

TRADE NAME

Lawrenceville, GA 30046 and that the nature of the business to be carried on at such place is: Mortgage
 -S- ANJU KHURANA
 California Brokerage Cali-
 fornia Inc. 410 N Scottsdale
 Rd, Suite 1000, Tempe, AZ
 85281
 -S-
 NOTARY PUBLIC
 Filed in Office
 Clerk Superior Court
 Gwinnett County, GA
 22 APR 6
 933-68356 4/27,5/4,2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

MINUTE BOOK 22-T
 PAGE 00377
 Personally appeared the undersigned who on oath deposes and says that: TPH ZeroDown Brokerage Cali-
 fornia Inc. 410 N Scottsdale
 Rd, Suite 1000, Tempe, AZ
 85281
 is/are doing business in Gwinnett County, Georgia under the name of: **www.zerodown.com 279 W. Crogan Street, Lawrenceville, GA 30046** and that the nature of the business to be carried on at such address is: Mortgage
 Lakshminarasimhan Srinivasan Raghavan,
 Secretary
 Sworn to and Subscribed before me this 3rd day of March, 2022
 -S- MICHAEL SHAULIS
 Notary Public
 Filed in Office
 Clerk Superior Court
 Gwinnett County, GA
 22 APR 8
 933-68366 4/27,5/4,2022

ZONING

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 to consider a rezoning request from C-2 to RM-6 with a special use permit to allow townhomes at 1575 Lanier Islands Parkway in Truce A, Rippen.
 934-67684
 4/20/27,5/4,11,18,25,6/1, 2022

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 to consider a rezoning request from C-2 to RM-6 with a special use permit to allow townhomes at 1575 Lanier Islands Parkway in Truce A, Rippen.
 934-67684
 4/20/27,5/4,11,18,25,6/1, 2022

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 934-67684
 4/20/27,5/4,11,18,25,6/1, 2022

NOTICE

The City of Buford Planning and Zoning Board will meet on **Monday, May 16, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from C-2 to RM-6 with a special use permit to allow townhomes at 1575 Lanier Islands Parkway in Truce A, Rippen.
 934-68991 4/27,5/4,11, 2022

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is

ZONING

more particularly described in Exhibit "A" attached hereto.
 The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on **Tuesday, May 17, 2022, at 7:00 pm**, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

EXHIBIT "A" OWNER: William Pettie and Chantell Pettie CURRENTLY ZONED: M-1 PROPOSED ZONING: R-100 ADDRESS : 2584 South Waterworks Rd

Land Lot 301 of 7th District of Gwinnett County Georgia, beginning at the iron pin corner on the northwesterly right of way line of Waterworks Rd on the original and recorded Land Lots 301 and 327 and running in a south-westerly direction along right of way line of Waterworks Rd 370.5 ft to an iron pin on the corner fence in a north-westerly direction along property now or formerly of E.E. Robinson 125 ft more or less to a point on the original line between Land Lots 301 and 327, thence north 59 degrees 28 minutes east along said original line 390 feet more or less situated on the above property is a frame dwelling house with a garage and a storage building.
 934-68994
 4/27,5/4,11,18,25,2022

NOTICE OF PUBLIC HEARING REZONING RZ-22-005

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 467 Buford Highway, also known as Tax Parcel ID: R7-255-013 containing 4.753 acres +/- and more particularly described as follows:
 All that tract or parcel of land lying in Land Lot 255 of the 7th District Gwinnett County, Georgia, and being more particularly as follows:
 Commencing at a point at the intersection of the Southeastery right of way of Buford Highway (having a publicly dedicated 80 foot right of way), and the North Easterly right of way of Westbrook Road (having a publicly dedicated 80 foot right of way), thence leaving said right of way of Westbrook road and continuing along said right of way of Buford Highway North 55 degrees 15 minutes 45 seconds East a distance 39 312.96 feet to a 5/8 inch rebar found, said 5/8 inch rebar being the TRUE POINT OF BEGINNING.
 Thence continuing along said right of Buford Highway North 56 degrees 58 minutes 00 seconds East a distance of 549.08 feet to a point in the centerline of a public road, thence leaving said right of way of Buford Highway and continuing along said centerline of creek the following chords and distances: South 37 degrees 38 minutes 25 seconds East a distance of 14.72 feet to a point; South 20 degrees 37 minutes 50 seconds East a distance of 20.35 feet to a point; South 42 degrees 48 minutes 29 seconds East a distance of 55.82 feet to a point; South 02 degrees 37 minutes 28 seconds West a distance of 12.19 feet to a point; South 34 degrees 56 minutes 44 seconds East a distance of 99.00 feet to a point; South 00 degrees 21 minutes 05 seconds East a distance of 24.16 feet to a point; South 14 degrees 39 minutes 59 seconds East a distance of 108.68 feet to a point; South 22 degrees 56 minutes 14 seconds East a distance of 70.80 feet to a point; South 66 degrees 01 minutes 35 seconds East a distance of 54.24 feet to a point; South 18 degrees 57 minutes 03 seconds East a distance of 5.85 feet to a point; Thence leaving said centerline of creek South 46 degrees 34 minutes 50 seconds West a distance of 387.70 feet to a 1/2 inch rebar found; Thence North 24 degrees 26 minutes 42 seconds West a distance of 10.71 feet to a 1/2 inch rebar found; Thence North 25 degrees 26 minutes 42 seconds West a distance of 10.71 feet to a 1/2 inch rebar found; Thence North 57 degrees 27 minutes 37 seconds West a distance of 166.57 feet to a 1/2 inch rebar found; Thence North 36 degrees 47 minutes 24 seconds West a distance of 203.49 feet to a 5/8 inch rebar found in the West easement right of way of Buford Highway, said 5/8 inch rebar being the TRUE POINT OF BEGINNING.
 Said tract of land contains 4.753 acres (207,047 square feet).
 The properties are presently zoned Highway Service Business District (HSB) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Mixed Residential District (R36) for 37 single-family attached homes.
 The Sugar Hill City 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 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 **Monday, May 16, 2022, at 7:00 p.m.** for the Planning Commission and **Monday, June 13, 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 De-

ZONING

velopment Department located at 5039 West Broad Street Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.
 934-68993 4/27,5/25,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 recorded in Deed Book 55771 Page 686 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to the holder of the original principal amount of \$150,000.00, with interest at the rate specified therein, there will be sold by the undersigned at the public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such 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 said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 09, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK B, UNIT TWO, PARSON'S RIDGE, AS RECORDED IN PLAT BOOK 34, PAGE 94, GWINNETT COUNTY, GEORGIA, RECORDS.
 ALSO BEING THE SAME PREMISES CONVEYED TO HOBBS AS 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 RECORDS.
 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 attorney's fees (notice of intent 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 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): Kelly Anne Powell or tenant.
 Bank of America is the entity that has full authority to negotiate, amend and modify all terms of the mortgage.
 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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property 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 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.
 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 Pte, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637
 1016-5173A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5173A
 950-65502 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, 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 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 property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE 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:
 SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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).
 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 Security Deed first set out above.
 Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
 To the best knowledge and

FORECLOSURE

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 to secure a Note in the original principal amount of THIRTY-ONE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$31,700.00), 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:
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 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's fees (notice of intent to collect attorney's fees 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 Security Deed first set out above.
 Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee as provided in the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
 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 commonly known as **2527 Albion Farm Way, Duluth, Georgia 30097**.
 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.
 Legacy Mortgage Asset Trust 2019-SL2, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee as 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's fees (notice of intent 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 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): Kelly Anne Powell or tenant.
 Bank of America is the entity that has full authority to negotiate, amend and modify all terms of the mortgage.
 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 subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property 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 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.
 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 Pte, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637
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 950-65502 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 Under and by virtue of the Power of Sale contained in a Security Deed given by Esther Lynne Christie to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated May 24, 2011, recorded in Deed Book 50704, Page 549, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 57571, Page 209, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FORTY-SIX THOUSAND NINETY-NINE AND 0/100 DOLLARS (\$146,099.00), 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:
 SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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).
 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 Security Deed first set out above.
 MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4066.
 To the best knowledge and belief of the undersigned, the party in possession of the property is Esther Lynne Christie or a tenant or tenants and said property is more commonly known as **3894 Sagebrush Lane, Snellville, Georgia 30039**.
 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.
 MidFirst Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4066.
 To the best knowledge and

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

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 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 property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE 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:
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 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 Security Deed first set out above.
 Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
 To the best knowledge and

EXHIBIT A

The following property; That tract or parcel of land lying and being in Land Lot (s) 244 of District 7, Gwinnett County, Georgia, being Lot(s) 87, Village Albion Farm Subdivision, Unit 3, as per plat recorded in Gwinnett County, Georgia Records.
 Being and intending to describe the same premises conveyed in a deed recorded on 10/08/2003, in Book 35255, Page 1.
 Known as: 2527 Albion Farm Way
 Parcel: 7-244-211
 Subject to that certain security deed from Patrick M Spring and Alina M Spring to Wells Fargo Home Mortgage, Inc., dated September 30, 2009, and recorded in Deed Book 35255, Page 2, Gwinnett County, Georgia Records.
 MR/ca 5/3/22
 Our file no. 21-060396GA - FT7
 950-65579 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, 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 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 property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE 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:
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 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 Security Deed first set out above.
 Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
 To the best knowledge and

NOTICE OF SALE UNDER POWER, 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 Security Deed given by Alina M Spring and Patrick M Spring to Bank of America, N.A., dated December 22, 2006, recorded in Deed Book 47507, Page 783, Gwinnett County, Georgia Records, as last transferred to Specialized Loan Servicing LLC by assignment recorded in Deed Book 59552, Page 504, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWENTY 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 alternative, within the legal hours of sale on the first Tuesday in May, 2022, the following described property:
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 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 Security Deed first set out above.
 Specialized Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.
 To the best knowledge and

NOTICE OF SALE UNDER POWER, 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 Security Deed given by Adrienne Reynolds to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 31, 2006, recorded in Deed Book 47221, Page 212, Gwinnett County, Georgia Records, as last transferred

FORECLOSURE

to Windstream Capital LLC by assignment recorded in Deed Book 57571, Page 622, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-ONE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$31,700.00), 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:
 SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the 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).
 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 Security Deed first set out above.
 Windstream Capital LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
 The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Windstream Capital LLC, 15000 Old Alabama Road, Roswell, GA 30076
 www.foreclosurehotline.net EXHIBIT A
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK A, SHADOW RIDGE SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 10, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 506 DAISY NASH DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEORGIA.
 Title to the above described property conveyed to Billy M. Shivers from Robert Burson by Warranty Deed dated and recorded April 16, 2007 in Book 47783 Page 147 or Instrument No. 56389.
 MR/ca 5/3/22
 Our file no. 22-061976GA - FT7
 950-65402 4/6 13 20 27 2022

NOTICE OF SALE UNDER POWER, 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 Security Deed given by Esther Lynne Christie to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fidelity Bank d/b/a Fidelity Bank Mortgage, its successors and assigns, dated May 24, 2011, recorded in Deed Book 50704, Page 549, Gwinnett County, Georgia Records, as last transferred to MidFirst Bank by assignment recorded in Deed Book 57571, Page 209, Gwinnett