## ZONING

grees 06 minutes 19 sec-onds East, a distance of 801.40 feet to a 3/4 inch open-top pipe found pipe being the POINT OF BEsaid 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 depoint on the southwesterly

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 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 secdegrees 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 south THENCE slove and 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 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 depress 51 minutes 45 seconds 1970 feet 1 grees 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 veries). (right-of-way varies); THENCE along said right-ofway 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-HENCE 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 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-

westerly right-of-way line for Interstate Highway 85 (right-of-way varies); THENCE

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 line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way line South 61 degrees 31 minutes 26 seconds West, a distance of 165.51 feet to a right-of-way 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 commentioned land lot line commentioned land lot line com-mon to Land Lots 136 and 137; Thence leaving said right-of-way lone along said land lot line North 29 de-grees 23 minutes 30 sec-

tioned 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

onds West, a distance of

127.08 feet to an aforemen

OWNER: CHERYLE MOSLEY CURRENTLY ZONED: RA-

PROPOSED ZONING: M-1 2648 GRAVEL SPRINGS ROAD. V-2022-002- Owner: Adam Freeman. Applicant: Sawmill Industrial Partners, LLC. The applicant requests a variance from the City of Suwanee Stream Buffer Protection Or-ALL THAT TRACT OR PAR-CEL of land lying and being in Land Lot 137; 7th District; Gwinnett County, Georgia, and being more particularly dinance and the City of Suwanee Soil Erosion, Sedimentation, and Pollution Control Ordinance to allow for encroachment into the described as follows: 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. impervious setback and undisturbed buffer of an unnamed tributary of Suwanee Creek for the construction of a distribution facility. The THENCE along the land lot line common to Land Lots 137 and 142 North 60 dea distribution facility. The site contains approximately 26.45 acres in Land Lots 169 and 170 of the 7th Disgrees 37 minutes 34 seconds East, a distance of 1,268.79 feet to a point of trict and is located along Sawmill Drive. the southwesterly right-of-way line for Gravel Springs

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 V-2022-003- Owner: V-2UZ2-UJ3- OWNEY: I OM-my and Cathy Scribbins. Applicant: Charles R. Rig-don Jr. The applicant re-quests a variance from Sec-tion 512.2.A.1.c of the City of Suwanee Zoning Ordi-nance to allow for an accessory structure that exceeds 800 square feet in the IRD zoning district. The site contains approximately 0.37 acre in Land Lot 237 of the 7th District and in leasted at 1 7th District and is located at 3987 Scales Street. The complete text of the proposed request will be on file at Suwanee City Hall and may be viewed by the public 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

between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. 934-65419 3/23,4/6,2022

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 CITY OF SUGAR HILL Notice of Public HEARING CENTRAL BUSINESS an arorementioned point, said point being the POINT OF RECIMEND DISTRICT DESIGN REVIEW APPROVAL DRB-CBD-22-002 NGI Said tract or parcel of land contains 0.672 acres, or contains 0.672 acres, or 29,281 square-feet, more or Acquisitions, LLC

Notice is hereby given to the general public that NGI Acquisitions, LLC, filed an application with the City of Sugar Hill, Georgia requesting to seek Central Business District Design Review approval for the properties known as Tax Parcels R7-305-109, R7-305-185, R7-292-192, R7-292-200, R7-292-17, containing 21 agreement of the properties o 292-200, R7-292-077 Colli-taining 23.1 acres +/-, locat-ed at the end of Stanley Street near intersection with Nelson Brogdon Boulevard (State Route 20). The property also has frontage on Hillcrest Drive and Peachtree Industrial Boulevard in Sug ar Hill Georgia.

The properties are currently zoned General Business District/Town Center Overlay District/Central Business with a Special Use (BG/TCO/CBD/SUP). applicant is seeking Central Business District Design Review Approval for a mixed-use project with mul-ti-family residential, town-homes, commercial with homes, commercial will drive-thru, and office uses.

The Sugar Hill City Council

Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 1605 to grant the Design Review approval as requested, grant the proposed Design Review Buford Highway, being par-cel 7-259-260, for Penn

ZONING

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

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 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

sion will hold a public hear-ing on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Av-enue, Buford, Georgia 30dff

to consider a zoning modifi-cation at 3665 South Bogan

cation at 3665 South Bogan Road, from zoning condi-tions of Plat #565 approved by City Commission on De-cember 3, 2018. The appli-cant is Brett and Ashley Cro-ker. The zoning modification is to modify condition # 4 to

allow for a 12 foot driveway. 934-65428

The Buford City Commission will hold a public hear-ing on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Av-enue, Buford, Georgia 30518

to consider a zoning modifi-

cation at the corner of Hamilton Mill Road and

North Bogan Road, being parcels 7-226-001, 001B, 002, 120, 123, 137, 150, 156, 168, from zoning conditions of #Z-21-13/#SUP-21-

tions of #2-21-13/#SUP-21-05 approved by City Com-mission May 3, 2021. The applicant is Lake Blue Ridge Land Company, LLC. The zoning modification is to modify condition #7 to allow

The City of Buford Planning and Zoning Board will meet on Tuesday, April 12, 2022 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 and the Buford City Commission

the Buford City Commission will meet on Monday, May 2, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518 to consider a special use permit at 4996 Lanier Islands Parkway, 08-157-000001, for Theo Stone, Atwell, LLC. The special use permit requested is to allow an automotive repair minor.

an automotive repair minor, with a parking count of 30 spaces with retail tire sales. 934-65433 3/23,30,4/6,13,20,27,2022

PUBLIC HEARING CITY OF SUWANEE,

GEORGIA

The Public is hereby noti-

**m.** at Suwanee Citv

fied that on April 19th, 2022

Hall, 330 Town Center Avenue, The Zoning Board of Appeals will hold a public hearing to consider the following variance requests:

at 6:30 p

a car wash

934-65431

3/23,30,4/6,2022

3/23,30,4/6,2022

Approval as supplemented by conditions of approval, deny the Design Review Ap-proval request or table the Design Review Approval re-quest. A public hearing on Hodge. The special use permit requested is to allow a drive-thru restaurant. quest. A public hearing on the proposed Design Review Approval request will be held before the Mayor and City Council on Monday, April 11, 2022, at 7:30 pm. in the Sugar Hill City Hall 5039 West Broad Street, Sugar Hill, Georgia. The case file may be viewed by any interested party at the Department of Planning and Development from Monday The City of Buford Planning and Zoning Board will meet and Zolling 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 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 opment from Monday through Friday, from 8:00 a.m. to 5:00 p.m. rezoning request from RA-200 to M-1 at 2826 Gravel

ZONING

934-65417 3/23.2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING VARIANCE REQUEST PUBLIC NOTICE

Notice is hereby given to the General Public that an application has been filed for Variance for the following roperties known as arcels R7-305-009, Parcels R7-305-009, 305-185, R7-292-156, 292-192, R7-292-200, 292-077 containing -/-. located 292-07/ containing 23.1 acres +/-, located at Peachtree Industrial Boule-vard, 1373 & 1375 Hillcrest Drive, and 5091 Nelson Brogdon Boulevard, Sugar Hill Georgia.

The properties are currently The properties are currency, zoned General Business District/Town Center Overlay Business Business District/Central Business
District (BG/TCO/CBD).
Derek Dill is requesting a
stream buffer variance for
impacts to the City of Sugar
Hill 50 foot-wide and 75 foot-wide stream buffers.

The Mayor and City Council have authority to grant the variance as requested, grant variance as requested, grant the proposed variance as supplemented by conditions of approval, deny the variance request or table the variance request or table the variance request. The public is invited to attend the public hearing scheduled for the Mayor and City Council on Monday, April 11, 2022, at 7.30 pm. in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case file may be viewed by any intermay be viewed by any inter-ested party at the Depart-ment of Planning and Devel-opment from Monday through Friday, from 8:00 ı.m. to 5:00 p.m. 934-64229 3/23, 2022

CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING VARIANCE REQUEST VAR-22-002 PUBLIC NOTICE

Notice is hereby given to the General Public that an application has been filed for a Variance for the following properties known as Tax R7-305-009. 305-185, R7-292-156, R7-292-192, R7-292-200, R7-292-077 containing 23.1 acres +/-, located at the end of Stanley Street near inter-section with Nelson Brogdon Boulevard (State Route 20). The property also has frontage on Hillcrest Drive and Peachtree Industrial Boulevard in Sugar Hill Georgia.

The properties are currently zoned General Business Dis-trict/Town Center Overlay District/Central Business District/Central Business
District with a Special Use
Permit (BG/TCD/CBD/SUP).
NGI Acquisitions, LLC is requesting variances related to
Article 10, Overlay Districts
Town Center Questy and (Town Center Overlay and Central Business Districts) use provisions and design

criteria and standards. The Mavor and City Council have authority to grant the variance as requested, grant the proposed variance as supplemented by conditions of approval, deny the variance request or table the variance request. The public is invited to attend the public is invited to attend the public hearing scheduled for the Mayor and City Council on Monday, April 11, 2022, at 7:30 pm. in the Sugar Hill City Hall, located at 5039 West Broad Street, Sugar Hill, Georgia. The case file may be viewed by any inter-ested party at the Depart-ment of Planning and Develfrom Monday through Friday, from 8:00 a.m. to 5:00 p.m. 934-65414 3/23,2022

## FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security 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 Industrial Truste on tion, 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 Court-house 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, uples 5, 2022 (Deinig the Inist rues-day 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 PAR-

ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 101 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING KNOWN AS LOT 12, BLOCK D OF HAWTHORN GLEN, UNIT ONE, AS PER PLAT RECORDED AT PLAT BOOK 92, PAGE 36, GWIN-NETT COUNTY, GEORGIA RECORDS. SAID PLAT BE-ING INCORPORATED HERE-IN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE COMPLETE
DESCRIPTION OF CAPTIONED PROPERTY AND
BEING IMPROVED PROPERTY
V. This Deed to give out. TY. 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 been as been and is been and is been and is been and is been as the second in th security beet mas been also seen as 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

and Security Deed. The debt remaining in default, this sale will be made for the

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 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 LAKEVIEW LOAN SERVIC-ING. LLC. as Attorney-in-Fact

**FORECLOSURE** 

tems, Inc., as grantee, as nominee for Home America

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 trans-

432, GWIIII COUITI, GEOT-gia Records, as last trans-ferred to Towd Point Mort-gage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by as-signment recorded in Dead

as Indenture Trusiee by as signment recorded in Deed Book 57784 , Page 812, Gwinnett County, Georgia Records, conveying the af-

Gwinnett County, Georgia Records, conveying the af-ter-described property to se-cure 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

The debt secured by said

ure to pay the indebtedness as and when due and in the

tent to collect attorney's fees

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 Secu-rity Deed first set out above. Towd Point Mortgage Trust 2017-FRE2, U.S. Bank Na-

tional Association, as Inden-

ture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full au-

hury and Shaheda Chowd

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 belief of the courties the confirmation.

Towd Point Mortgage Trust 2017-FRE2, U.S. Bank Na-tional Association, as Inden-

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

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 here-

Our file no. 5669919 – FT1 950-62656 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

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 record-dip Dead Book 55/20/ Page

ed in Deed Book 55034 Page 744 Gwinnett County, Geor-

gia records; as last trans-ferred to or acquired by Mortgage Research Center, LLC d/b/a Veterans United

Home Loans, a Missouri Limited Liability Company, conveying the after-de-

conveying the after-de-scribed 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 Court-house door of Gwinnett

County, Georgia (or such

ther 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 the said county) with the said county of sale on April 5, 2022 (being the first Tuesday of the said mostly unless the said the

day of said month unless

said date falls on a Federal

Said date lairs off a Federal Holiday, in which case being the first Wednesday of said month), the following de-scribed property: THE LAND REFERRED TO

HHE LAND REFERRED 10
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 AND
EDIT OF LAND LOT AND

BEING IN LAND LYING AND BEING IN LAND LOT 105 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 18, BLOCK B, RIVERWOOD SUBDIVISION,

UNIT TWO, AS PER PLAT THEREOF RECORDED IN

of by reference

MR/meh 4/5/22

Roswell, GA 30076

ture Trustee as Attorney in Fact for Shakoor Mintu

**FORECLOSURE** 

having been given). AHMED M ABU MAHMOOD Said property is commonly known as 1133 Hawthorn Robertson, Anschutz, Schneid, Crane & Partners, Lane, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of PLLC 10700 Abbotts Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 21-145927 928-61267 said property, if any. To the best knowledge and belief of NOTICE OF SALE UNDER

the undersigned, the party (or parties) in possession of the subject property is (are): Peter J Ewing or tenant or GEORGIA, GWINNETT COUNTY THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT tenants. Gregory Funding LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Shakoor Mintu to Mortgage Electronic Registration Sys-

mortgage. mortgage. Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698 Note, however, that such entity or individual is not re-

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 erty whether due 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

covenants, and matters of trecord 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. Bankrupt yo Code; and (2) final confirmation and audit of the state of the sale is not prohibited. 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 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 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 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305 (404) Georgia 30305, (404)

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFO FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, 1144-355A 950-63025 3/9 16 23 30 2022

STATE OF GEORGIA COUN-TY OF GWINNETT NOTICE OF SALE UNDER

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 as-CORP, its successors of 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 trans-ferred to LAKEVIEW LOAN LLC 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 fol-

lows:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND CEL OF LAND LYING AND BEING IN LAND LOT 172 OF THE 6TH DISTRICT. NETT COUNTY, GEORGIA, BEING LOT 16, BLOCK E, UNIT ONE, GUINN RIDGE FOREST SUBDIVISION, AC-CORDING TO PLAT OF SUR-VEY RECORDED IN PLAT VEY RECORDED IN PLAI BOOK 44, PAGE 193, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THERE-OF ARE INCORPORATED

HEREIN BY REFERENCE THERETO.
Said property being known as: 738 WINDSOR CIR, LAWRENCEVILLE, GA 30046 To the best of the under-signeds knowledge, the par-ty 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 attentions are secured by said in the security of the security other possible events of de-fault, 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)

ing 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 prop-erty; and (4) any assessments, liens, encumbrances, zoning ordinances, restriccovenants, 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 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-LoanCare, LLC 3637 Sentara Way Virginia Beach, VA 23452 1-800-274-6600

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 nego-tiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AT-TEMPTING TO COLLECT A

**FORECLOSURE** 

PLAT BOOK 15, PAGE 139, GWINNETT COUNTY, GEOR-GIA RECORDS, WHICH RECORDED PLAT IS INCOR-PORATED HEREIN BY REF-

ERENCE AND MADE A PART OF THIS DESCRIPTION. Parcel ID: R6105 226 Commonly known as 847 Devonshire 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, a provided in the Security.

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 PI, 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 Shanieza R. Leslie or tenant or tenants.

cenlar is the entity or indi-vidual 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-

of the loan.

outcry to the highest bluder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, utsignated 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 HERETO Security Deed has been and is hereby declared due because of, among other possible events of default, failmanner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the (e) any assessments, 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 inhaving been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

and non-judicial sales in the
State of Georgia, the Deed
Under Power and other foreclosure documents may not
be provided until final confirmatten and audit of the ctamation and audit of the sta

Shanieza R. Leslie Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, 404

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. 1010-18164 To the best knowledge and belief of the undersigned, the party in possession of the property is Shakoor Mintu, Mohd Sajjad Chowd-WILL BE USED FOR THAT PURPOSE. 1010-1816A 950-62617 3/9 16 23 30 hury or a tenant or tenants and said property is more commonly known as 821 Wisteria View Ct, Dacula, Georgia 30019.

2022

POWER, GWINNETT COUN-

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)

nated 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: day 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 KEYANS, PREPARED BY
MORRISON J. SIMMS,
GEORGIA REGISTERED
LAND SURVEYOR NO. 1263. LAND SURVEYOR NO. 1263, DATED JUNE 30, 1992, RE-VISED JUNE 18, 1993 AND RECORDED IN PLAT BOOK

59, PAGE 223-A, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY RE-FERRED TO AND MADE A PART OF THIS DESCRIP-TION The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the

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). 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

**FORECLOSURE** 

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 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.

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 in-spection 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. Bankrupt-cy 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 regard-ing 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 day

WILL BE USED FOR THAT PURPOSE. 1012-14554A 950-62488 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of

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 securidad in Pool Republication of the Power Republication of the

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,

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 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 CECEPTA.

OF GEORGIA: ALL THAT TRACT OR PAR-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 284 OF THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA BEING LOT 6, EXEMPTION PLAT FOR PARAMOUNT HOMES, INC., AS FILED IN PLAT BOOK 74, PAGE 226, GWINNETT COUNTY RECORPORATED HEREIN BY REFERENCE.

TAX ID NO: R5284 027
BEING THE SAME PROPERTY CONVEYED BY JOINT
AND SURVIVORSHIP DEED
GRANTOR:

MAHAN AND

WITH

REFERENCE

**BRENDA** 

LONNIE MAHAN GRANTEE:

KEVIN DONNELLY JOAN M. DONNELLY,

JOINT TENANTS SURVIVORSHIP DATED: 09/23/1999 RECORDED:

10/06/1999 DOC#/BOOK-PAGE: 19332-

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

as and when due and 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, a specified in the Security.

as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees

having been given).
Said property is commonly known as 2881 New Hope Rd, Dacula, GA 30019-2607 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the

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): Kevin Donnelly and Joan M Donnelly or tenant or ten-

2022

Note, however, that such entity or individual is not re-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 mation and audit of the status of the loan as provided tus 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 Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mort-gage Pass-Through Certifi-cates, Series 2005-3 as agent and Attorney in Fact for Thomas W Morris Sr Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and èncumbrances, zoning ordi 994-7037.
1012-14554A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED

encumbrances, zoning ordi-nances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the holdtus 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

tus 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

lanta, Georgia 30305. (404) THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED

NOTICE OF SALE LINDER

Pursuant to the Power of Sale contained in a Security Deed given by Thomas W Morris Sr to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for SouthStar Funding, LLC, for SouthStar Funding, LLC, its successors and assigna-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-interest to JPMorgan Chase Bank, N.A. 1/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust Mort-Investments II Inc., Bear Stearns ALT-A Trust, Mort-gage Pass-Through Certifi-cates, Series 2005-3, conveying the after-described veying 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 un-

Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Bank of America Home Loan Assistance Dept. 7105 Corporate Drive Plano, TX 75024 (800) 669-6650 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 propwhether payable or not yet due and

**FORECLOSURE** 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 in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi nances. restrictions covenants, and matters of

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. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Purer of the Security Deed. Pur-suant to O.C.G.A. Section 9staint to U.C.A.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 sta-tus of the loan as provided immediately above.
BANK OF AMERICA, N.A.

as agent and Attorney in Fact for Kevin R Donnelly, HTTA for Kevin R Donnelly, HTTA Kevin Donnelly and Joan M Donnelly Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-

lanta, Georgia 30305, (404) lanta, Georgia 30305, (404) 994-7637. 1016-5059A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5059A 950-62481 3/9 16 23 30

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

2022

Pursuant to the Power of Sale contained in a Security Deed given by Emery Stew-art to Aames Funding Corporation DBA Aames Home ration DBA Aames Home Loan dated 3/31/2006 and recorded in Deed Book 46378 Page 846 and modi-fied at Deed Book 50081 Page 890 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank Nainterger to Laballe Balik Wational Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4, conveying the afterdeadily and provided the content of the cont terdescribed property to secure a Note in the original principal amount of \$181,520.00, 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 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

Being in Land Lot 2018 on the 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 233 OF THE 5TH DISTRICT GWIN-THE 5TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 142, BLOCK A, BRAMLETT STATION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK PAGES 130-131

111, PAGES 130-131, GWINNETT COUNTY, GEOR-GIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE REFER-ENCE HERETO. This sale will be made sub-icat to say right of the United ject to any right of the United States of America to redeem the hereinabove described property within 120 days property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, failas 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 surpress of points the same

sale will be inade 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) having been given).
Said property is commonly known as 1285 Union Station Drive, Lawrenceville, GA 30045 together with all fixtures and personal prop erty attached to and consti nances.

tuting a part of said proper-ty, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Emery Stewart or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation

One Mortgage Way Mount Laurel, NJ 08054 (800) 750-

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 outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and

ilen, 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 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 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 state of the leave with the beld tus of the loan with the hold er of the Security Deed. Pursuant to 0.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. ' U.S. Bank National Associtional Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 as agent and Attorney in Each for Empry torney in Fact for Emery Aldridge Pite, LLP, 15 Pied**FORECLOSURE** 

mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404)

1017-5330A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-WILL BE USED FOR THAT PURPOSE. 1017-5330A FORMATION 950-62525 3/9 16 23 30 2022

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

Pursuant to the Power of Sale contained in a Security Deed given by James J. Ledford, Jr. and Leslie L. Ledford to Mortgage Electronic Registration Systems, Inc.,

as grantee, as nominee for Wilmington Finance, Inc., its successors and assigns dated 1/24/2007 and recorded in Deed Book 47521 Page 0244 Gwinnett County, Contribute of the County, Contribute of the County of the Georgia records; as last transferred to or acquired by DEUTSCHE BANK NATION-AL TRUST COMPANY, AS TRUSTEE FOR THE REGIS-TRUSTEE FOR THE REGISTERED HOLDER OF MOR-GAN STANLEY HOME EQUI-TY LOAN TRUST 2007-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-2, conveying the after-described property to secure a Note in the original principal amount of \$144,000.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash 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), rior 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 FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF

BEING IN LAND LOT 150 OF THE 6TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 7, BLOCK A, CARTER WOODS SUBDIVI-SION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK O, PAGE 353, GWIN-NETT COUNTY RECORDS, SAID PLAT BEING INCOR-PORATED HEREIN BY REF-ERENCE THERETO. Commonly known as 527

Johns Way Lilburn, GA 30047 However, by showing this address no additional coverage is provided.

The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible 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 hear given).

having been given).
Said property is commonly known as 527 Johns Way
NW, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of to and constituting a part of 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): James J. Ledford, Jr. and Leslie L. Ledford or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
One Mortgage Way Mount
Laurel, NJ 08054 (800) 750-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

salu property will be solved subject fix: (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constior 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 authority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordirestrictions

subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confir-mation and audit of the sta-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 foreclosure documents may not be provided until final confir-mation and audit of the sta-tus of the loan as provided

immediately above.

DEUTSCHE BANK NATION-AL TRUST COMPANY, AS TRUSTEE FOR THE REGIS-TERED HOLDER OF MOR-GAN STANLEY HOME EQUI-TY LOAN TRUST 2007-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-2 as agent and Attorney in Fact for James J. Ledford, Jr. and Leslie L.

Ledford Ledford Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637.

994-7637.
1017-5334A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE 1017-5334A

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

PURPOSE. 1017-5334A

950-62646 3/9 16 23 30

Sale contained in a Security Deed given by Terri Lynn Kemp to Mortgage Electronic Registration Systems, Inc.,

as grantee, as nominee for Southstar Funding, LLC, its southstal Folding, LLC, its successors and assigns dat-ed 11/30/2004 and recorded in Deed Book 40774 Page 86 Gwinnett County, Georgia records; as last transferred to or acquired by The Bank of New York Mellon Trust or New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of JPMorgan Chase Bank, N.A. as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-1. Mortgage Mortgage

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. 2/16,23,3/2,9,16,23,30,2022 and Zoning Board will mee

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-

2795

grees 59 minutes 02 sec-

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

The City of Buford Planning

OF BEGINNING

less 934-61145