### TRADE NAME

of: TRADENAME: Zion Last Mile Delivery 2187 Carlysle Creek Dr. Lawrenceville, GA 30044 and that the na ture of the business to be carried on at such address is: Delivery
-s- Zion Fluellen
Sworn to and Subscribed

before me this 26 day of January, 2022
-s-Erin M. Kotowski
Deputy Clerk
Filed in Office Clerk Superior Court Gwinnett County, GA 22 JAN 26 933-61603 2/16,23, 2022

### ZONING

The City of Buford Planning and Zoning Board will meet on Tuesday, February 22, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Com-mission will meet on Mon-day, March 7, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Bu-2799 Sawniee Avenue, Burderd, Georgia 30518 to consider a special use permit for the property located on South Lee Street, being parcel 7-268-183, containing 4.126 acres for BGAPW. LLC. The special use permit requested is to allow condo-minium units within an in-dustrial development. 934-60738 2/2.9.16.23.3/2. 2022

The Buford City Commis-sion will hold a public hearing on Monday, March 7, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a zoning modification on Elliott Street and Scuth Street parcel 7, 2049 South Street, parcel 7-294B-007, from zoning conditions 007, from zoning conditions of #Z-21-10 approved by City Commission on June 7, 2021. The applicant is Handsel Morgan Village 2021, LP % Paces Foundation. The zoning modification is to modify condition #10 to allow a 30 utility/access easement instead of 40 along Elliott Street. 934-61946 2/16,23,3/2,2022 2/16,23,3/2,2022

### NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND

Springs Road (right-of-way varies); THENCE along said right-of-way line South 46 degrees 25 minutes 50 seconds East, a distance of 149.64 feet to a point; THENCE leaving said right-of-way line South 53 de-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 of-way line South 53 de-grees 23 minutes 05 sec-onds West, a distance of 194,89 feet to a point; THENCE South 30 degrees 16 minutes 17 seconds East, a distance of 98,99 feet to a point; THENCE South 20 deapplications of certain landowners, more fully set forth on Exhibit "A", to ana distance of 98.99 feet to a point; THENCE South 29 degrees 36 minutes 23 seconds East, a distance of 837.24 feet to a 1-inch opentop pipe found; THENCE South 59 degrees 42 minutes 42 seconds West, a distance of 412.03 feet to a linch solid-rod found; THENCE North 24 degrees 44 minutes 19 seconds West, a distance of 835.30 feet to a fixed property of the seconds west, a distance of 835.30 feet to a na forementioned nex 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 more particularly described in Exhibit "A" attached herefeet to an aforementioned open-top pipe found, said pipe being the POINT OF BE-GINNING.

The City of Buford Planning Commission will hold a pub-lic hearing and make recommendation on such application for annexation and rezoning on Tuesday, March 8, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Hwy, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, April 11, 2022 at 7:00 p.m., Buford City Arena, 2795 Sawnee Av-enue, Buford, Gwinnett County, Georgia 30518. Please note that this is a regular monthly City Com-mission meeting.

This 2nd day of February, CHANDLER, BRITT & JAY, City Attorneys

EXHIBIT "A"

### OWNER: WYLENE MOSLEY CURRENTLY ZONED: RA-PROPOSED ZONING: M-1

Lots 136, 137, 142, and 143. THENOE along the land lot line common to Land Lots 136 and 137 South 30 degrees 06 minutes 19 seconds East, a distance of 801.40 feet to a 3/4 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 59 degrees 42 minutes 42 seconds East, a distance of 616.40 feet to a 1 inch rod found; THENCE North 59 degrees 42 minutes 42 seconds East, a distance of 616.40 feet to 4 minutes 42 seconds East, a distance of 616.40 feet to 4 minutes 42 seconds East, a distance 42 minutes 42 seconds East, a distance 42 minutes 42 seconds East, a distance 44 minutes 42 seconds East, a distance 44 minutes 44 seconds East, a distance 44 minutes 44 seconds East, a distance 44 minutes 44 seconds East, a distance 45 distance 2754 GRAVEL SPRINGS grees 42 minutes 42 sec-onds East, a distance of 412.03 feet to a 1 inch rod found; THENCE North 29 de-ALL THAT TRACT OR PAR-CEL of land lying and being in Land Lot 142; 7th District; grees 36 minutes 23 seconds West, a distance of 837.24 feet to a point; THENCE North 60 degrees 16 minutes 28 seconds East, a distance of 229.23 to a centre of the continuous and the continuous that could be second to the continuous accordance of 229.23 to a centre of the continuous accordance of 229.23 to the continuous accorda 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 depoint on the southwesterly point of the southwestery right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line South 46 degrees 25 minutes 50 secright-of-way line South 46 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 South 43 degrees 59 minutes 02 seconds East, a distance of 210.00 feet to a point; THENCE North 45 degrees 51 minutes 45 secgrees 37 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-top pipe found, said pipe be-ing the POINT OF BEGIN-NING. THENCE leaving said land lot line North 62 degrees 56 minutes 19 secgrees 56 minutes 19 sec-onds 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 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 along said right-of-way line along a curve to the right having an arc length of 249.71 feet and a radius of 1.085.07 feet he a radius of 1,085.92 feet; bea 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 point; IHENUE NOTIN 45 degrees 51 minutes 45 seconds East, a distance of 134.00 feet to a right-of-way monument found on the southern right-of-way line for Gravel Springs Road (right-of-way varies); THENUE along said right-ofpoint; THENCE leaving sand right-of-way line South 15 degrees 54 minutes 35 sec-onds West, a distance of 329.74 feet to a point; THENCE South 03 degrees 10 minutes 07 seconds right-of-way varies);
THENCE along said right-of-way South 49 degrees 03 minutes 52 seconds East, a distance of 65.26 feet to a 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 ontains 3.316 acres. or contains 3.316 acres, or 144, 428 square-feet, more right-of-way monument; THENCE along said right-of-way line South 43 degrees 58 minutes 42 seconds East, a distance of 99.00 feet to a point; THENCE South 32 de-

grees 44 minutes 13 sec-

onds 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 north-

reet to a point on the north-westerly right-of-way line for Interstate Highway 85 (right-of-way varies); THENCE along said right-of-way South 55 degrees 33 min-utes 08 seconds West, a dis-tance of 218.64 feet to a point; THENCE along said right-of-way line South 51 degrees 43 minutes 04 sec-onds West, a distance of 242.60 feet to a point; THENCE along said right-or-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

onds West, a distance of

## OWNER: XIU YING YE CURRENTLY ZONED: RA-

PROPOSED ZONING: M-1 2730 GRAVEL SPRINGS ROAD

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 THENCE along the land lot line common to Land Lots 137 and 142 North 60 degrees 37 minutes 34 sec-onds 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 min-

### ZONING

OWNER: MARGARET R. KIRKPATRICK CURRENTLY ZONED: RA-

PROPOSED ZONING: M-1 2781 GRAVEL SPRINGS ROAD

165.51 feet to a right-of-way monument found; THENCE along said right-of-way line South 54 degrees 41 min-utes 18 seconds West, 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. tance of 483.64 feet to a point; THENCE along said right-of-way South 87 de-grees 48 minutes 36 seca distance of 329./4 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 as curve to the right having an arc length of 135.85 feet and a radius of 1,085.92 feet; beginn subtended by a chord onds 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 97.43 feet to a point or the force. a radius of 1,003-92 feet, being subtended by a chord
bearing South 50 degrees 00
minutes 53 seconds East, a
distance 135.76 feet to a
point; THENCE along said
right-of-way line South 46
degrees 25 minutes 50 secpoints East a distance of feet to a point on the afore-mentioned land lot line common to Land Lots 136 and 137; Thence leaving said right-of-way lone along said land lot line North 29 degrees 23 minutes 30 sec-onds West, a distance of 127.08 feet to an aforemen-tioned ¾-inch open-top pipe found, said pipe being the POINT OF BEGINNING. degrees 25 Immiles 50 Sec-onds East, a distance of 106.90 feet to a point; THENCE leaving said right-of-way South 60 degrees 07 minutes 20 seconds West, a distance of 313.54 feet to an Said tract or parcel of land contains 11.813 acres, or 514,575 square-feet, more 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

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

ZONING

ROAD. ALL THAT TRACT OR PAR-CEL 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 BE-

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 fol-GINNING, COMMENCE on a rock found at the land lot corner common to Land Lots 136, 137, 142, and 143. TO FIND THE POINT OF BE-Lots 136, 137, 142, and 143. THENCE along the land lot line common to Land Lots 137 and 142 North 60 de-grees 37 minutes 34 sec-onds East, a distance of 1,268.79 feet to a point on the southwesterly right-of-tery lips for Crayle Springs GINNING, 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 37 minutes 34 seconds. the southwesterly right-of-way line for Gravel Springs Road (right-of-way varies); THENCE along said right-of-way line, in a southeasterly grees 37 minutes 34 seconds East, a distance of 694.58 feet to a 1 inch open-694,58 feet to a 1 inch opentop pipe found, said pipe being the POINT OF BEGINNING. THENCE leaving said
and lot line 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 313,53 feet to a
point on the southwesterly
right-of-way line for Gravel
Springs Road (right-of-way way line, III a Southeasterly direction, a distance of 503.36 feet to a point, said point being the POINT OF BEGINNING. THENCE continuing along said right-of-way line South 23 degrees 39 minutes 59 seconds East, a distance of 00.95 feet to a a distance of 90.95 feet to a a distance of 190.95 feet to a point; THENCE along said right-of-way line South 44 degrees 37 minutes 19 seconds East, a distance of 124.80 feet to right-of-way monument found; THENCE to a south of the second sec monument found; IHENCE leaving said right-of-way line South 45 degrees 51 minutes 45 seconds West, a distance of 134.00 feet to a point; THENCE North 43 degrees 59 minutes 02 secgrees 39 millues 02 sec-onds West, a distance of 210.00 feet to a point; THENCE North 45 degrees 51 minutes 39 seconds East, a distance of 164.19 feet to

an aforementioned point, said point being the POINT OF BEGINNING.
Said tract or parcel of land contains 0.672 acres, or 29,281 square-feet, more or

934-61145 2/16,23,3/2,9,16,23,30,2022

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 special use permit at 5014 B. U. Bowman Drive, Suite 200 for Trace Henderson. 200 for Trace Henderson.

Said tract or parcel of land contains 9.376 acres, or 408,398 square-feet, more

OWNER: ESTATE OF ERNIE

MAE MOSLEY CURRENTLY ZONED: RA-

PROPOSED ZONING: M-1 2634 Gravel Springs

ALL THAT TRACT OR PAR-

CEL of land lying and being in Land Lot 137 and 142; 7th District; Gwinnett County, Georgia and being more

Georgia, and being more particularly described as fol-

lows: TO FIND THE POINT OF BE-

GINNING, COMMENCE on a rock found at the land lot

corner common to Land Lots 136, 137, 142, and 143.

ROAD

The special use permit requested is to allow automotive window tinting. 934-60993 2/16,23,3/2,9,16,23,30,2022

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 F 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 special use permit at 1605 Buford Highway, being par-cel 7-259-260, for Penn Hodge. The special use per-mit requested is to allow a drive-thru restaurant.

934-60994 2/16.23.3/2.9.16.23.30.2022

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 and Zoning Board will meet Springs Road for IDI Logis-

934-60995 2/16,23,3/2,9,16,23,30,2022

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 Bu-ford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a rezoning request from RA-200 to M-1 at 2820 Gravel Springs Road for IDI Logis-934-60996 2/16,23,3/2,9,16,23,30,2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING REZONING

RZ-21-011 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-72), for the property located at for the property located at 5060, 5376 and 5404 Sycamore Road, also known as Tax Parcel ID's: R7-322-516, R7-306-275, R7306-183, and R7-306-062A con-taining 27.724 acres +/- and more particularly described

All that tract or parcel of land lying in and being in Land Lot 306 and 322 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

IOWS:
Commencing at a point at the mitered intersection of Arbor Grove Way (having a variable width publicly dedicated right of way) and Sycamore Road (having an 20 foot arbibility dedicated. Sycamore Road (naving and 80 foot publicly dedicated right of way), thence leaving said right of way of Arbor Grove Way and continuing along said right of way of Sycamore Road a distance of 366.45 feet to a 1/2 inches in the right of way of the state o rebar in the right of way of

### **FORECLOSURE**

as provided in the Security

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 lies but

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

ilens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. CitiMortgage, Inc. is the holder of the Security Deed to the property in according to the property in accordin

to the property in accordance with OCGA § 44-14-

The entity that has full au-

The entity tima has full audithority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Cenlar FSB, Attn: FC Department, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

To the best knowledge and

belief of the undersigned, the party in possession of the property is Janice Bowen

a/k/a Janice R Bowen and

Estate Of Janice Bowen or a

holder of the security deed.

All that tract or parcel of

All that tract of parcer of land lying and being in Land Lot 145 of the 7th District, Gwinnett County, Georgia, being Lot 8, Block A, Unit Three of The Woods of Rock

Springs Subdivision, as per

plat recorded in Plat Book 36, Page 50A, Records of Gwinnett County, Georgia, which plat is by reference in-

corporated herein and made

Way, 30519.

EXHIBIT A

a part hereof

MR/meh 3/1/22

ZONING

Sycamore Road, said 1/2 inch rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of said right of way of Sycamore Road the follow-ing courses and distances: with a curve turning to the right, with an arc distance of 124.83 feet, with a radius of 825.61 feet, with a chord bearing of South 05 degrees 49 minutes 18 seconds East, with a chord length of 124.71 feet to a 5/8 inch capped rebar set; South 02 degrees 31 minutes 17 seconds West a distance of 271.53 feet to a 5/8 inch capped rebar set; with a curve turning to the left with an arc distance of 271.01 an arc distance of 2/1.01 feet, with a radius of 451.97 feet, with a chord bearing of South 13 degrees 12 minutes 36 seconds East, with a chord length of 266.96 feet to an axle found: South 30 degrees 31 minutes 10 seconds East a distance of 206.86 feet to a 1 inch open top pipe found; South 31 degrees 52 minutes 24 seconds East a distance of 206.86 feet to a 1 inch open top pipe found; South 31 degrees 52 minutes 24 seconds East additional for the seconds East and East onds East a distance of 154.86 feet to a 1/2 inch open top pipe found; South 32 degrees 38 minutes 59 seconds East a distance of 62.71 feet to a 1/2 inch rebail right of way of Sycamore Road South 35 degrees 13 minutes 03 seconds West a distance of 235.29 feet to a 1 inch open top pipe found; inch open top pipe found; Thence South 49 degrees 35 minutes 39 seconds East a distance of 98.51 feet to a 1 inch open top pipe found; Thence South 34 degrees 55 minutes 17 seconds West a distance of 359.79 feet to a 5/8 inch rebar found; Thence South 81 degrees 16 minutes 34 seconds West a distance of 500.10 feet to a 1 inch crimped top pipe found; Thence North 06 degrees 12 minutes 34 seconds West a distance of 195.92 feet to a 1 inch open top pipe found; Thence North 25 degrees 03 minutes 18 seconds West a distance of 139.75 feet to a 1/2 inch rebar found: Thence North 88 degrees 12 min-utes 07 seconds West a dis-tance of 72.46 feet to an axle found; Thence North 47 degrees 19 minutes 38 secgrees 19 minutes 38 seconds West a distance of 72.36 feet to an axle found; Thence North 63 degrees 01 minutes 29 seconds West a distance of 93.18 feet to an axle found; Thence North 49 degrees 01 minutes 20 seconds West a distance of 100.05 feet to a 2 inch open top pipe found; Thence North 30 degrees 03 minutes 58 seconds West a disutes 58 seconds West a distance of 453.88 feet to a 1 inch open top pipe found; Thence North 54 degrees 14 minutes 17 seconds East a distance of 359.86 feet to an askle found; Thence North 54 degrees 12 minutes 00 seconds East a distance of 305.23 feet to a 2 inch open top pipe found; Thence North 54 degrees 14 minutes 08 seconds East a distance of the 15 degrees 14 minutes 08 seconds East a distance of the 15 degrees 14 minutes 08 seconds East a distance of the 15 degrees 14 minutes 08 seconds East a distance of the 15 degrees 15 distance of the 15 degree of the 15 degrees 15 distance of the 15 degrees 15 distance of the 15 degree of

utes 08 seconds East a distance of 654.39 feet to a 1/2

inch rebar found in the right of way of Sycamore Road, said 1/2 inch rebar being the TRUE POINT OF BEGIN-

Said tract of land contains

27.724 acres (1,207,648 square feet).

The properties are present-

Ine properties are presently zoned Medium Density Single-Family Residential District (RS-100) in the City of Sugar Hill. The applicant is requesting to rezone to Medium Density Single-Family Residential District (RS-72) for 87 single-family detached homes.

The Sugar Hill City Council will consider whether to re-

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

propriate, constitutional, and in the best interest of the citizens of Sugar Hill. The public is invited to attend public hearings scheduled for Monday, March 14,

for Monday, March 14, 2022, at 7:30 p.m. for the Mayor and City Council at the E Center Waterfall room located at 5019 West Broad

located at 5019 West Broad Street, Street, Sugar Hill, Georgia. A copy of the pro-posed rezoning is available for review in the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Geor-gia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934-60382 2/23 2022

934-60382 2/23,2022

PUBLIC HEARING

NOTICE
GWINNETT COUNTY
BOARD
OF CONSTRUCTION
ADJUSTMENTS AND

APPEALS GWINNETT JUSTICE &

ADMINISTRATION CENTER

75 LANGLEY DRIVE LAWRENCEVILLE,

**GEORGIA 30045** 

PHONE: 678.518.6000

HEARING:

March, 9th, 2022 AT 3:00 PM

Mixed-Use R75 Zoning, 3th District, Land Lot 007, Parcel 012 Stream Buffer Encroach-

934-62550 2/23,3/2, 2022

FORECLOSURE

NOTICE OF SALE UNDER

COUNTY
THIS IS AN ATTEMPT TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

WILL BE USED FOR THAT

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 Purpose 10 Company 10 Control Power 10 Co

60, Gwinnett County, Geor-

gia Records, as last transferred to CitiMortgage, Inc. by assignment recorded in Deed Book 59583, Page 203, Gwinnett County, Georgia Records, conveying the after described page 114 as

Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-TWO THOUSAND AND 0/100 THOUSAND AND 0/100 DOLLARS (\$82,000.00), 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

place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2022, the following described appearance.

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 be-cause of, among other pos-sible events of default, fail-

GWINNETT

Stream Buffer Variance

SBV2022-00003

ments

POWER

GEORGIA.

zone the property.

NING.

27 724

Our file no. 20-03647GA – FT7 950-60041 2/2 9 16 23 2022 STATE OF GEORGIA COUN-TY OF GWINNETT

# NOTICE OF SALE UNDER POWER

Pursuant to the power of Pursuant to the power of sale contained in the Security Deed executed by AHMED M ABU MAHMOOD to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMESTAR FINANCIAL CORP, its successors or assigns in the original principal. signs, in the original principal amount of \$181,649.00 dated October 19, 2018 and recorded in Deed Book 56193, Page 440, Gwinnett County records, said Securitouthly records, salt security
Deed being last transferred to LAKEVIEW LOAN
SERVICING LLC in Deed
Book 59452, Page 469,
Gwinnett County records,
the undersigned will sell at the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 05, 2022, the property in said Security property in said Security Deed and described as fol-

lows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 172 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 16, BLOCK E, UNIT ONE, GUINN RIDGE FOREST SUBDIVISION, ACCORDING TO PLAT OF SURVEY RECORDED IN PLAT BOOK 44, PAGE 193, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE OF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

Said property being known OF LAND LYING AND

Said property being known as: 738 WINDSOR CIR, LAWRENCEVILLE, GA 30046 To the best of the undersigneds knowledge, the party or parties in possession of said property is/are AHMED M ABU MAHMOOD

or tenant(s).
The debt secured by said Security Deed has been and is hereby declared due and payable because of, among payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the agent and less than the purpose of the purpose o paying the same and all ex-penses of sale, including at-torneys fees (notice of intent to collect attorneys fees hav-

to collect attorneys fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority: (3) any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances,

zoning ordinances, restric-tions, covenants, and mat-ters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (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.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as fol-

lows: LoanCare, LLC 3637 Sen-tara Way Virginia Beach, VA 23452 1-800-274-6600 Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. terms of the mortgage.
THIS LAW FIRM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED MAY BE USED
FOR THAT PURPOSE.
LAKEVIEW LOAN SERVICLOAN SERVICE AND CONTROL OF THE COLUMN SERVICE OF THE COLUMN SERVI

ING, LLC, as Attorney-in-Fact AHMED M ABU MAHMOOD Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145927 928-61267

### **FORECLOSURE**

ure to pay the indebtedness as and when due and in the manner provided in the Note NOTICE OF SALE UNDER POWER GWINNETT GEORGIA, 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, 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 Asta d Glaffall to Wachtova Bank, National Association, dated September 16, 2002, recorded in Deed Book 28941, Page 256, Gwinnett County, Georgia Records County, Ğeorgia Records and as modified by that cer-tain Loan Modification tain 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 NINE 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 court-house 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 March, 2022, other following described expendity. described property: SEE EXHIBIT A ATTACHED

HEREOF
The debt secured by said tenant or tenants and said property is more commonly known as 2730 Pine Log Way, Buford, Georgia 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 Nota and Security Deed. The debt The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and cult of the 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 firmation and audit of the status of the loan with the CitiMortgage, Inc.
as Attorney in Fact for
Janice Bowen a/k/a Janice Deed and by law, including attorney's fees (notice of intent to collect attorney's fees R Bowen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net

HERETO AND MADE A PART

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.

Wells Fargo Bank, N.A. suc-

cessor by merger to Wa-chovia Bank, NA
is the holder of the Security
Deed to the property in ac-cordance 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: 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 property is Chase Hunter Johnson, Astra G Graham and Estate of Chase Hunter Hunter States of Chase Hunter States 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. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the belder of the courtie dead. holder of the security deed.
Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, NA

as Attorney in Fact for Chase Hunter Johnson and Astra G Graham McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Poepwell CA 20076

Roswell, GA 30076 vww.foreclosurehotline.net EXHIBIT A ALL THAT PARCEL

ALL IHAI PARCEL OF LAND BEING IN LAND LOT 149 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 14, BLOCK B, CREEKWOOD FARMS B, CREEKWOOD FARMS
SUBDIVISION UNIT TWO,
AS PER PLAT RECORDED
IN PLAT BOOK 30, PAGE
110, GWINNETT COUNTY,
GEORGIA, RECORDS. MR/meh 3/1/22

Our file no. 5823520 – FT5 950-59358 2/2 9 16 23

### NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of

Sale contained in a Security Deed given by Robert Webb Deed given by Robert Webb to Westminster Mortgage Corporation dated 6/19/2002 and recorded in Deed Book 28069 Page 74 Gwinneth Country, Georgia records; as last transferred to or acquired by CitiMortgage, Inc. s/b/m ABN AMRO Mortgage Group, Inc. , conveying the after-described property to secure a Note in the original principal amount of principal amount of \$127,006.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on March 1, 2022 (being the on March 1, 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. lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 5th DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 28, BLOCK G, UNIT 7, STONE MILL SUB-DIVISION, AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 16, GWINNETT COUNTY RECORDS, WHICT COUNTY RECORDS, WHICT HAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HERE-OF.

AND MADE A PART HERE-OF.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 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 Deed and by law, including

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). Said property is commonly known as 209 Mill Ridge Court, Lawrenceville, GA 30045 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 underand belief of the under signed, the party (or parties) in possession of the subject property is (are): Robert Webb or tenant or tenants. CitiMortgage, Inc. is the en-tity or individual designated who shall have full authority

### **FORECLOSURE**

to negotiate, amend and modify all terms of the mortgage CitiMortgage, Inc.

Mortgage Servicing Repre-sentative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanadministration.com

1-800-223-6527 Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the loan.

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 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 ordiencumbrances, zonling ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted whise to (1) confirmation.

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 learn with the held. 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 State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above

CitiMortgage, Inc. s/b/m
ABN AMRO Mortgage
Group, Inc. as agent and Attorney in Fact for Robert
Webb Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 1010-1807A THIS LAW FIRM MAY BE

ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1807A 950-59384 2/2 9 16 23

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Bretasha D. Parker to Mortgage Electron-ic Registration Systems, Inc., as grantee, as nominee for SOUTHSTAR FUNDING, ILC its successors and as-LLC, its successors and assigns dated 2/23/2006 and signs dated 223/2006 and recorded in Deed Book 46256 Page 336 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, fka, The Bank York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee Truster as Trustee Truster and the Asset Mortgage Investments II Trust 2006-AR4, Mortgage Pass-2006-AR4, conveying the after-described property to secure a Note in the original principal amount of principal amount of \$152,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Supe-rior Court of said county), within the legal hours of sale on March 1, 2022 (being the

first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednescase being the first Wednesday of said month), the following described property:
ALL THAT TRACT OR PARECL OF LAND LYING AND
BEING IN LAND LOT 196 OF
THE 6TH DISTRICT, GWINMETT COUNTY, GEORGIA,
BEING UNIT 42, BROOKSIDE GREEN TOWNHOMES,
AS PER PLAT RECORDED

AS PER PLAT RECORDED IN PLAT BOOK 105, PAGES 156-160, GWINNETT COUN-TY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO

THERETO. THERETO.
The debt secured by said
Security Deed has been and
is hereby declared due because of, among other possible events of default, failsible events of default, fall-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 interest of 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 heen given)

tent to collect attorneys fees having been given).
Said property is commonly known as 5929 Brookside
Oak Circle, Norcross, GA 30093 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): Bretasha D. Parker or tenant or ten-

ants.
Select Portfolio Servicing,
Inc. is the entity or individual
designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Select Portfolio Servicing,

Loan Resolution Depart-

ment 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032 Note, however, that such

nances.

entity or individual is not required by law to negotiate, amend or modify the terms of the loan. 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 prop-

restrictions

nances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted wheel to (1) enfirmation.

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 hold-

er of the Security Deed. Pursuant to O.C.G.A. Section 9-

13-172.1, which allows for

THIS LAW FIRM MAY BE tute a lien against the prop-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 au-950-59518 2/2 9 16 23 which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinary 2022

Sale contained in a Security Deed given by Jermaine Du-mas and Bridget Dumas to Mortgage Electronic Regis-tration Systems, Inc., as grantee, as nominee for Fairyadinee, as inclined to If always Independent Mortgage Corporation, its successors and assigns dated 9/30/2008 and recorded in Deed Book 49107 Page 130 and modified at Deed Book 50836 Record Country Country (Country Country Country Country Country Country (Country Country Country Country Country Country (Country Country Country Country Country Country Country Country (Country Country Country Country Country Country Country (Country Country (Country Country C Page 695 Gwinnett County Georgia records: as last

**FORECLOSURE** 

**FORECLOSURE** 

Pursuant to the Power of Sale contained in a Security Deed given by Lal U Lian to HomeBanc Mortgage Corpo-ration dated 7/23/2003 and

recorded in Deed Book 34533 Page 70 Gwinnett

County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Indenture Trustee on behalf of and

with respect to Ajax Mort-gage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F, conveying the after-described property to secure a Note in the original

principal amount of \$137,100.00, with interest at

the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash

before the Courthouse door

before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on March 1, 2022 (being the

off wardt 1, 2022 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednes-day of said month), the fol-

day of said month), the fol-lowing described property: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 37 AND 38 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 37, BLOCK A OF MELROSE PARK, UNIT ONE, AS PER PLAT RECORED IN PLAT BOOK 88, PAGE 220 OF GWINNETT COUNTY, GEOR GIA RECORDS, WHICH

GIA RECORDS, WHICH PLAT IS INCORPORATED

HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Security Deed has been and

is hereby declared due because of, among other pos-sible 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 purpose of paying the same and all expenses of this sale,

as provided in the Security

Deed and by law, including

transferred to or acquired by U.S. Bank Trust National As-sociation, not in its individu the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreal capacity, but solely as Trustee of LSF9 Master Parclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided ticipation Trust, conveying the after-described property to secure a Note in the original principal amount of \$219,072.00, with interest at immediately above.
The Bank of New York Mel-\$2.19,07.200, will inflere six the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia Ine Balik of New York Mel-lon, fka, The Bank of New York, as successor in inter-est to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-APA Mortgage or Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on March 1, 2022 (being the AR4, Mortgage Pass-Through Certificates, Series, 2006-AR4 as agent and At-torney in Fact for Bretasha D. Parker on warch 1, 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 fol-Aldridge Pite, LLP, 15 Pied-Addrigge Pite, LEP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1012-14541A lowing described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND

1012-14541A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE, 1012-14541A
POR 15000 0000 0000 0000 00000 00000 BEING IN LAND LOT 159 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 28, BLOCK B, OAK CROSSING, UNIT 1, AS PER PLAT RECORDED IN
PLAT BOOK 118, PAGES
181-182, GWINNETT COUNTY RECORDS, SAID PLAT
BEING INCORPORATED
HEREIN BY REFERENCE
THERETO 950-59389 2/2 9 16 23 2022 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

THERETO. The debt secured by said Security Deed has been and is hereby declared due be-cause 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 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 is commonly known as 128 Jarrod Oaks
Court, Loganville, GA 30052 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 the undersigned, the party (or parties) in possession of the subject property is (are): Jermaine Dumas and Bridget Dumas or tenant or tenants.
Fay Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the

and modify all terms of mortgage. Fay Servicing, LLC P.O. Box 814609 Dallas, TX 75381-4609 1-800-495-7166

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, 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 auredemption of any taxing authority. (d) any matters redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above.

attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 860 Melrose Park 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 hold-Place, Lawrenceville, GA 30044 together with all fix-tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the underer of the Security Deed. Pursuant to O.C.G.A. Section 9 13-172.1, which allows for certain procedures regarding signed, the party (or parties) in possession of the subject property is (are): Lal U Lian the rescission of judicial and non-judicial sales in the State of Georgia, the Deed

or tenant or tenants Gregory Funding LLC is the Under Power and other fore entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the closure documents may not be provided until final confirmation and audit of the sta-tus of the loan as provided immediately above

mortgage. Gregory Funding LLC Gregory Funding PO Box 230579

Tigard OR 97281 866-712-5698 Note, however, that such entity or individual is not reemity of intunitional is not regotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes with the stress of the said taxes of t

ing ad valorem taxes (in-cluding taxes which are lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the prop-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 au-thority, (d) any matters thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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 stamation and addit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant 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 fore-closure documents may not mation and audit of the staclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. U.S. Bank National Associa-

tion, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-F, Mortgage-Backed Securities, Series 2021-F as agent and Attorney in Fact for Lal U Lian Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1144-363A THIS LAW FIRM MAY BE behalf of and with respect to

ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1144-363A

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust as agent and Attorney in Fact for Jermaine Attorney in Fact for Jermaine Dumas and Bridget Dumas Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta Georgia 32205 (404) lanta, Georgia 30305, (404) 994-7637

U.S. Bank Trust National

1216-2709A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLL
ECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LICED FOR THAT FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE 1216-2709A 950-59391 2/2 9 16 23 2022

### STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER Pursuant to the power of

Pursuant to the power of sale contained in the Security Deed executed by ELVETTA FULTON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUNTRUST MORTGAGE, INC. D/B/A SUN AMERICA MORTGAGE, its successors or assigns, in the original principal amount of \$374,400.00 dated March 2006 and recorded in Deed \$374,400.00 dated March 6, 2006 and recorded in Deed Book 46252, Page 440, Gwinnett County records, said Security Deed being last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVDUAL CAPACITY, BUT SOLELY AS TRUSTE OF LSF10 MASTER PARTICIPATION TRUST in Deed Book 57430, Page 639, Gwinnett County Page 639, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on March 01, 2022, the property in said Security Deed and described

Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 242,
7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 112, BLOCK A, UNIT TWO, CASTLEMAINE, AS PER PLAT RECORDED IN PLAT BOOK 67, PAGE 273,
GWINNETT COUNTY RECORDS, AS REVISED IN PLAT BOOK 100, PAGE 281,
AFORESAID RECORDS, AFORESAID RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE A PART HEREOF BY REFER-

### ENCE. Said property being known as: 4015 BALLEYCASTLE LN.

DULUTH, GA 30097

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are EL-VETTA FULTON or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of de-fault, failure to pay the in-debtedness as provided for