TRADE NAME

ture of the business to be carried on at such address is: Marketing, sales and distribution of medical devices
-s-
Sworn to and Subscribed before me this 5th day of January, 2022
-s-
Deputy Clerk
Filed in Office
Clerk Superior Court
Gwinnett County, GA
22 FEB
933- 63667 3/9,16, 2022

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION
MINUTE BOOK 22-T
PAGE 00139
Personally appeared the undersigned who on oath deposes and says that: Zimmer Biomet Spine, Inc. is/are doing business in Gwinnett County, Georgia under the name of: **Zim Vie Spine, 400 Technology Parkway South, Suite 300, Norcross, GA 30092** and that the nature of the business to be carried on at such address is: Manufacuturing of spine medical device products & services and any and all lawful business
-s-
Sworn to and Subscribed before me this 22nd day of February, 2022
-s-
Deputy Clerk
Filed in Office
Clerk Superior Court
Gwinnett County, GA
22 FEB
933- 63664 3/9,16, 2022

ZONING

NOTICE
The City of Buford Zoning Board of Appeals will meet on **Monday, MARCH 28, 2022 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at **695 Bona Road for Hillgrove Homes, LLC.** The variances requested are:
To reduce rear setback from 30 feet to 20 feet.
To reduce front setback along Silver Street from 25 feet to 10 feet.
To reduce front lot width from 75 feet to 64 feet.
To reduce the lot size from 7500 square feet to 6182 square feet on Lot #1 and to reduce the lot size from 7500 square feet to 6181 square feet on Lot #2.
934-63822 3/9,16,23,2022

PUBLIC NOTICE
The Braselton Planning Commission will hold a Public Hearing on **Monday, March 28, 2022, at 7 p.m. and the Braselton Mayor and Council will hold a Public Hearing on Thursday, April 7, 2022, at 4 p.m.** on the following items:

Application # 22-01-CU
Application for a conditional use approval from Ed Merchant. The property is identified as Jackson County Tax Parcel 118 001C (corner of S.R. 53 and Jackson Avenue). The property is approximately 6.75 acres. The property owner is Friendship Road Properties LLC. The property is currently zoned General Commercial with conditions and located in the SR 53 Overlay District. The applicant requests a Conditional Use approval to permit a Convenience Store/Gas Station.

COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php

FOR MORE INFORMATION CONTACT **KEVIN KELLER AT: kdkeller@braselton.net**

*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION:
BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
934-63834 3/9, 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 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, March 8, 2022, at 7:00 pm**, Buford City Hall, 2300 Buford Hwy, Buford, 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 Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting.

This 2nd day of February, 2022.
CHANDLER, BRITT & JAY, LLC
City Attorneys

EXHIBIT "A"

OWNER: WYLENE MOSLEY
CURRENTLY ZONED: RA-200
PROPOSED ZONING: M-1
2754 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 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 line North 62 degrees 56 minutes 19 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 along said right-of-way line along a curve to the right having an arc length of 249.71 feet and a radius of 1,085.92 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 West, 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 144, 428 square-feet, more 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 37 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 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 South 60 degrees 07 minutes 20 seconds West, a distance of 313.54 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 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 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 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 degrees 23 minutes 05 seconds 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 29 degrees 36 minutes 23 seconds East, a distance of 837.24 feet to a 1-inch open-top pipe found; THENCE South 59 degrees 42 minutes 42 seconds West, a distance of 412.03 feet to a 1inch solid-rod found; THENCE North 24 degrees 44 minutes 19 seconds West, a distance of 835.30 feet to an aforementioned open-top pipe found, said pipe being the POINT OF BEGINNING.
Said tract or parcel of land contains 9.376 acres, or 408,398 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 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 412.03 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 16 minutes 28 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 along said right-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 North 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); THENCE along said right-of-way South 49 degrees 03 minutes 52 seconds East, a distance of 65.26 feet to a right-of-way monument; THENCE along said right-of-way line South 43 degrees 58 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 Interstate Highway 85 (right-of-way varies); THENCE along said right-of-way South 55 degrees 33 minutes 08 seconds West, a distance of 218.64 feet to a point; THENCE along said right-of-way line South 51 degrees 43 minutes 04 seconds West, a distance of 242.60 feet to a point; 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 54 degrees 41 minutes 18 seconds West, a distance of 483.64 feet to a point; THENCE along said right-of-way 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 97.43 feet to a point on the aforementioned 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 seconds West, a distance of 127.08 feet to an aforementioned ¾-inch open-top pipe found, said pipe being the POINT OF BEGINNING.
Said tract or parcel of land contains 11.813 acres, or 514,575 square-feet, more or less

OWNER: BRENDA CHERYLE 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 37 minutes 34 seconds East, a distance of 1,268.79 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, in 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 90.95 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 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 seconds 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 less
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. 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 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 1605 Buford Highway, being parcel 7-259-260, for Penn Hodge. The special use permit 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 Springs Road for IDI Logistics.
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 Buford 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 Logistics.
934-60996
2/16,23,3/2,9,16,23,30,2022

CITY OF SNELLVILLE PUBLIC HEARING

Notice is hereby given to the general public that the Mayor and Council for the City of Snellville, Georgia is proposing to amend the Snellville 2040 Comprehensive Plan Future Land Use Map (**case #LUP 22-01**) for the 23.61± acre parcel 5100 065 and 18.04± acre parcel 5100 023 from Commercial Retail to Highway 78 East Activity Center/Node.

There are no proposed changes to the existing zoning district for each of the two parcels.

A Public Hearing with the Mayor and Council, as provided by law, is scheduled for **Monday, March 28, 2022 at 7:30 p.m.** at the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said amendments and recommendations by the Planning Department and Planning Commission, conduct a public hearing and take action on the request.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. The proposed amendment may also be found on the City's website at www.snellville.org.
934-63694 3/9,2022

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Alexander Michael Oglesby to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Mortgage Research Center, LLC, dba Veterans United Home Loans, its successors and assigns dated 7/27/2017 and recorded in Deed Book 55289 Page 877 Gwinnett County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of $260,000.00, 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 Superior Court of said county), within the legal hours of sale on April 5, 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 TYING AND BEING IN LAND LOT 14 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 144, BLOCK A, TRILLIUM FOREST SUBDIVISION, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 131, PAGES, 176-180, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as **4212 Trillium Wood Trl, Snellville, GA 30039-0000** 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): Alexander Michael Oglesby and Tanairy Preval Oglesby or tenant or tenants.
PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583
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.
PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Alexander Michael Oglesby
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1120-23322A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23322A
950-62726 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Peter J Ewing to Citifinancial Services, Inc. dated 9/20/2005 and recorded in Deed Book 44543 Page 200 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 Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D, conveying the after-described property to secure a Note in the original principal amount of $162,943.42, 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 Superior Court of said county), within the legal hours of sale on April 5, 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 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING KNOWN AS LOT 12, BLOCK D OF HAWTHORN GLEN, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY. This Deed Is given subject to all easements and restrictions of record, If any.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as **1133 Hawthorn Lane, Grayson, GA 30017** 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): Peter J Ewing or tenant or tenants.
Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698
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.
U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D as agent and Attorney in Fact for Peter J Ewing
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1144-355A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1144-355A
950-63025 3/9 16 23 30 2022

STATE OF GEORGIA COUNTY OF GWINNETT
NOTICE OF SALE UNDER POWER
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 amount of $181,649.00 dated October 19, 2018 and recorded in Deed Book 56193 , Page 440, Gwinnett County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING LLC in Deed Book 59452, Page 469, 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 April 05, 2022, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL 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 THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.
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 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 same and all expenses of sale, including attorneys fees (notice of intent 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 matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters 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 follows:
LoanCare, LLC 3637 Sentara 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.
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 SERVICING, LLC, as Attorney-in-Fact for
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

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation dated 5/12/2004 and recorded in Deed Book 38386 Page 244 and modified at Deed Book 52780 Page 803, Deed Book 54094 Page 212 and Deed Book 55420 Page 796 Gwinnett County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F, conveying the after-described property to secure a Note in the original principal amount of $151,106.00, 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 Superior Court of said county), within the legal hours of sale on April 5, 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 70 of the 5th District, Gwinnett County, Georgia, being Lot 27, Block A, Unit ONE, The Arbors at Crestview, as per plat recorded in Plat Book 89, Page 105, Gwinnett County Records. Reference to said plat is hereby made for a complete description of the property herein described. Said property is improved property known as 1835 Arborwood Drive, according to the present system of numbering property in Gwinnett County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as **1835 Arborwood Drive, Grayson, GA 30017** 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): Carlton B. Russell, III or tenant or tenants.
Carrington Mortgage Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Carrington Mortgage Services, LLC 1600 South Douglass Road Suite 200-A Anaheim, CA 92806 (800) 561-4567
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.
Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F as agent and Attorney in Fact for Carlton B. Russell, III
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
2191-1905A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2191-1905A
950-63136 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER
GEORGIA, GWINNETT COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Home America Mortgage, Inc., its successors and assigns, dated October 18, 2006, recorded in Deed Book 47208, Page 239, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 54143 , Page 432, Gwinnett County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 57784 , Page 812, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTEEN THOUSAND SIX HUNDRED FIFTY AND 0/100 DOLLARS ($213,650.00), 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 April, 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.
Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee 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: Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.
To the best knowledge and belief of the undersigned, the party in possession of the property is Shakoor Mintu, Mohd Sajjad Chowdhury and Shaheda Chowdhury or a tenant or tenants and said property is more commonly known as **821 Wisteria View Ct, Dacula, Georgia 30019.**
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.
Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee
as Attorney in Fact for
Shakoor Mintu
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of land situate, lying and being in Land Lot 267 of the 5th District of Gwinnett County, Georgia, being Lot 25, Block A, Wolf Creek, Unit 5, as per plat recorded in Plat Book 110, Page 181-182, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference.
MR/meh 4/5/22
Our file no. 5669919 – FT1
950-62656 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Jonathan Leslie and Shanieza R. Leslie to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans dated 3/31/2017 and recorded in Deed Book 55034 Page 744 Gwinnett County, Georgia records; as last transferred to or acquired by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, conveying the after-described property to secure a Note in the original principal amount of $315,000.00, 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 Superior Court of said county), within the legal hours of sale on April 5, 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:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 18, BLOCK B, RIVERWOOD SUBDIVISION, UNIT TWO, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 139, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.
Parcel ID: R6105 226
Commonly known as 847 Devonshire Place, Lawrenceville, GA 30044 However, by showing this address no additional coverage is provided
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as **847 Devonshire Pl, Lawrenceville, GA 30044** 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): Jonathan Leslie and Shanieza R. Leslie or tenant or tenants.

cenlar is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
cenlar 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 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.
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company as agent and Attorney in Fact for Jonathan Leslie and Shanieza R. Leslie
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1010-1816A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1010-1816A
950-62617 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Thomas W Morris Sr to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC, its successors and assigns. dated 12/23/2004 and recorded in Deed Book 41236 Page 0205 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-3, conveying the after-described property to secure a Note in the original principal amount of $101,700.00, 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 Superior Court of said county), within the legal hours of sale on April 5, 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 61 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT SURVEY FOR WILLIAM K. EVANS, PREPARED BY MORRISON J. SIMMS, GEORGIA REGISTERED LAND SURVEYOR NO. 1263, DATED JUNE 30, 1992, REVISED JUNE 18, 1993 AND RECORDED IN PLAT BOOK 59, PAGE 223-A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).
Said property is commonly known as **3210 Skyland Drive, Snellville, GA 30078** 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): Thomas W Morris Sr and Thomas W. Morris Jr or tenant or tenants.
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, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032
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.
The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-3 as agent and Attorney in Fact for Thomas W Morris Sr
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1012-14554A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14554A
950-62488 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY
Pursuant to the Power of Sale contained in a Security Deed given by Kevin R Donnelly, HTTA Kevin Donnelly and Joan M Donnelly to BANK OF AMERICA, N.A. dated 12/13/2012 and recorded in Deed Book 51903 Page 630 Gwinnett County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of $57,000.00, 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 Superior Court of said county), within the legal hours of sale on April 5, 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:
SITUATED IN THE COUNTY OF GWINNETT AND STATE OF GEORGIA:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 284 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 6, EXEMPTION PLAT FOR PARAMOUNT HOMES, INC., AS FILED IN PLAT BOOK 74, PAGE 226, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.
TAX ID NO: R5284 027
BEING THE SAME PROPERTY CONVEYED BY JOINT AND SURVIVORSHIP DEED
GRANTOR:
BRENDA MAHAN AND LONNIE MAHAN
GRANTEE:
KEVIN DONNELLY AND JOAN M. DONNELLY,
JOINT TENANTS WITH SURVIVORSHIP
DATED:
09/23/1999
RECORDED:
10/06/1999
DOC#/BOOK-PAGE: 19332-184
ADDRESS: 2881 NEW HOPE RD, DACULA, GA 30019
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-