ZONING

TRADE NAME

cross, GA 30093 (trade name address is in Gwinnett Coun-ty) and that the nature of the business to be carried on at such address is: Retail Beauty Products

Sworn to and Subscribed This 4 day of January.

2023
-s- D.S. Taylor
NOTARY PUBLIC/DEPUTY
CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 JAN 10
933-92523 1/25,2/1,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 22T

PAGE 01264 Personally appeared the undersigned who on oath deposes and says that Branchjb, LLC 5010 W Broad Street, Ste 200, Sugal Hill, GA 30518 Is/are doing business in Gwinnett Coun ty, Georgia under the Name : TRADENAME: Talk of the Table 5010 W. Broad Street Ste 200, 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: Wine and

cheese boutique and tasting -s- Jacqui R Branch Sworn to and Subscribed before me This 20 day of December,

-s- Authum Summer Rowe NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 28 933-91926 1/18.25.2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00006

Personally appeared the undersigned who on oath deposes and says that: Bamboo's Jamaican Restaurant 1417 Grayson Hwy #A, Lawrenceville, GA 30045 Is/are doing business in Ewippett County Goografia Gwinnett County, Georgia
under the Name of: TRADENAME: The City Bodega,
1417 Grayson Hwy #A,
Lawrenceville, GA 30045
trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address in Posturant

dress is: Restaurant -s- Ophelia Gohagen Sworn to and Subscribed before me day of January,

-S-NOTARY PUBLIC/DEPUTY CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA

2023 JAN 3 933-91942 1/18,25,2023 **GWINNETT SUPERIOR COURT TRADE NAME** REGISTRATION BOOK 23T PAGE 00022

Personally appeared the undersigned who on oath deposes and says that: Snel-lville Investment LLC, 1170 Scenic Highway, Lawrenceville, GA 30045 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADE-**NAME: The Juicy Crab 1170 Scenic Highway, Lawrenceville, GA 30045 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: restaurant facility -s- Shuying Chen Sworn to and Subscribed

This 21 day of December, 2022 -s- Reid H Harbin NOTARY PUBLIC/DEPUTY

CLERK STIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 JAN 10 2023 JAN 10 933-92532 1/25,2/1,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 22T PAGE 01269

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

4230 Flippen Trail Peachtree Corners, GA 30092 Proprietor

Shally Steckerl 4230 Flippen Trail Peachtree Corners, GA Proprietor

Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: The Sourcing Institue Foundation 4230 Flippen Trail Peachtree Corners, GA 30092 (trade name address is in Gwinnett Couning and adult education, vo-

Sworn to and Subscribed is 27 day of December

cational rehabilitation

-s- Shalom Steckerl

-s- Conner Nathan Tinc NOTARY PUBLIC/DEPUTY CLERK CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2022 DEC 30 933-91934 1/18,25,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION PAGE 00014

Personally appeared the undersigned who on oath deposes and says that: First National Financing, Inc. 8354 Northfield Blvd, Ste 3700, Denver, CO 80238 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Think Home Loans 279 W. Crogan Street Lawrenceville, GA 30046 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Mortgage Company -s- Dethan Duncan

Sworn to and Subscribed before me This 3rd day of January, 2023

-s- Michelle Maria Dube NOTARY PUBLIC/DEPUTY CLERK -s-TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 933-92516 1/25,2/1,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 22T** PAGE 01267 Personally appeared the

TRADE NAME

right of way of Little Mill Road (80 right of way) and the southerly right of way of 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 deposes and says Northeast Relocation 6825 Jimmy Carter Blvd Suite 1650-Y- Norcross, GA 30071 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: US EXPRESS RELOsaid southeast right of way of Little Mill Road South 25 CATION 6825 Jimmy Carter Blvd Suite 1650-Y- Nor-Degrees 15 Minutes 41 Seconds West for a distance of 39.35 feet to a point, said point marked by a 1/2 inch rebar pin found, said point cross, GA 30071 (trade name address is in Gwinnett Coun-ty) and that the nature of the business to be carried being THE TRUE POINT OF BEon at such address is: Mov-ing & Storage -s- Eyal Levi Sworn to and Subscribed GINNING. THENCE from said point as

thus established, leaving said right of way and traveling on the property line common to Lot 185, Provibefore me This 29th day of December 2022 dence Crossing HOA (recorded in Plat Book 121, Page 210, Gwinnett County Records) South 70 Degrees 33 Minutes 11 Seconds East for a distance of 207,94 feet NOTARY PUBLIC/DEPUTY to a point, said point marked by a 3/4 inch open top pipe found; THENCE traveling on the property line common to Providence Crossing HOA (recorded in Plat Book 121,

Page 210, Gwinnett County 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 property line common to Randal C. Jarrell North 70 Degrees 30 Minutes 53 Sec-onds West for a distance of

onds West for a distance of 204.01 feet to a point on the southeasterly right of way of Little Mill Road (80 right of 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 point; THENCE continuing on 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

radius of 1124.42 feet and 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 being

being
THE TRUE POINT OF BEGINNING. Said property
contains 0.998 Acres.
87976

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

The City of Buford Planning and Zoning Board will meet on Tuesday, January 10, 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 7-295A-035 and 7-295A-128, for BBC Investment Group,

for BBC Investment Group LLC. The special use permit

requested is to allow sec-ondary residential housing. 934 89898

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

87976

NOTARY PUBLIC/DEPUT CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 29 933-91929 1/18,25,2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION PAGE 01271

PAGE 01271
Personally appeared the undersigned who on oath deposes and says that: Nurjahan Inc. 4131 Hamilton Mill Road, Buford, GA 30519 (suite B) Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: USA Food Mart 4131 Hamilton Mill Mart 4131 Hamilton Mill Road, Suite #B, Buford, GA 30519 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Convenience Store with gas station
-s- Arifur Rahman Sworn to and Subscribed before me This 30th day of December

2022 -S-NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER -s- ITAINA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2022 DEC 30 933-91936 1/18,25,2023

ZONING

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 Highway, Buford, Georgia 30518 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 Buford, Georgia 30518 to consider a special use per-mit at 5290 Shadburn Ferry Road for Robert Southerland. The special use permit requested is to allow outside

89826 12/21,28 2022,1/4,11,18, 25, 2023 NOTICE OF PUBLIC HEAR-

UPON APPLICATION FOR

The City of Buford Planning and Zoning Board will meet on Tuesday, January 10, 2023 at 7:00 p.m. and the ANNEXATION AND REZON-ING
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 thannex 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 on Moreno Street, being parcel 7-295A-036, for BBC Investment Group, LLC. The special use permit requested is to allow secondary residential hous-Buford City Commission will forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is secondary residential houscontiguous to the existing contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is 12/21,28,2022,1/4,11,18,25, 2023 more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a pub-

tion for annexation and re

zoning on January 10, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Geor-

The Buford City Commis-

sion will hold a public hear-ing to discuss and pass upon the proposed applica-tions for annexation and re-

zoning on Monday, February

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

CHANDIFR BRITT & JAY

City Attorneys OWNER: DANIEL BUDI-

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 7th Lafid Dis-trict, 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 Carbox 27, 1902

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 refer-ence for a more complete

OWNER: RANDALL C. JAR-

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 Dis-

trict, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at

a point on the Eastern right-of-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 south-ern right-of-way if Buford Dam Road; thence running south 71 degrees 37 min-utes East, a distance 204.5 feet to an iron pin: thence running South 18 degrees 24 minutes west a distance

24 minutes west, a distance

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 feet with Mill Road:

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 Lit-tle Mill Road, according to

the present system of num-

OWNER: 5547 LITTLE MILL TRUST, FRED JONES TRUSTEE

CURRENTLY ZONED: R-100

3341 LITTLE WILL NUMB.
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 follows:

lows; To find the True Point of

Beginning, commence at the intersection of the southeast

gia 30518.

HARDJ

RELL

NOTICE OF PUBLIC HEAR-UPON APPLICATION FOR ANNEXATION AND REZON-ING
Pursuant to O.C.G.A. § 3636-1 et seq. and O.C.G.A. § lic hearing and make recom-

36-36-20 et seq., notice is hereby
given that the City of Buford, a Georgia Municipal
Corporation, will hold a pub-

lic hearing to evaluate the applications of

evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corpo-rate limits of the City of Bu-ford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more par

ticularly described in Exhibit
A attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recom-mendation on such application for annexation and re-zoning on February 14, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett Coun-

way, Buford, Gwinnett County, Georgia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and re zoning on Monday, March 6, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. This 13th day of January,

2023 CHANDLER, BRITT & JAY, LLC

City Attorneys
OWNER: DWELL CO. LLC
CURRENTLY ZONED: R-75
PROPOSED ZONING: R-100

All that tract or parcel of land lying and being in Land Lot 263, of the 7th District, and being in the State of Georgia, County of Gwinnett, designated on survey of said property as Tract I, containing 2.84 acres, and being more particularly described and delineated according to said plat and survey prepared by Sherald G. Sharp, Caprais Registered Surgeyor Georgia Registered Surveyor 09/20/2001, entitled, Exemption Plat: Jason Parks, said plat being of record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, in Plat Book 90, Page 248; which said plat corporated herein for a more complete and detailed description. Subject to 20-ft driveway easement conveyed at Deed Book 24081, Page 80. 934 92648

92648 1/25,2/1,8,15,22, 2023 The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford High. City Hall, 2300 Buford High way, Buford, Georgia 30518 way, Bulord, Georgia 30518 to consider a rezoning re-quest on Holiday Road, out of parcel 08-169-001002B, containing 1.192 acres from RA-200 to R-100 for Jacob Hand. 92471

1/25,2/1,8,15,22, 2023

ZONING

The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford High-way, Buford, Georgia 30518 way, building, debugia 503 for consider a rezoning request on North Bogan Road, out of parcel 08-155-000021, containing 4.531 acres from R-100 to RA200 for Paid Andrease. for David Anderson. 92472 1/25,2/1,8,15,22. 2023

The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning reway, building leaful according request at 4105 Gainesville Highway from C-2 to M-1 with a special use permit to allow mini-warehouse self-storage for bSide Partners. 92590

1/25.2/1.8.15.22.2023 Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Or-dinance concerning Section 1308 C-2 General Business Dictrict Second Hards 20 District, Special Uses, 30.
Liquor Stores to modify population requirements and other provisions. The City of Buford Planning Commission will make represented. sion will make recommendation on such amendment on Tuesday, February 14, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A public hearing and Commis-sion Meeting to discuss and pass upon the proposed amendment will be held on Monday, March 6, 2023 at 7:00 p.m. at Buford City tion on such amendment on 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

92592 1/25,2/1,8,15,22, 2023 The City of Buford Planning and Zoning Board will meet on Tuesday, February 14, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, March 6, 2023 at 7:00 p.m. At Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request at 3600 Shoreland Drive from R-100 to RA-200 for Richardson Asset Management LLC

agement, LLC. 92557 1/25.2/1.8.15.22. 2023

CITY OF SUGAR HILL NOTICE OF PUBLIC HEAR-VARIANCE REQUEST VAR-23-001

PUBLIC NOTICE

Notice is hereby given to the general public that an application has been filed for a Variance on the following property known as:
Parcel IDs: Located on
Brogdon Road, Suwanee,
Georgia at tax parcel R7253-016 and more particularly described as follows: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN 253 OF THE 7TH DISTRICT, GWINNETT COUNTY, RECORDS GEORGIA RECORDS AND BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

SCRIBED AS FOLLOWS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 253,
7TH DISTRICT, CITY OF
SUGAR HILL, GWINNETT
COUNTY, GEORGIA AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON
PIN FOUND (1/2" REBAR)
AT THE SOUTHWEST COR
MER OF LOT 12. BROGDON NER OF LOT 12. BROGDON CREEK BUSINESS PARK (PLAT BOOK 98, PAGE 219) AND THE NORTHERLY RIGHT-OF-WAY OF BROG-HIGHT-UF-WAY UF BRUG-DON ROAD (F.K.A.) PEACHTREE ROAD (80' RIGHT-OF-WAY), SAID PIN BEING THE POINT OF BE-GINNING. FROM SAID POINT OF BEGINNING, ALONG SAID RIGHT-EMMAY ALONG A CHEVE

ALONG SAID RIGHT-OFWAY, ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 147.65 FEET, HAVING A RADIUS OF 756.20 FEET, BEING SUB-TENDED BY A CHORD 756.20 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31 DEGREES 27 MINUTES 51 SECONDS WEST, A CHORD DISTANCE OF 147.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 268.22 FEET, HAVING A RACHORD BEARING OF SOUTH 21 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 268.13 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 240.15 FEET, HAVING A RADIUS OF 2944.

HAVING A RADIUS OF 2944. 76 FEET, BEING SUBTEND-ED BY A CHORD BEARING OF SOUTH 16 DEGREES 46 OF SOUTH 16 DEGREES 46 MINUTES 15 SECONDS WEST, A DISTANCE OF 240.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 54.18 FEET, HAVING A RADIUS OF 2944.76 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 13 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 54.18 FEET TO A TANCE OF 54.18 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 184.92 FEET, HAVING A RADIUS OF 2944. 76 FEET, BEING SUBTEND-ED BY A CHORD BEARING ED BY A CHORD BEARING
OF SOUTH 11 DEGREES 34
MINUTES 53 SECONDS
WEST, A DISTANCE OF
184.89 FEET TO AN IRON
PIN SET (1/2" REBAR W/
CAP-GRAY 25217-2879);
THENCE LEAVING SAID
RIGHT-OF-WAY NORTH 29
DEGREES 39 MINUTES 37
SECONDS WEST, A DISTANCE OF 336.14 FEET TO
AN IRON PIN FOUND (1/2" AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 26 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 615.54 FEET TO TANCE OF 615.54 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 39 DEGREES 53 MINUTES 46 SECONDS EAST. A DISTANCE OF 512.54 FEET TO AN IRON PIN SET (1/2" REBAR W. CAP-GRAY 25217-2879); THENCE SOUTH 30 DEGREES 21 MINUTES 15 SECONDS EAST. A DISTANCE OF 79.76 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 30 AN IRON PIN FOUND (1/2"
REBAR): THENCE SOUTH 30
DEGREES 24 MINUITES 13
SECONDS EAST, A DISTANCE OF 81.53 FEET TO
AN IRON PIN SET (1/2" REBAR W. CAP-GRAY 252172879): THENCE NORTH 37
DEGREES 16 MINUITES 47
SECONDS EAST, A DISTANCE OF 200.20 FEET TO
AN IRON PIN SET (1/2" RE
BAR W. CAP-GRAY 252172879): THENCE SOUTH 30

DEGREES 16 MINUTES 16
SECONDS EAST, A DISTANCE OF 70.20 FEET TO
AN IRON PIN FOUND (1/2*)

REBAR); THENCE SOUTH 30 DEGREES 17 MINUTES 39 SECONDS EAST, A DIS-

ZONING

TANCE OF 394.26 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE NORTH-WESTERLY RIGHT-OF-WAY OF BROGDON ROAD, F.K.A OF BROGDON ROAD, F.K.A.
PEACHTREE ROAD, SAID
PIN BEING THE POINT OF
BEGINNING. SAID TRACT
CONTAINING 10. 798
ACRES OR 470,378 470.378 SQUARE FEFT

The property is currently zoned Heavy Manufacturing District (HM-1). SDP Brogdon, LLC is requesting a variance to use Tilt/Pre-Cast walls for a proposed new 89,573 square foot Industrial distribution center on Brog-don Road at tax parcel R7-The Mayor 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 hearing scheduled for the Mayor and City Council on Mayor and City Council on Mayor and City Council or Mayor and Mayor and City Council on Monday, February 13, 2023 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 interested party at the Department of Planning and Development from Monday through Friday, from 8:00 a.m. to 5:00 p.m. 934 92591 1/25, 2023

FORECL OSURE

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 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 Georgia records; as fast transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-de-scribed property to secure a Note in the original principal amount of \$26,800.00, with 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 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 February 7, 2023 (being the first Tuesday of said month un-

ary 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 PACEL 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

RECORDED IN PLAT BOOK 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, aforesaid records.

Deed Book 4/121, Page 336, aforesaid records.

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

having been given). Said property is commonly known as 991 Park Creek Circle, 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): Bianca Ismanie 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 mort-

gage. 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 outstand-ing ad valorem taxes (in-cluding taxes which are a cluding 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 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 (e) any assessments, liens,

(e) any assessments, liens, encumbrances, zoning ordinances, 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 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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 tus 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 Pied-

Mont Center, 3575 Piedmont Road, N.E., Suite 500, At-lanta, Georgia 30305, (404) 994-7637. 1016-5372A 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, 1016-5372A 950-91095 01/11/2023, 01/18/2023, 01/25/2023,

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Sale contained in a Security Deed given by Robert Ball to Option One Mortgage Corpo-ration, a California CorporaFORECLOSURE FORECLOSURE

tion dated 1/25/2005 and recorded in Deed Book 41474 Page 154 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-2, Asset-Backed Certificates, See 1982 2005-2, conveying the 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, 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 for 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 are as Eddard Melitikay in signed, the party (or parties) in possession of the subject on a Federal Holiday, in which case being the first Wednesday of said month), the following described

property: All that tract or parcel of All that tract or parcel of land lying and being in Land 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

of the loan

apart of this description.
This sale will be made sub-Into sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, 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, failure to pay the indebtedness 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

tent 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 underedge and belief of the underedge and belief of the underedge and belief of the under-

edge and belief of the under-signed, 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 full authority to negotiate amend and modify all terms

of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL 33409 (800) 750-2518

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 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 payable of not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments.

encumbrances, zoning ordi-nances, 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 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

in the loan as provided 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.

994-7637. 1017-5842A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FUHMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5842A 950-91101 01/11/2023, 01/18/2023, 02/01/2023. FORMATION

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 ic Registration Systems, Inc., as grantee, as nominee for SOUTHPOINT FINAN-CIAL SERVICES, INC., its successors and assigns. dated 3/31/2015 and recorded in Deed Book 53508 Page 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 the undersigned at public outcry to the highest bidder outry 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 February 7, 2023 (being the first Tuesday of said month until and the said the said that falls on a Federal Holiday, in which case eral Holiday, in which case being the first Wednesday of Deing the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 341 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING IN LAT 260 OF

The debt secured by said

Gregory Funding LLC is the entity or individual designat-ed who shall have full au-thority to negotiate, amend and modify all terms of the mortgage.
Gregory Funding LLC Gregory Funding PO Box 230579 Tigard OR 97281 866-712-5698
Note, however, that such entity or individual is not required by law to negotiate NETT COUNTY, GEORGIA
AND BEING LOT 360, OF
WILD TIMBER SUBDIVISION, PHASE 3A, AS PER
PLAT RECORDED IN PLAT
BOOK 88, PAGES 129-130,
GWINNETT COUNTY, GEORGIA RECORDS, WHICH
PLAT IS INCORPORATED
HEREIN AND MADE A PART
HEREOF BY THIS REFERENCE.

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

quired by law to negotiate,

FORECLOSURE

Security Deed has been and is hereby declared due because of, among other poscible avente of default foil. or sewage bills that consti-tute a lien against the prop-erty whether due and payable or not yet due and sible events of default, failsible 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 pavable and which may not 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 insale 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) spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of coverlains, 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. Bankrupt-cy Code; and (2) final confir-nation and audit of the stahaving been given).
Said property is commonly known as 6089 Grand Loop
Road, Sugar Hill, GA 305188178 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 undermation 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

property is (are): Nancy Sue Wernert-Wright or tenant or the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-PennyMac Loan Services, LLC is the entity or individu-al designated who shall have closure documents may not be provided until final confiral 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 mation 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 Note, however, that such entity or individual is not required by law to negotiate, mend or modify the terms

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) 994-7637, 1144-417A THIS LAW FIRM MAY BE ACTING AS A DEBT COLof 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 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-

IHIS LAW HIRM 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 01/11/2023, 01/19/2022 01/19/2022 01/18/2023 01/25/2023

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 Sharlice M Anthony and Jermaine S An-thony to Mortgage Electronic Registration Systems, Inc.,

record superior to the secti-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-Registration Šyštems, Inc., as grantee, as nominee for Movement Mortgage, LLC, its successors and assigns dated 7/15/2019 and recorded 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, conveying the after-described property to secure a Note in 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 non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confir-pation and audit of the traproperty to secure a Note in of \$348,471.00, with interest at the rate specified therein, there will be sold by the unmation and audit of the status of the loan as provided 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)

property:
ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 304 OF THE 5TH DISTRICT GWIN-NETT COUNTY, GEORGIA,

tus of the loan as provided immediately above. PennyMac Loan Services, LLC as agent and Attorney in Fact for Nancy Sue Wernert-Wright and Graig Wright Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. rior Court of said county) 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: 994-7637. 1120-23733A

which might be disclosed in-spection of the property, and (e) any assessments, liens, encumbrances, zoning ordi-nances, restrictions, covenants, and matters of

record superior to the Secu-

THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED FURMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23733A 950-90940 01/11/2023, 01/18/2023, 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

described property: ALL THAT TRACT OR PAR-

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

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 indiging

Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1133 Hawthorn

Lane, Grayson, GA 30017 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the

said property, if any. To the best knowledge and belief of

the undersigned, the party (or parties) in possession of the subject property is (are): Peter J Ewing or tenant or

THE 51H DISTRICT GWINNETT COUNTY, GEORGIA,
BEING LOT 34, BLOCK F,
APALACHEE HERITAGE
SUBDIVISION, UNIT ONE,
AS PER PLAT RECORDED
IN PLAT BOOK 109, PAGE
297298, GWINNETT COUNTY DEFORMS SAUM DI AT 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, Coordia Properties as last TY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. The debt secured by said Security Deed has been and is hereby declared due because of among other pos-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 sible events of default, fail-Ajax Mortgage Loan Trust 2018-D, Mortgage-Backed Securities, Series 2018-D, conveying the after-de-scribed property to secure a Note in the original principal amount of \$162,943.42, with 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 interest at the rate specified and all expenses of this sale 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 as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). 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 Transfer said south in the said county).

Said property is commonly known as 2580 Legend Mill Run, Dacula, GA 30019 together with all fixtures and personal property officeabod personal property attached to and constituting a part of 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 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): Sharlice Anthony and Jer-maine Anthony or tenant or tenants. CESTIDED PROPERTY.

ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 101 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA
BEING KNOWN AS LOT 12,
BLOCK D OF HAWTHORN
GLEN, UNIT ONE, AS PER
PLAT RECORDED AT PLAT
BOOK 92, PAGE 36, GWINNETT COUNTY, GEORGIA
RECORDS. SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART
HEREOF BY REFERENCE
FOR A MORE COMPLETE
FOR A MORE COMPLETE
DESCRIPTION OF CAPTIONED PROPERTY AND
BEING IMPROVED PROPERTY. This Deed Is given sub-LoanCare, LLC is the entity

or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
LoanCare, LLC Attention:
Loss Mitigation Department
3637 Sentara Way Virginia
Beach, VA 23452 800-909-9525 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

satu property will be solved subject to: (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 constitute a lien against the prop-erty whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing au-thority, (d) any matters 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 redemption of any taxing au-

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. 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 status of the loan as provided

tus of the loan as provided immediately above.
Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Sharlice M Anthony and Jermaine S Anthony Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

994-7637. 1154-2141A THIS LAW FIRM MAY BE ACTING AS A DEBT COL-LECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-

NOTICE OF SALE UNDER POWER, GWINNETT COUN-Pursuant to the Power of Sale contained in a Security Deed given by Jay Hezekiah Pearson to Mortgage Elec-tronic Registration Systems Inc., as grantee, as nominee for Movement Mortgage, LLC. its successors and as LLC, its successors and assigns, dated 8/18/2017 and recorded in Deed Book 55352 Page 492 and modified at Deed Book 59434 Page 41 Gwinnett County, Georgia records: as Georgia records, as last transferred to or acquired by Lakeview Loan Servicing, LLC, conveying the after-de-scribed property to secure a Note in the original principal amount of \$319,113.00, with certain procedures regarding 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

FORECLOSURE

FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1154-2141A 950-91068 01/11/2023,

01/25/2023

01/18/2023

02/01/2023

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 Federal Holiday, in which case being the first Wednesday of said month), the following said month), the following described property: described property:
All that fract or parcel of
land lying and being in Land
Lot 101 of the 6th District,
Gwinnett County, Georgia,
and being known as Lot 12,
Block B, Unit Two Cherokee Woods Subdivision, accord

woods Subdivision, accord-ing to plat of recorded in Plat Book 1, Page 289, Gwinnett County, Georgia records, and being more particularly described as fol-Beginning at a Point on the Northwesterly side of war-rior trail 140.0 Feet Northeasterly as measured along the Northwesterly side of warrior trail, from a point formed by the intersection of the Northwesterly side of warrior trail with the Northeasterly side of Cole Road; Extending thence Northeast-erly as measured along the Northwesterly side of war-rior trail a distance of 140.0 Feet to a point; extending thence Northwesterly a Dis-tance of 185 0 Feet to a point; Extending thence Southwesterly a distance of 140.0 feet to a point; Extend-ing Thence Southeasterly a distance of 185.0 Feet to a

point on the Northwesterly side of Warrior trail side of Warrior trail.
Parcel ID: R6101 036
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 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 4711 Warrior Trl Sw, Lilburn, GA 30047 to-gether 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). Jay Hezekiah Pearson or tenant or tenants. LoanCare, LLC is the entity or individual designated who

or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. LoanCare, LLC Attention: LoanCare, LLC Attention: Loss Mitigation Department 3637 Sentara

Beach, VA 23452 800-909-9525 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 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 pavable and which may not 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 (e) any assessments, liens, encumbrances, zoning ordinances, 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 confirmation and audit of the sta 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 non-iudicial sales in 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 immediately above Lakeview Loan Servicing, LLC as agent and Attorney in Fact for Jay Hezekiah Pear-Servicing

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

994-7637.
1154-2163A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1154-2163A
960-89610 12/28/2022. 12/28/2022, 01/11/2023, 01/25/2023, 950-89610 01/18/2023, 02/01/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

to Suntrust Mortgage, Inc., A Deed Book 33476 Page 127 Gwinnett County, Georgia records; as last transferred nal principal amount of \$107,387.00, with interest at of Gwinnett County, Georgia (or such other area as design nated by Order of the Sune

Pursuant to the Power of Sale contained in a Security
Deed given by Annie B
Goode and Valeta J Goode

Virginia Corporation dated 6/20/2003 and recorded in to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the original arrangement of the secure and the secure are secured to secure as the s the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door