GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 221**

PAGE 01259 Personally appeared the undersigned who on oath deposes and says that: Yvelisse Quinones 1219 Hadaway Ct Lawrenceville Hadaway Ct Lawrenceville, GA 30043 Is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Servicios Latinos Ya 1219 Hadaway Ct Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such adbe carried on at such address is: Tax/Document Preparation

-s- Yvelisse Quinones Sworn to and Subscribed before me This 27th day of December, 2022

-s- Freddy Sanchez NOTARY PUBLIC/DEPUTY -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 27

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 22T PAGE 01233

933-91493 1/11,18,2023

Personally appeared the undersigned who on oath deposes and says that: AW Kaufman Corporation 700 Welford Rd Suwanee, GA 30024 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Shack Shine 700 Welford Rd Suwanee, GA 30024 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Exterior Residential Cleaning/Wash-

-s- Aaron Kaufman Sworn to and Subscribed before me This 8 day of December, 2022

-s- Debbie Wills NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 16 933-90918 1/4,11,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 22T**

PAGE 01240
Personally appeared undersigned who on undersignéd wino on oath deposes and says that: Excellus Communications, LLC 27298 Wetland Rd, Suite 101, Harrisburg, SD 57032 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Snapfon 2 Sun Court, Suite 400, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: on at such address is: Telecommunications -s- Michael Strandell Sworn to and Subscribed

before me This 13th day of December, 2022

-s- Leda Altidor NOTARY PUBLIC/DEPUTY -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 19 933-90936 1/4,11,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 22T

PAGE 01225 Personally appeared the undersigned who on oath deposes and says that: Artios Academies of North Atlanta LLC 4485 Forest Green lanta LLC 4485 Forest Green
Drive Sugar Hill, GA 30518
Is/are doing business in
Gwinnett County, Georgia
under the name of: TRADENAME: Artios Academies of Sugar Hill 4485 Forest Green Drive Sugar Hill, GA 30518 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Education

-s- John Lane Sworn to and Subscribed before me This 14th day of December. 2022

NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2022 DEC 14
933-90902 1/4,11,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 22T** PAGE 01221

deposes and says that: Derek Dickens 2210 Waters Ferry Dr Lawrenceville, GA 30043 Is/are doing business in Gwinnett County, Georgia under the name of: TRADE-NAME: STI Electrical Concepts 2210 Waters Ferry Dr Lawrenceville, GA 30043 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-Ferry Dr Lawrenceville. GA be carried on at such ad-dress is: TV Installs

-s- Derek Dickens Sworn to and Subscribed This 21st day of November,

2022 -s- Antony Wangsanata NOTARY PUBLIC/DEPUTY -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 933-90871 1/4,11,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 22T

PAGE 01250 PAGE 01250
Personally appeared the undersigned who on oath deposes and says that: Nancy R Richner 2146 Suwanee Woods Ln, Duluth, GA 30097 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: The Doll Keeper 2146 Suwanee Woods Ln. 2146 Suwanee Woods Ln, Duluth, GA 30097 (trade name address is in Gwinnett County) and that the na-ture of the business to be

s- Nancy Richner
Sworn to and Subscribed before me This 21st day of December,

carried on at such address is: Antique and Vintage Doll

repairs and sales

-s- Urussa Ali NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court Gwinnett County, GA 2022 DEC 21 933-91469 1/11,18,2023

TRADE NAME

GWINNETT SUPERIOR COURT TRADE NAME

REGISTRATION

BOOK 221

PAGE 01256

Personally appeared the undersigned who on oath deposes and says that: The

Lola Brands Company LLC.

3255 Lawrenceville Suwanee

Rd Suite P 1076 Suwanee

GA 30024-6599 Is/are doing business in Gwinnett Coun-

ty, Georgia under the Name of: TRADENAME: The LOLA

and that the nature of the

NOTARY PUBLIC/DEPUTY

Clerk Superior Court Gwinnett County, GA 2022 DEC 27 933-91486 1/11,18,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION

PAGE 01247

Personally appeared the undersigned who on oath

undersigned who on oath deposes and says that Gwinnett Park Assisted LLC 9211 Lake Hefner Parkway, Suite 109 Oklahoma City, OK 73120 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE NAME: The Mansions at Gwinnett Park Assisted Living and Memory Care 2450 Buford Drive.

Buford Drive, Lawrenceville. GA 30043

(trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-

dress is: Assisted Living and

Sworn to and Subscribed before me
This 13th day of December,

-s- D Mitchell NOTARY PUBLIC/DEPUTY

CLERK -s- TIANA P. GARNER Filed in Office

Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 20 933-90956 1/4,11,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 22T

PAGE 01232
Personally appeared the undersigned who on oath deposes and says that:
MGMC Enterprises, Inc.
1455 Pleasant Hill Road,

Suite #206 Box #207,
Lawrenceville, GA 30044
Is/are doing business in
Gwinnett County, Georgia
under the name of: TRADENAME: The Patch Boys of
Lawrenceville 1455 Pleasant Hill Road, Suite #206
Box #207, Lawrenceville,
GA 30044 (trade name address is in Gwinnett County)

dress is in Gwinnett County

and that the nature of the business to be carried on at such address is: Drywall Re-

Sworn to and Subscribed before me This 13th day of December, 2022

-s- Jordan Asbury NOTARY PUBLIC/DEPUTY

CLERK
-s-TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2022 DEC 16

933-90915 1/4,11,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 22T

PAGE 01258
Personally appeared the undersigned who on oath deposes and says that: BRB Norcross LLC. 6010 Singleton RD, Ste 213, Norcross, On 2020 to 12, Norcross, Nor PAGE 01258

GA 30093 Is/are doing business in Gwinnett County,

Georgia under the Name of: TRADENAME: THE UPS STORE 6010 Singleton RD, Ste 213, Norcross, GA 30093

(trade name address is in Gwinnett County) and that

Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Shipping and Busi-

Sworn to and Subscribed

before the 2022 -s- Rutva Patel NOTARY PUBLIC/DEPUTY

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA

933-91489 1/11,18,2023

GWINNETT SUPERIOR

REGISTRATION BOOK 22T

PAGE 01230

PAGE 01230
Personally appeared the undersigned who on oath deposes and says that: Fit Kit Brands, LLC 6679
Peachtree Industrial Boulevard, Suite M, Peachtree Corners, GA 30092 Is/are deing business in Courant

doing business in Gwinnett County, Georgia under the name of: TRADENAME: Wellspring 6679 Peachtree Industrial Boulevard, Suite

M. Peachtree Corners. GA

30092 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at

such address is: Retail Store- Internet selling (in-cluding independent sales

-s- Donna Gonsalves,

Sworn to and Subscribed

before me This 21st day of November, 2022

-s-NOTARY PUBLIC/DEPUTY

-s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA

2022 DEC 15 933-90912 1/4,11,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 22T PAGE 01236

Personally appeared the undersigned who on oath deposes and says that: HB NEXT LLC 1255 Lakes Pkwy Suite 385, Lawrenceville, GA 30043 Is/are doing business in Gwingett County, Georgia

in Gwinnett County, Georgia under the Name of: TRADE-

NAME: Xeritech 1255 Lakes
Pkwy Suite 385,
Lawrenceville, GA 30043
(trade name address is in
Gwinnett County) and that
the nature of the business to

be carried on at such address is: National Pollutant Discharge Elimination System (NPDES) inspections

-c- David Frame

Member

COURT TRADE NAME

ness Services

2022 DEC 16

-s- Damani Madvun

#206 Box #207, nceville GA 30044

Memory Care Community -s- Dustin Brooks

2022

Suite

pair

-s- TIANA P. GARNER Filed in Office

BRANDS

before me

Sworn to and Subscribed before me This 16th day of November, 2022

TRADE NAME

2022
-s- Genny Dogan
NOTARY PUBLIC/DEPUTY
CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior County Gwinnett County, GA 2022 DEC 16 933-90927 1/4,11,2023

ZONING

Lawrenceville Suwanee Rd Suite P 1076 Suwanee, GA 30024-6599 (trade name ad-The City of Buford Planning and Zoning Board will meet on Tuesday, January 10, 2023 at 7: 00 p.m. at Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 and the Buford City Com-mission will meet or Mondress is in Gwinnett County) and that the nature of the business to be carried on at such address is: Detail On-line, Door to Door Sales -s- Victor Onyenweaku Sworn to and Subscribed mission will meet on Monday, February 6, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to This 27 day of December, 2022 consider a special use per-mit at 5290 Shadburn Ferry Road for Robert Souther-land. The special use permit requested is to allow outside storage. 934 89826 12/21.28. 2022,1/4,11,18, 25, 2023

NOTICE OF PUBLIC HEAR-ING UPON APPLICATION FOR ANNEXATION AND REZON-

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

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 reposed for contiguous to the total contiguous to the soft of the contiguous to the existing limits. posed for annexation and re-zoning 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 applica-

zoning on January 10, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Geor-gia 30518. The Buford City Commis-cion will hold a public bearsion will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, February

tion for annexation and

6, 2023 at 7:00pm, Buford City Hall, 2300 Bu-ford Highway, Buford, Gwin-nett County, Georgia 30518. This 21st day of November, 2022

CHANDLER, BRITT & JAY, City Attorneys
OWNER: DANIEL BUDIHARDJ
CURRENTLY ZONED: R-100

PROPOSED ZONING: R-100
5530 LITTLE MILL ROAD
All that tract or parcel of land lying and being in Land
Lot 325 of the 7th Land Dis-

Lot 325 of the 7ft Lafin Dis-rict, Gwinnett County, Geor-gia, as shown and delineated as 1.708 acres, more or less, on plat of survey for Sergio Villarma, Jr. and Vicki L. Villarma by William C. El-lis dated October 27, 1993. This is the same property shown on plat recorded in Gwinnett County Plat Records at Plat Book 33, Page 309, which plat is in-corporated herein by reference for a more complete

OWNER: RANDALL C. JAR-RELL CURRENTLY ZONED: R-100

PROPOSED ZONING: R-100
5541 LITTLE MILL ROAD
All that tract or parcel of land lying and being in Land
Lot 325 of the 7th Land District, Gwinnett County, Georgia, and being more particuiarry described as follows:
Beginning at an iron pin at
a point on the Eastern rightof-way of Little Mill Road
(80 foot rightof-way) said
pin being 3,614.5 feet South,
along said right-of-way,
from the intersection of said
right-of-way and the southright-of-way and the south-ern right-of-way if Buford

Dam Road; thence running south 71 degrees 37 minutes East, a distance 204.5 feet to an iron pin: thence running South 18 degrees 24 minutes west, a distance of 92.0 feet to an iron pin; thence running North 71 degrees 37 minutes west a distance of 191.3 feet to Little Mill Road: thence running North 10 degrees 21 minutes East along Little Mill will Road: thence running North 10 degrees 21 minutes East along Little Mill Dam Road: thence running utes East along Little Mill Road, a distance of 92.0 feet to an iron and the point of beginning; being improved property known as 5541 Litproperty known as 5541 Lit-tle Mill Road, according to

the present system of num-OWNER: 5547 LITTLE MILL TRUST, FRED JONES TRUSTEE CURRENTLY ZONED: R-100

PROPOSED ZONING: R-100 5541 LITTLE MILL ROAD
All that tract or parcel of
land lying and being in the
Land Lot 325 of the 7th Land
District, Gwinnett County, Georgia and being more particularly described as fol-

lows; To find the True Point of Beginning, commence at the intersection of the southeast intersection of the southeast right of way of Little Mill Road (80 right of way) and the southerly right of way) and Skylar Leigh Drive (50 right of way), said point being the westerly point of a mitered comer; THENCE traveling on said southeast right of way of Little Mill Road South 25 Degrees 15 Minutes 41 Seconds West for a distance of

onds West for a distance of 39.35 feet to a point, said point marked by a 1/2 inch rebar pin found, said point

being THE TRUE POINT OF BE-GINNING. THENCE from said point as thus established, leaving said right of way and travel-ing on the property line common to Lot 185, Providence Crossing HOA (recorded in Plat Book 121. (recorded III Pial Book 121, Page 210, Gwinnett County Records) South 70 Degrees 33 Minutes 11 Seconds East for a distance of 207.94 feet to a point, said point marked by a 3/4 inch open top pipe found; THENCE traveling on

point: THENCE continuing on

lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether 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 inthe property line common to Providence Crossing HOA (recorded in Plat Book 121, spection of the property, and Page 210, Gwinnett County (e) any assessments, liens, (e) any assessments, nens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Records) South 19 Degrees 19 Minutes 45 Seconds
West for a distance of
208.89 feet to a point, said
point marked by an Iron Bar
Found; THENCE along the The sale will be conducted properly line common to Randal C. Jarrell North 70 Degrees 30 Minutes 53 Seconds West for a distance of 204.01 feet to a point on the southeasterly right of way of Little Mill Road (80 right of ways) each point market side of the southeasterly right of ways each point market has a southeasterly right of ways each point market has a southeasterly right of ways each point market has a south property and the south market side of the south market subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holdto the loan will the holds 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 way), said point marked by a 3/4 inch open top pipe found; THENCE on said right of way North 16 Degrees 14 Minutes 42 Seconds East for a distance of 80.65 feet to a State of Georgia, the Deed Under Power and other fore-

FORECLOSURE

ZONING

said right of way along a curve to the right having a radius of 1124.42 feet and an arc length of 128.30 feet

being
THE TRUE POINT OF BE-

GINNING. Said property contains 0.998 Acres.

12/14,21,28,12/4,11,18,25,

requested is to allow sec-

ondary residential housing

12/21,28,2022,1/4,11,18,25, 2023

secondary residential hous-

8990; 12/21,28,2022,1/4,11,18,25, 2023

FORECLOSURE

Inc., as grantee, as nominee for Fieldstone Mortgage Company, its successors and assigns dated 7/17/2006

and recorded in Deed Book 46791 Page 174 Gwinnett County, Georgia records; as last transferred to or ac-quired by U.S. Bank, N.A., successor trustee to LaSalle

Bank National Association, on behalf of the holders of

on behalf of the flotters of Bear Stearns Asset Backed Securities I Trust 2006-HE9, Asset-Backed Certificates Series 2006-HE9, conveying the after-described property to secure a Note in the original of the secure and the security and the secure and the security an

nal principal amount of \$148,000.00, with interest at the rate specified therein, there will be sold by the un-

dersigned at public outcry to the highest bidder for cash

before the Courthouse door of Gwinnett County, Georgia (or such other area as desig-nated by Order of the Supe-

rior Court of said county)

within the legal hours of sale

on February 7, 2023 (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 IONIOWING UESCHIEGE
Property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 25 OF
THE 6TH DISTRICT OF
GWINNETT COUNTY, GEOR-

(erroneously shown in prior

deeds in the chain of title as "The Landing" subdivision; the correct reference is "The Landings"), UNIT SEVEN, AS PER PLAT RECORDED IN

PLAT BOOK 16, PAGE 80, GWINNETT COUNTY, GEOR-GIA RECORDS, TO WHICH PLAT REFERENCE IS HERE-

BEING THE SAME PROP ERTY AS CONVEYED BY

ERTY AS CONVEYED BY THAT CERTAIN DEED UN-

DER POWER RECORDED IN DEED BOOK 46414, PAGE 11, GWINNETT COUNTY, GEORGIA RECORDS.

The debt secured by said

Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-

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

manner provided in the Note and Security Deed. The debt 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-tent to collect attorneys fees

Said property is commonly known as **5160** Island Drive,

Stone Mountain, GA 30087 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): Juliana Araujo Haskins or

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

(888) 818-6032 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 lian but not yet due and

of the loan.

tenant or tenants

having been given).

MADE FOR THE PUR-SE OF INCORPORATING

described

following

934

87976

closure documents may not be provided until final confirmation and audit of the status of the loan as provided an arc length of 128.30 feet being subtended by a chord bearing of North 19 Degrees 30 Minutes 50 Seconds East and a chord distance of 128.23 feet to a point, said point marked by a 1/2 inch rebar pin found, said point immediately above U.S. Bank, N.A., successor trustee to LaSalle Bank Na-

tional Association, on behalf the holders Stearns Asset Backed Securities I Trust 2006-HE9, As-set-Backed Certificates Se-ries 2006-HE9 as agent and Attorney in Fact for Khalil G. Haskins

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

The City of Buford Planning and Zoning Board will meet on Tuesday, January 10, 2023 at 7:00 p.m. and the 1012-14834A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-148344 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, February 6, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 79 Moreno Street, being parcels 7-950-91109 01/11/2023 01/25/2023, Street, being parcels 7-295A-035 and 7-295A-128, for BBC Investment Group, for BBC Investment Group, LLC. The special use permit

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

Sale contained in a Security Deed given by Rosie Deme-tria Thompson to Mortgage Electronic Registration Systems, Inc., as grantee, nominee for Angel The City of Buford Planning and Zoning Board will meet nominee for Angel Oak Mortgage Solutions, LLC, its successors and assigns dat-ed 12/11/2019 and recorded in Deed Book 57128 Page 815 Gwinnett County, Georon Tuesday, January 10, 2023 at 7:00 p.m. and the Buford City Commission will Buford City Commission win meet on Monday, February 6, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit on Moreno gia records; as last transferred to or acquired by U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Series 2020-3, conveying the after-described reports. use permit on Moreno Street, being parcel 7-295A-036, for BBC Investment Group, LLC. The special use the after-described property to secure a Note in the origi-nal principal amount of \$661,410.00, with interest at permit requested is to allow 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 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 February 7, 2023 (being the first Tuesday of said month unless said date falls NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Khalil G. Haskins to Mortgage Elec-tronic Registration Systems, on a Federal Holiday

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 DUNCAN'S 1749TH GMD, GWINNETT COUNTY, GEORGIA, BEING LOT 33, PHASE 5, THE WOODLANDS AT CHATEAU ELAN SUBDIVISION, AS WOODLANDS AT CHATEAU
ELAN SUBDIVISION, AS
PER PLAT RECORDED IN
PLAT BOOK 109, PAGES
158-160, GWINNETT COUNTY, GEORGIA RECORDS,
WHICH PLAT IS HEREBY
REFERRED TO AND MADE A
PART OF THIS DESCRIPTION.
The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remining 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

tent to collect attorneys fees having been given). Said property is commonly known as 2317 Crimson King Dr, Braselton, GA 30517-4020 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and helief of the underside and helief of the underside and helief of the underside. edge and belief of the under signed, the party (or parties) in possession of the subject property is (are): Rosie Demetria Thompson or ten-

ant or tenants. Select Portfolio Servicina 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 re-

quired by law to negotiate, amend or modify the terms Said property will be sold

subject to: (a) any outstand-ing 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 thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zontrictions 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. Bankrupted united the 0.5. Balintupi-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreof the mortgage.
Select Portfolio Servicing,
Inc. Loan Resolution Department 3217 South Decker
Lake Drive Salt Lake City, UT closure documents may not be provided until final confir

mation and audit of the sta-tus of the loan as provided immediately above. U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage Trust 2020-3, Mortgage-Backed Certifi-cates, Series 2020-3 as agent and Attorney in Fact for Rosie Demetria Thomp-

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

lanta, debujula 30000, 110-7, 994-7637.
1012-14853A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE LISED FOR THAT WILL BE USED FOR THAT PURPOSE. 1012-14853A 950-91102 01/11/2023 01/18/2023, 02/01/2023. 01/25/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security
Deed given by Sok Chon to
Mortgage Electronic Regis-

FORECLOSURE

NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS IN-DENTURE TRUSTEE ON BE-HALF OF THE NOTEHOLD-ERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SE-RIES 2006-C, conveying the after-described property to secure a Note in the original principal amount of \$30,000.00, 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 design tor Such other and as a Usery-nated by Order of the Supe-rior Court of said county), within the legal hours of sale on February 7, 2023 (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 PAR-ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 260 AND 261, 6TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING UNIT 65, BUILD-ING 15, HOWELL PARK, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGES 171-174, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF AND MADE A PART HEREOF

AND WADE A PART HEREOF BY REFERENCE. This sale is made subject to that Security Deed in the amount of \$119,999.00, recorded on 12/30/2005 in Deed Book 45868, Page 98,

Deed Book 45868, Page 96, aforesaid records.
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

tent to collect attorneys fees having been given). Said property is commonly known as **4097 Howell Park Road, Duluth, GA 30096** 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 undersioned. The party the undersigned, the party (or parties) in possession of the subject property is (are):
Michelle Kwak, Hyerin
Jeong, Suemin Jeong, In
Jeong Kim, Jung Ohoon and
Paul Kwak or tenant or tenants Bank of America is the enti-

ty 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

satur property will be solved as 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 lier against the prop tute 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. thority, (d) any matters which might be disclosed by an accurate survey and in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-

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

The sale will be conducted subject to (1) confirmation that the sale is not prohibitthat 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 closure 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, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURÉ TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ RE-CWHEQ INC., CWHEQ RE-VOLVING HOME EQUITY LOAN TRUST, SERIES 2006-

C as agent and Attorney in Fact for Sok Chon Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

1016-5357A THIS LAW FIRM MAY BE THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5357A 950-91091 01/11/2023, 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Deed given by Marie F Roger to Mortgage Electronic Reg-istration Systems, Inc., as grantee, as nominee for stration Systems, file., as nominee for AHM Mortgage, its successors and assigns dated 9/13/2006 and recorded in Deed Book 47121 Page 00352 Gwinnett County, Georgia records; as last transferred to or acquired by 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 \$26,800.00, 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 Tuesday of said month un-less said date falls on a Fed-eral Holiday, in which case being the first Wednesday of said month), the following described property:

described property: ALL THAT TRACT OR PAR

tration Systems, Inc., as grantee, as nominee for America's Wholesale Lender, its successors and assigns dated 11/11/2005 and recorded in Deed Book 45868 Page 0119 Gwinnett County, Georgia records; as last transferred to or ac-quired by THE BANK OF

FORECLOSURE

36, PAGE 74, GWINNEIT COUNTY RECORDS, SAID PLAT BEING INCORPORAT-ED HEREIN BY REFERENCE

THERETO This sale is made subject to that Security Deed in the amount of \$119,200.00, recorded on 10/11/2006 in Deed Book 47121, Page 336, afterestid records. aforesaid records

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of default, fall-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for 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 991 Park Creek
Circle, Lawrenceville, GA
30044 together with all fix-

tures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bianca Is-manie Fils-Aime or tenant or tenants.
Bank of America is the enti-

ty 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 75U24 (8UU) 669-665U Note, however, that such entity or individual is not re-quired by law to negotiate, amend or modify the terms of the lan

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 and which may not be of record. (c) the right of of the loan. be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by

an accurate survey and in-spection of the property, and 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 explicit to (1) confirmation subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the statistics. 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-iudicial salés in 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.

BANK OF AMERICA, N.A.
as agent and Attorney in Fact
for Marie F Roger
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Boad N.F. Suite 500 Atlanta, Georgia 30305, (404) 994-7637. 1016-5372A

THIS LAW FIRM MAY BE HIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-5372A 950-91095 01/11/2023, 01/19/2023 01/18/2023 01/25/2023.

NOTICE OF SALE UNDER

POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corporation, a California Corporation dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County Georgia records as County, Georgia records; as last transferred to or aclast transferred to or ac-quired by Wells Fargo Bank, National Association, as Trustee for Option One Mort-gage Loan Trust 2005-2, As-set-Backed Certificates, Se-ries 2005-2, conveying the after-described property to secure a Note in the original principal amount of \$153,765.00, with interest at the rate specified therein. 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 desig-nated by Order of the Superior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday 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 244 & 269 of the 5th Lot 244 & 269 of the 5th District of Gwinnett County, Georgia, being Lot 3, Block 'B', Alcovy Springs Subdivision, Unit Two, as per plat recorded in Plat Book 86, Page 66, Gwinnett County, Georgia Records, which plat is incorporated herein by this reference and made a this reference and made a apart of this description. This sale will be made sub-

ject to any right of the United States of America to redeem the hereinabove described 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 because of, among other possible events of default, failsible events of detailt, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the surpress of posities the same 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 1857 Alcovy Trace

Way, Lawrenceville, GA 30045-7934 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): Robert Ball or tenant or tenants. PHH Mortgage Corporation

is the entity or individual designated who shall have ALL HAI HACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 39, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 10, BLOCK A, PARK CREEK SUBDIVISION PHASE II, AS PER PLAT RECORDED IN PLAT BOOK designated with Staff law full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 2440 (2007, 756) 26400, 7560 26400.

33409 (800) 750-2518

Note, however, that such

FORECLOSURE

quired by law to negotiate, amend or modify the terms

of the loan.

of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are alien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inan 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 state of the leave with the beld tus of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and an individual color in the security of the secu 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

immediately above.
Wells Fargo Bank, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2005-2, Asset-Backed
Certificates, Series 2005-2

Certificates, Series 2005-2 as agent and Attorney in Fact for Robert Ball Aldridge Pite, LLP, 15 Pied-mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404)

994-7637.
1017-5842A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COL-LECTOR ATTEMPTING TO
COLLECT A DEBT. ANY IN-WILL BE USED FOR THAT PURPOSE. 1017-5842A 950-91101 01/11/2023. FORMATION OBTAINED 01/25/2023, 02/01/2023

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

Sale contained in a Security Deed given by Nancy Sue Wernert-Wright and Craig Wright to Mortgage Electron-Registration Systems. Inc., as grantee, as nominee for SOUTHPOINT FINAN-CIAL SERVICES, INC., ids CIAL SERVICES, INC., its successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 0459 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 \$295,075.00, 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 other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 7, 2023 (being the first Tuesday of said month unless said date falls on a Fedral Holiday in which case

eral Holiday, in which case being the first Wednesday of being the hist wednesday wednesday as a said month), the following described property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWINTY COUNTY OF COROLA mortgage.

NETT COUNTY, GEORGIA AND BEING LOT 360, OF WILD TIMBER SUBDIVI-SION, PHASE 3A, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGES 129-130, GWINNETT COUNTY, GEOR-HEREIN AND MADE A PART HEREOF BY THIS REFER-

The debt secured by said Security Deed has been and is hereby declared due because of, among other pos sible events of default, fail ertv sible events of default, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees

having been given).
Said property is commonly known as 6089 Grand Loop Road, Sugar Hill, GA 30518-8178 together with all fixtures and personal property with all fixely and personal property with all fixely and personal property. attached to and constituting a part of said property, if any. To the best knowledge and belief of the under signed, the party (or parties) in possession of the subject property is (are): Nancy Sue Wernert-Wright or tenant or

PennyMac Loan Services, LLC is the entity or individual designated who shall have al 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 re-

quired by law to negotiate, amend or modify the terms of the loan.

of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable and which may not be of record, (c) the right 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

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 cybicet to (1) confirmation subject to (1) confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the hold er of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for 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 confir mation and audit of the status of the loan as provided

tus of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Craig Wright Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont

FORECLOSURE

Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

TIJU-23/33A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1120-23733A
950-90940 01/11/2023 950-90940 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-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 record ed in Deed Book 44543 Page 200 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Associa-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-deconveying the after-de-scribed property to secure a Note in the original principal amount of \$162,943.42, with 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 Februlegal nours of sale on Febru-ary 7, 2023 (being the first Tuesday of said month un-less said date falls on a Fed-eral Holiday, in which case being the first Wednesday of said month), the following

Denig the Iris wednessay wednessay 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 RECORDED AT PLAT RECORDED AT PLAT RECORDED AT PLAT RECORDES AND PLAT BOM 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 PROPERT BEING IMPROVED PROPER-TY. This Deed Is given sub-ject to all easements and re-

strictions 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. and all expenses of this sale 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 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 of tenants

Gregory Funding LLC is the entity or individual designated who shall have full authority to possible and the state of the thority to negotiate, amend and modify all terms of the

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 outstand

ing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constituted in the constitute of tute a lien against the propwhether 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, (e) any assessments, liens encumbrances, zoning ordinances, restrictions, covenants, and matters of

covenants, and matters or 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. Bankrupted under the D.S. Balikrupt-cy Code; and (2) final confir-mation and audit of the sta-tus of the loan with the hold-er of the Security Deed. Pur-suant to O.C.G.A. Section 9-13-172.1, which allows for 13-1/2.1, 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 Associa U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2018-D, Mortgage-Backers, 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.

1144-417A

1144-41/A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE. 1144-417A 950-91171 01/11/

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

01/18/2023, 02/01/2023.

Pursuant to the Power of Sale contained in a Security Deed given by Sharlice M Anthony and Jermaine S Anthony to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns dated 7/15/2019 and recorded in Deed Book 56/39 Page

Pursuant to the Power of

ed in Deed Book 56739 Page 501 and modified at Deed Book 60016 Page 85 Gwinnett County, Georgia records; as last transferred to or acquired by Lakeview Loan Servicing, LLC, con-Loan Servicing, LLC, conveying the after-described property to secure a Note in the original principal amount of \$348,471.00, with interest the rate consider the property. 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 desig nated by Order of the Supe rior Court of said county), within the legal hours of sale