

FORECLOSURE

covenants, and matters of record superior to the Security Deed first set out above. Smart Venture Capital, LLC is the holder of the Note and 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: Smart Venture Capital, LLC, 1508 Ridgewood Ln, Lilburn, GA 30078. Smartventurecapital-llc@yahoo.com. 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 status of the loan with the holder of the security deed. Smart Venture Capital, LLC, as Attorney in Fact for Jayram Kumar Yaduvanshi.

EXHIBIT A: ALL THAT TRACT OR PARCEL OF AND LYING AND BEING IN THE LAND LOT 84 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK A, UNIT TWO, WHITEHAWK, AS PER PLAT RECORDED IN PLAT BOOK 56, PAGE 105, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART OF BY REFERENCE. THIS PROPERTY IS ALSO KNOWN AS 1070 WHITEHAWK TRAIL, LAWRENCEVILLE, GEORGIA, GWINNETT COUNTY, PARCEL ID R7084 241 950-78376 8/10,17,24,31,2022

NOTICE OF FORECLOSURE SALE UNDER POWER, GWINNETT COUNTY, GEORGIA

Under and by virtue of the Power of Sale contained in a Security Deed given by Imran Zulfiqar Yusuf to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC, dated May 15, 2019, and recorded in Deed Book 56607, Page 00145, Gwinnett County, Georgia Records, as last transferred to Nations Direct Mortgage, LLC by assignment recorded on July 22, 2022 in Book 60098 Page 00665 in the Office of the Clerk of Superior Court of Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty Thousand Seven Hundred Forty-Three and 0/100 dollars (\$230,743.00), 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, within the legal hours of sale on September 6, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 109 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING LOT 26, BLOCK A, UNIT 2 OF SUGARLOAF MANOR SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 207 REVISED AT PLAT BOOK 107, PAGE 282, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. BEING IMPROVED PROPERTY KNOWN AS 3357 DRAYTON MANOR RUN, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA Parcel Number: R5109 501. 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 Security Deed and by law, including attorney's fees (notice of intent to collect attorney's 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: Nations Direct Mortgage, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept, or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure. 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. To the best knowledge and belief of the undersigned, the party in possession of the property is Imran Zulfiqar Yusuf or tenant(s); and said property is more commonly known as 3357 Drayton Manor Run, Lawrenceville, GA 30046. 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. Nations Direct Mortgage, LLC as Attorney in Fact for Imran Zulfiqar Yusuf, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 22-10545 950-78058 8/10,17,24,31,2022

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GCPS to hire more than 30 teachers

By KEITH FARNER
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SUWANEE — A spike in enrollment has caused Gwinnett County Public Schools to hang the help wanted sign. After the post-Labor Day enrollment count was 1.22 percent over district projections, district officials said on Thursday that they would hire 35 to 40 new teaching

positions available immediately. Frances Davis, chief of human resources, told the Gwinnett County Board of Education members that the district has made 976 new teacher hires, 453 rehires and 86 rehired retirees for the new school year. The current enrollment stands at 168,696. The largest schools in the county are Mill Creek High

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(3,721 students), Hull Middle (2,290 students) and Nesbit Elementary (1,948 students). "We don't make adjustments in staff until we have all of these counts completed," Davis said. There are 10 current vacancies; three each at the

elementary and middle school levels, and four at the high school levels. Davis also said the district no longer has the option of Cigna or United Healthcare for a health care coverage provider, and would instead use Blue Cross Blue Shield of Georgia. Employees would no longer have an HMO, but be under a health reimbursement arrangement, Davis said.

BCBS offers three levels of coverage, bronze, silver and gold, Davis said. The bronze would decrease the premium based on current coverage, the silver could increase or decrease and the gold would increase across the board. "We're paying for more, and probably getting somewhat less," Davis said.

See GCPS, Page 2A.

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