAY) (VARI
ABLE RIGHT OF WAY) AND BEARING OF SOUTH 64 DE-GREES, 58 MINUTES, 23 SECONDS WEST AND DIS-TANCE OF 88.50 FEET TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ID R7292 109 COMMON WITH ABLE RIGHT OF WAY) AND PROCEED NORTH 09°05'34" WEST FOR A DISTANCE OF 456.48 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE NORTH 59° 49'49" EAST FOR A DISTANCE OF 499.08 FEET TO AN IRON PIN PLACED (1/2" RB W/ CAP) ON THE SOUTHWESTERLY RIGHT OF WAY OF OLD CUMMING IN THE STERN RIGHT OF INTERPRET (VARIABLE WIDTH RIGHT OF WAY), ALONG A
CURVE TO THE RIGHT
WITH AN UNDEFINED RADIUS PER PLAT BOOK E,
PAGE 29, HAVING A CHORD
BEARING OF SOUTH 85 DEGREES, 58 MINUTES, 08
SECONDS WEST AND DISTANGE OF 110.33 FEET TO
A CALCULATED POINT, BE
ING THE SOUTHWEST COR-

SOUTHWESTERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY); THENCE PROCEED ALONG SAID SOUTHWEST-ERLY RIGHT OF WAY OF OLD CUMMING ROAD (VARIABLE RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°01'39" EAST FOR A DISTANCE OF 157.37 FEET TO AN IRON PIN FUR A DISTANCE UT 157.37
FEET TO AN IRON PIN
PLACED (1/2' RB W/ CAP);
255.06 FEET ALONG THE
ARC OF A CURVE TO THE
LEFT, SAID CURVE HAVING
A RADIUS OF 4162.09 FEET
AND BEING SUBTENDED BY
A CHORD OF SOUTH 50°

A CHORD OF SOUTH 50° 45'52" EAST, 255.02 FEET

45.52° EAST, 255.02° FEET TO A POINT: SOUTH 39°43'23° WEST FOR A DISTANCE OF 20.55 FEET TO A POINT: SOUTH 53°55'31" EAST FOR A DISTANCE OF 12.73 FEET TO A POINT: 155.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND BEING SUBTEND DRY A CHORD OF SOUTH

FEET AND BEING SUBTEND-ED BY A CHORD OF SOUTH 26°01'45" EAST, 149.72 FEET TO A POINT; SOUTH 01°52'06" WEST FOR A DISTANCE OF 254.50 FEET TO THE POINT OF BE-

GINNING.
SAID TRACT OR PARCEL
CONTAINING 10.07603
ACRES, OR 438,912
SQUARE FEET 438,912

The properties are present-ly zoned Office Institutional/Low Density Single-Family Residential/Medium Density Single-Family Residential/Town

Center Overlay District (OI/RS-150/RS-100/TCO) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Resi-dential/Town Center Overlay District (R36/TCO) for 81 single-family attached

homes. The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the property as requested or place such other zoning classification and conditions on the tion and conditions on the property as they deem ap-propriate, constitutional, and in the best interest of the cit-izens of Sugar Hill. The pub-lic is invited to attend public hearings scheduled for Monday, April 18, 2022, at 7:00 p.m. for the Planning Commission and Monday May 9, mission and monay May 9, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed rezoning is available for review in the office of the Planning and Development Department locat. velopment Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934.64285 3/30.4/20 934-64285 3/30,4/20,

> CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-003

2022

Notice is hereby given to the Public that an application

has been filed with the City of Sugar Hill, Georgia re-questing to rezone to Medium Density Single Family Residential District (RS-Residential District (RS-100), for the property locat-ed at East Broad Street, ID known as Tax Parcel ID: R7292-196 containing 1.0 acres +/- and more particularly described as follows:

ZONING

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 292 OF THE 7TH LAND DISCTRICT, THE 7 IT LAND DISCHRICK GWINNETT COUNTY. CITY OF SUGAR HILL, GEORGIA, BEING 1.00 ACRE, MORE OR LESS, AS SHOWN ON THAT PLAT OF SURVEY EN-TITLED "SURVEY FOR JUDY G. GREASON", DATED JUNE
18, 1991, PREPARED BY
THOMAS WOOD AND ASSOCIATES, CERTIFIED BY
THOMAS WOOD, GEORGIA
REGISTERED LAND SURVEYOR NUMBER 1990, AND
RECORDED SEPTEMBER 25,
1991, IN PLAT BOOK 54,
PAGE 62A, GWINNETT
COUNTY, GEORGIA
RECORDS, SAID PLAT IS
INCORPORATED HEREIN BY GREASON", DATED JUNE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION. PARCEL ID: R7292 196

The property is presently zoned Light Manufacturing/Town Center Overlay District (LM/TCO) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Sin gle-Family Residential/Town Center Overlay District (RS-100/TCO) for the construc-tion of a single-family residential home.

The Sugar Hill City Council will consider whether to rezone the property. The Mayor and City Council has authority to zone the property as requested or place such other zoning classifica-tion and conditions on the property as they deem ap-propriate, constitutional, and in the best interest of the citin the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for Monday, April 18, 2022, at 7:00 p.m. for the Planning Commission and Monday May 9, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed rezoning is of the proposed rezoning is available for review in the of-fice of the Planning and De-velopment Department locat-ed at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m

> CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING RZ-22-004

934-65054 3/30,4/20,2022

Notice is hereby given to the Public that an application has been filed with the City of Sugar Hill, Georgia re-questing to rezone to Medium Density Single Family Residential District (RS-Residential District (RS-100), for the property locat-ed at East Broad Street, also known as Tax Parcel ID: R7292-123 containing 1.0 acres +/- and more particu-

larly described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 292 OF THE 7TH LAND DISCTRICT, THE 7TH LAND DISCIRICT, GWINNETT COUNTY, CITY OF SUGAR HILL, GEORGIA, BEING SHOWN AS TRACT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON THAT PLAT OF SURVEY FOR VIRGIL PEPPERS?, DATED OCTOBER 9, 2002, PREPARED BY CLEVELAND LAND SURVEYING, CERTIFIED BY ROBERT S. CIEVELAND GEORGIA S. CLEVELAND, GEORGIA REGISTERED LAND SUR-VEYOR NUMBER 2894, AND RECORDED NOVEMBER 13, 2002, IN PLAT BOOK 95,
PAGE 255, GWINNETT
COUNTY, GEORGIA
RECORDS, SAID PLAT IS
INCORPORATED HEREIN BY
REFERENCE AND MADE A
PART HEREOF FOR A MORE
COMPLETE DESCRIPTION

COMPLETE DESCRIPTION. PARCEL ID: R7292 123 The property is presently

The property is presently zoned Light Manufacturing/Town Center Overlay District (LM/TCO) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Single-Family Residential/Town Center Overlay District (RS-100/TCO) for the construction of a cinple family residential control of the construction of a cinple family residential. tion of a single-family residential home. The Sugar Hill City Council will consider whether to re-

will consider whether to re-zone the property. The Mayor and City Council has authority to zone the proper-ty as requested or place such other zoning classifica-tion and conditions on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for Montant Nation 18, 2022 day, April 18, 2022, at 7:00 p.m. for the Planning Commission and Monday May 9, 2022, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 15020 Mayor Reset Cites. 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed rezoning is available for review in the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-65057 3/30,4/20,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Pursuant to the Power of Sale contained in a Security Deed given by Sherry L. Hobbs and Sherry L. Hobbs as trustee of the Sherry L. Hobbs Revocable Trust to BANK OF AMERICA, N.A. dated 3/10/2018 and record-ed in Deed Book 55771 Page 686 Gwinnett County Geor-686 Gwinnett County, Geor-gia records; as last trans-ferred to or acquired by BANK OF AMERICA, N.A., BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$150,000.00, with interest at the rate specified thereign the property of the property of the security of the property of t will 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 Gwinnett County, Georgia (or such ther area of designated by other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 3, 2022 (being the first Tuesday of said month unless cald date falls on a Federal said date falls on a Federal said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 199, 7TH DISTRICT, GWINNETT

FORECLOSURE

COUNTY, GEORGIA, BEING LOT 10, BLOCK B, UNIT TWO, PARSON'S RIDGE, AS RECORDED IN PLAT BOOK PAGE 94, GWINNETT JNTY, GEORGIA, COLINTY RECORDS.

ALSO BEING THE SAME PREMISES CONVEYED TO SHERRY L. HOBBS, AS SHERRY L. HOBBS, AS TRUSTEE OF THE SHERRY TRUSTEE OF THE SHERRY
L. HOBBS REVOCABLE
TRUST, DATED NOVEMBER
5, 2009, FROM SHERRY L.
HOBBS, BY QUIT CLAIM
DEED DATED 11/5/2009,
AND RECORDED ON
11/06/2009 AT DOCUMENT
REFERENCE 49789/250 IN
GWINNETT COUNTY, GEORGIA.

PARCEL ID: R7199 063 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 attorneys fees (notice of in-tent to collect attorneys fees having been given).
Said property is commonly known as 3429 Parsons Ridge Ln, Duluth, GA 30097 together with all fixtures and personal property attached to and constituting a part of

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 party to the which the party to the children to the chil the subject property is (are): Kelly Anne Powell or tenant or tenants

Bank of America is the enti-ty or individual designated who shall have full authority negotiate, amend modify all terms of the mort-

gage.

Bank of America Home
Loan Assistance Dept. 7105
Corporate Drive Plano, TX
75024 (800) 669-6650 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold said property will be solved subject to: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-2022 tute a lien against the prop-erty whether due and erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary PURPOSE.

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 prohibitated under the LLS garkenst. ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus 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

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 immediate-

BANK OF AMERICA. N.A. BANK OF AMERICA, N.A. as agent and Attorney in Fact for Sherry L. Hobbs and Sherry L. Hobbs as trustee of the Sherry L. Hobbs Revocable Trust

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1016-5173A THIS LAW FIRM MAY BE

IHIS LAW HRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1016-51734 950-65502 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT
COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Power of Sale contained in a Security Deed given by Alina M Spring and Patrick M Spring to Bank of America, NA, dated December 22, 2006, recorded in Deed Book 47507, Page 783, Gwinnett County, Georgia Records, as last transferred to Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity not in its individual capacity but solely as owner trustee by assignment recorded in Deed Book 59552, Page 504, Gwinnett County, Geor-504, GWINNERT COUNTY, GEOF-gia Records, conveying the after-described property to secure a Note in the original principal amount of TWEN-TY THOUSAND AND 0/100 DOLLARS (\$20,000.00), 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 alter-native, within the legal hours

native, within the legal nours of sale on the first Tuesday in May, 2022, 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, fail-

ure 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 sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given)

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), 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 Secutivity Deed first set out above. Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, ord in its individual caracity. not in its individual capacity but solely as owner trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full au-

thority to negotiate, amend,

and modify all terms of the mortgage with the debtor is: Specialized Loan Servi LLC, 6200 S. Quebec Servicing Suite 300, Greenwood Vil CO 80111, 800-306-

FORECLOSURE

lage, 6059. To the best knowledge and belief of the undersigned, the party in possession of the property is Alina M Spring and Patrick M Spring or a tenant or tenants and said property is more com-

monly known as 2527 Al-bion Farm Way, Duluth, Georgia 30097. The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ad under the U.S. Baykunt. ed under the U.S. Bankrupt cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee but solely as owner trustee as Attorney in Fact for Alina M Spring and Patrick

M Spring McCalla Raymer Leibert Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076

www.foreclosurehotline.net

EXHIBIT A The following property; That tract or parcel of land lying and being in Land Lot (s) 244 of District 7, Gwin-nett County, Georgia, being Lot(s) 87, Village Albion Farm Subdivision, Unit 3, as per plat recorded in Gwin-Georgia nett County,

Records Being and intending to describe the same premises conveyed in a deed recorded 10/08/2003, in Book 35255, Page 1.

Known as: 2527 Albion

Known as: 2527 Albion Farm Way Parcel: 7-244-211 Subject to that certain se-curity deed from Patrick M Spring and Alina M Spring to Wells Fargo Home Mort-gage, Inc., dated September 30, 2003, and recorded in Deed Book 35255, Page 2, Gwinnett County. Georgia Gwinnett County, Georgia Records MB/ca 5/3/22

Our file no. 21-06039GA -950-65579 4/6 13 20 27

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT

Under and by virtue of the Power of Sale contained in a Security Deed given by Billy M Shivers to Mortgage Electronic Registration Systems Inc., as grantee, as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated June 27, 2013, recorded in Deed Book 52373, Page 56, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59726, Page 519, Gwinnett County, Georgia Records, conveying the after described pages to be served to see the second service of the second second service of the second second service of the second secon ter-described property to secure a Note in the original principal amount of TWO principal amount of TWC HUNDRED FORTY-ONE THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$241,800.00), 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 May, 2022, the following described property. scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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

as provided in the Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including 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 Secu-rity Deed first set out above.

Specialized Loan Servicing LLC is the holder of the Security Deed to the property in ac-cordance 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 Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood VI.

lage, CO 80111, 800-306-6059.
To the best knowledge and belief of the undersigned, the party in possession of the property is Billy M Shivers or a tenant or tenants and said property is more commonly known as 506 Daisy Nash Dr SW, Lilburn,

Georgia 30047.

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 firmation and audit of the status of the loan with the holder of the security deed Specialized Loan Servicing

as Attorney in Fact for Billy M Shivers McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

WWW.IOECOSCIETOTIME.RE EXHIBIT A ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SHADDW RIDGE SURDIVI-BEING LOT 3, BLOCK A, SHADOW RIDGE SUBDIVI-SION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 10, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-

property conveyed to Billy M. Shivers from Robert L.

TION. SAID PROPERTY BEING KNOWN AS 506 DAISY ING KNOWN AS 300 DAISH
NASH DRIVE ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA
Title to the above described