

ZONING

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 17 minutes 05 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 59 minutes 42 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 line South 49 degrees 03 minutes 52 seconds East, a distance of 65.26 feet to a right-of-way monument found on the northern 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 line 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 on the northwesterly 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 line South 87 degrees 48 minutes 36 seconds West, a distance of 170.57 feet to a point; THENCE along said right-of-way line South 86 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 a aforementioned 30-inch open 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 intersection 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 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 Tracie Henderson.

The special use permit requested is to allow automotive window tinting.

934-60996
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

ZONING

re zoning request from RA-200 to M-1 at 2826 Gravel Springs Road for IDI Logistics.

934-60996
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.

934-60996
2/16,23,3/2,9,16,23,30,2022

FORECLOSURE

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 Gwinnett County, Georgia) 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 112 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 HEREBY 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 will be sold subject to the following: (1) 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 with the holder of the Security Deed.

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 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 the subject property (if any); 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 is as follows:

LoanCare, LLC 3637 Seneca 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 WILL 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 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Fax: 470.321.7112

2/16,23,3/2,9,16,23,30,2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as Indenture Trustee 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 Stanwhit 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 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 the subject property (if any); 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 is as follows:

LoanCare, LLC 3637 Seneca 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 WILL 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 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Fax: 470.321.7112

FORECLOSURE

ferred 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, GUNN 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 HEREBY BY REFERENCE THERETO.

Said property being known as: **738 WINDSOR CIR, LAWRENCEVILLE, GA 30046**

To the best of the undersigned's knowledge, the party or parties in possession of the subject 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) unpaid water or sewage bills that constitute a lien against the property, and (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.

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.

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 WILL 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 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Fax: 470.321.7112

2/16,23,3/2,9,16,23,30,2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as Indenture Trustee 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 Stanwhit 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 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 the subject property (if any); 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 is as follows:

LoanCare, LLC 3637 Seneca 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 WILL 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 Abbots Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Fax: 470.321.7112

2/16,23,3/2,9,16,23,30,2022

FORECLOSURE

quired 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 Stanwhit 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.

950-62136 3/9 16 23 30 2022

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 the subject property (if any); Jonathan Leslie and Shaniera R. Leslie or tenant or tenants.

centar is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

centar Mortgage Servicing Representative 425 Phillips Boulevard Ewing, NJ 08618 customerservice@loanad-ministration.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.

Under and by virtue of the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as Indenture Trustee 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 Stanwhit 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 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 will be sold subject to the following: (1) 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.

Under and by virtue of the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as Indenture Trustee 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 Stanwhit 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 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 **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.

Toward 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 is as follows:

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.

Under and by virtue of the Power of Sale contained in a Security Deed given by Carlton B. Russell, III to Mortgage Electronic Registration Systems, Inc. as Indenture Trustee 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 Stanwhit 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