

ZONING

greens 37 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said land lot North 62 degrees 56 minutes 39 seconds West, a distance of 249.00 feet to a point; THENCE North 09 degrees 53 minutes 41 seconds East, a distance of 663.28 feet to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE leaving said right-of-way line along a curve to the right having an arc length of 249.71 feet and a radius of 1,085.92 feet; being subtended by a chord bearing South 60 degrees 11 minutes 12 seconds East, a distance of 249.16 feet to a point; THENCE leaving said right-of-way line South 15 degrees 54 minutes 35 seconds East, a distance of 329.74 feet to a point; THENCE South 03 degrees 10 minutes 07 seconds West, a distance of 326.21 feet to an aforementioned 1-inch open-top pipe found, said pipe being the POINT OF BEGINNING.

Said tract or parcel of land contains 3.316 acres, or less.

OWNER: XIU YING YE
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2730 GRAVEL SPRINGS ROAD

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 142; 7th District; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 137 and 142 North 60 degrees 11 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found; THENCE leaving said land lot line North 03 degrees 10 minutes 07 seconds East, a distance of 326.21 feet to a point, said point being the POINT OF BEGINNING. THENCE North 15 degrees 54 minutes 35 seconds East, a distance of 329.74 feet to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line along a curve to the right having an arc length of 135.85 feet and a radius of 1,085.92 feet; being subtended by a chord bearing South 50 degrees 00 minutes 53 seconds East, a distance of 135.76 feet to a point; THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 106.90 feet to a point; THENCE leaving said right-of-way line South 07 degrees 10 minutes 07 minutes 20 seconds West, a distance of 313.55 feet to an aforementioned point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.842 acres, or 36,692 square-feet, more or less.

OWNER: MARGARET R. KIRKPATRICK
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2781 GRAVEL SPRINGS ROAD

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 137 and 142; 7th District; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 137 and 142 North 60 degrees 11 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said land lot North 03 degrees 10 minutes 07 seconds East, a distance of 326.21 feet to a point; THENCE North 60 degrees 07 minutes 20 seconds East, a distance of 313.55 feet to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line along a curve to the right having an arc length of 135.85 feet and a radius of 1,085.92 feet; being subtended by a chord bearing South 50 degrees 00 minutes 53 seconds East, a distance of 135.76 feet to a point; THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 106.90 feet to a point; THENCE leaving said right-of-way line South 07 degrees 10 minutes 07 minutes 20 seconds West, a distance of 313.55 feet to an aforementioned point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.842 acres, or 36,692 square-feet, more or less.

OWNER: ESTATE OF ERNIE MAE MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2634 GRAVEL SPRINGS ROAD

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 137 and 142; 7th District; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 136 and 137 South 03 degrees 10 minutes 19 seconds East, a distance of 801.40 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said lot line North 59 degrees 48 minutes 41 seconds East, a distance of 616.40 feet to a 1 inch rod found; THENCE North 29 degrees 36 minutes 23 seconds West, a distance of 837.24 feet to a point; THENCE North 60 degrees 11 minutes 12 seconds East, a distance of 229.23 to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE leaving said right-of-way line South 46

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degrees 25 minutes 50 seconds East, a distance of 302.48 feet to a point; THENCE along said right-of-way line South 45 degrees 17 minutes 05 seconds East, a distance of 100.02 to a point; THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 73.03 feet to a point; THENCE along said right-of-way line South 49 degrees 01 minutes 06 seconds East, a distance of 41.12 feet to a point; THENCE leaving said right-of-way line South 45 degrees 51 minutes 39 seconds West, a distance of 164.19 feet to a point; THENCE South 43 degrees 59 minutes 02 seconds East, a distance of 210.00 feet to a point; THENCE North 45 degrees 51 minutes 45 seconds East, a distance of 130.00 feet to a right-of-way monument found; the southern right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line South 49 degrees 01 minutes 32 seconds East, a distance of 99.00 feet to a point; THENCE South 32 degrees 44 minutes 13 seconds East, a distance of 55.11 feet to a point; THENCE South 07 degrees 33 minutes 45 seconds West, a distance of 71.03 feet to a point on the northwesterly right-of-way line for the state highway (right-of-way varies); THENCE along said right-of-way line South 66 degrees 48 minutes 38 seconds West, a distance of 84.64 feet to a point; THENCE along said right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way monument found; THENCE along said right-of-way line South 64 degrees 18 minutes 58 seconds West, a distance of 483.64 feet to a point; THENCE along said right-of-way line South 87 degrees 48 minutes 36 seconds West, a distance of 170.57 feet to a point; THENCE along said right-of-way line South 66 degrees 34 minutes 37 seconds West, a distance of 172.00 feet to a point; THENCE along the aforementioned land lot line common to Land Lots 136 and 137; Thence leaving said right-of-way line along said land lot line North 29 degrees 36 minutes 23 seconds West, a distance of 127.08 feet to an aforementioned 3/4-inch open-top pipe found, said pipe being the POINT OF BEGINNING.

Said tract or parcel of land contains 11.813 acres, or 514,755 square-feet, more or less.

OWNER: BRENDA CHERYL MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2648 GRAVEL SPRINGS ROAD

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 137; 7th District; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 137 and 142 North 60 degrees 11 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said land lot line North 03 degrees 10 minutes 07 seconds East, a distance of 326.21 feet to a point, said point being the POINT OF BEGINNING. THENCE North 15 degrees 54 minutes 35 seconds East, a distance of 329.74 feet to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line along a curve to the right having an arc length of 135.85 feet and a radius of 1,085.92 feet; being subtended by a chord bearing South 50 degrees 00 minutes 53 seconds East, a distance of 135.76 feet to a point; THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 106.90 feet to a point; THENCE leaving said right-of-way line South 07 degrees 10 minutes 07 minutes 20 seconds West, a distance of 313.55 feet to an aforementioned point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.842 acres, or 36,692 square-feet, more or less.

OWNER: BRENDA CHERYL MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2648 GRAVEL SPRINGS ROAD

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Said tract or parcel of land contains 0.842 acres, or 36,692 square-feet, more or less.

OWNER: BRENDA CHERYL MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2634 GRAVEL SPRINGS ROAD

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 137 and 142; 7th District; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 136 and 137 South 03 degrees 10 minutes 19 seconds East, a distance of 801.40 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said lot line North 59 degrees 48 minutes 41 seconds East, a distance of 616.40 feet to a 1 inch rod found; THENCE North 29 degrees 36 minutes 23 seconds West, a distance of 837.24 feet to a point; THENCE North 60 degrees 11 minutes 12 seconds East, a distance of 229.23 to a point on the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE leaving said right-of-way line South 46

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re zoning request from RA-200 to M-1 at 2826 Gravel Springs Road for IDI Logistics. 934-60995 2/16,23,32,9,16,23,30,2022

The City of Buford Planning and Zoning Board will meet on **Tuesday, March 8, 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, April 11, 2022 at 7:00 p.m.** at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 2826 Gravel Springs Road for IDI Logistics. 934-60996 2/16,23,32,9,16,23,30,2022

CITY OF SNELVILLE PUBLIC HEARING

Notice is hereby given to the general public that the City of Snellville has received an application for Variance (Case #BDA 22-02) from Amanda Kathleen Wandrud (applicant) and Heping Ma, House and Land Dealer, Inc. (property owner) requesting variances from Sec. 206-4.1.H. of Article 6 Chapter 200 of the Unified Development Ordinance for the City of Snellville, Georgia.

More specifically variance from the use standards and required building setbacks for a Place of Worship to: a) reduce the 50 foot front building setback to 25.8 feet; reduce the 40 foot rear building setback to 11 feet; and reduce the 20 foot side (interior) building setback to 7.5 feet.

To allow Place of Worship use of the existing 15,961 sq. ft. single-story office building on the 1.265+ acre property, zoned C1 (Civic Institutional) District, 3005 Lenora Church Road, Building A, Snellville, Georgia (Tax Parcel 5029 294).

A public hearing by the Snellville Board of Appeals, as provided by law, will be held at a Regular Meeting on **Tuesday, March 8, 2022 at 7:30 p.m.** in the Council Chambers, Snellville City Hall, 2342 Oak Road, Snellville, Georgia to consider said application and recommendation by the Planning Department and conduct a public hearing.

For inquiries call 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information can also be found on the City's website at www.snellville.org. 934-61139 2/16, 2022

FORECLOSURE

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 Janice Bowen a/k/a Janice R Bowen to First Financial Mortgage Corporation, dated October 22, 2002, recorded in Deed Book 29566, Page 60, Gwinnett County, Georgia, and being more particularly described as follows: THENCE along the land lot line common to Land Lots 137 and 142 North 60 degrees 11 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found; SAID PIPE BEING THE POINT OF BEGINNING. THENCE leaving said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 106.90 feet to a point; THENCE leaving said right-of-way line South 07 degrees 10 minutes 07 minutes 20 seconds West, a distance of 313.55 feet to an aforementioned point, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.842 acres, or 36,692 square-feet, more or less.

OWNER: BRENDA CHERYL MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1 2634 GRAVEL SPRINGS ROAD

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FORECLOSURE

which plat is by reference incorporated herein and made a part hereof.

MR/meh 3/1/22
Our file no. 20-03647GA - FTT
950-60041 2/2 9 16 23 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 Chase Hunter Johnson and Astra G Graham to Wachovia Bank, National Association, recorded in Deed Book 5814, Page 256, Gwinnett County, Georgia, Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 55525, Page 67, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED THOUSAND FOUR HUNDRED TWELVE AND 32/100 DOLLARS (\$109,412.32), 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, the after-described property to secure 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 intent to collect attorneys 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 encumbrances, zoning ordinances, covenants, and matters of record superior to the Security Deed first set out above.

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA 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: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

To the best knowledge and belief of the undersigned, the party in possession of the after-described property is Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter Johnson or a tenant or tenants and said property is more commonly known as **715 Harvard Dr NW, 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 status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA 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: Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter Johnson or a tenant or tenants and said property is more commonly known as **715 Harvard Dr NW, 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 status of the loan with the holder of the security deed.

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The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter Johnson or a tenant or tenants and said property is more commonly known as **715 Harvard Dr NW, Lilburn, Georgia 30047**.

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The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter Johnson or a tenant or tenants and said property is more commonly known as **715 Harvard Dr NW, 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 status of the loan with the holder of the security deed.

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

FORECLOSURE

any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Robert Webb, Trustee of the Trust of CitiMortgage, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

CitiMortgage, Inc. Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com 1-800-223-6527

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 assessments, liens, encumbrances, zoning ordinances, 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 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 with the holder of the Security Deed. Pursuant to O.C.G.A. 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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 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 with the holder of the Security Deed. Pursuant to O.C.G.A. 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