-s- Lindsay Sawhney NOTARY PUBLIC/DEPUTY CLERK CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 10 933-98225 3/29,4/5,2023

TRADE NAME

ZONING

NOTICE 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 Total Section 120 20 **District**, Special Uses, 30. Liquor Stores to modify population requirements and other provisions. The City of Buford Planning Commis-sion will make recommendation on such amendment on Tuesday, April 11, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A public hearing and Commispublic hearing and commission Meeting to discuss and pass upon the proposed amendment will be held on Monday, May 1, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Pufford Georgia 30518

3/15,22,29,4/5,12,19,26, The City of Buford Planning and Zoning Board will meet on Tuesday, April 11, 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, May 1, 2023 at 7:00 p.m. at Bu-ford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezon-ing request at 467 Thunder Road from RM to R-100 for Clair Investment Properties & Interior Designs, LLC. 3/22,29,4/5,12,19,26, 2023

Buford, Georgia 30518.

97543

The City of Buford Planning and Zoning Board will meet on Tuesday, April 11, 2023 at 7:00 p.m. and the Buford Commission will meet on Monday, May 1, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use per-mit at 115 East Main Street, Suite C12 for Across The Bridge, Inc. The special use permit requested is to allow for meetings and events 907 97726 3/2 3/22,29, 4/5,12,19,26, 2023

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request consider a Variance request at 3104 Buford Highway for Jason Jackson. The vari-ance requested is to reduce the front setback along Bu-ford Highway from 50 feet to 23 feet and to reduce the front setback along Thunder Road from 50 feet to 21 feet. 934 97966 3/29,4/5,12,

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 406 East Main Street (Olde Town Estate) for Denise Harris. The variance requested is to encroach into the 50-foot undisturbed stream buffer. 934 98059 4/5,12,19,

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2560 Buford Dam Road for Kenneth Wayne Ray. for Kenneth Wayne Ray. The variance requested is to allow a fence within the front yard on Frontier Walk Lane. 934 97960 3/29,4/5,12,

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1940 Marina Way for Alani Ramos. The variance requested is to allow a swimming pool in the side 934 97963 3/29,4/5,12,

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1901 Peachtree Industrial Boulevard for MK Estate, LLC. The variance requested is to allow tilt-up concrete construction. 934 97964 3/29,4/5,12,

The City of Buford Zoning Board of Appeals will meet on Monday, April 17, 2023 at 7:00 p.m. at Buford City Buford, Georgia 30518 to consider a variance request at 40 Cloud Street for, left & at 49 Cloud Street for Jeff & Rachel Webb. The variance requested is to reduce the lot size from 18,861.48 square feet to 16,026 square feet. 934 97965 3/29,4/5,12,

NOTICE OF PUBLIC

HEARING The City of Peachtree Corners Planning Commission will hold a public hearing at City Hall, 310 Technology Parkway, Peachtree Corner Georgia beginning at 7:00 PM on April 18, 2023 to consider the following: SUP2023-001 The 1314

Event Hall. Request to approve a special use permit for an event hall located at for an event hall located at 6275 Spalding Dr., Ste. E2, Dist. 6, Land Lot 313, Peachtree Corners, GA. PH2022-004 2045 Compre-

hensive Plan Update. Third public hearing of the City of Peachtree Corners 2045 Comprehensive Plan. KYM CHERECK

CITY OF PEACHTREE COR-NERS 934 4/5, 2023

PUBLIC HEARING CITY OF DACULA, GEOR-GIA

The Public is hereby notified that on **April 24, 2023 at 6:00 PM** at Dacula City Hall,
442 Harbins Road, Dacula, Georgia, the Planning Com mission will consider the following amendment for recommendation to the City ommendation to the Citys Official Zoning Map. On May 4, 2023, at 7:00 PM at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the Citys Official Zoning Map and then take action on said proposal

Applicant: WREG Harbins

ZONING

Owner: WREG Harbins Land, LLC 2023-CD-SUP-02: Changes special use permit for self-storage facility
The property is located in Land Lot 300 of the 5 th District and Lot 300 of the 5 th District and Lot 300 of the 5 th District and Lot 300 of the 5 th

trict and contains 6.37 acres

more or less.

The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public between the control of t viewed by the public be-tween the hours of 8:30 AM 5:00 PM Monday through Friday Public comment on these issues is invited and encouraged. 934 99735 4/5, 2023

PUBLIC HEARING CITY OF DACULA, GEOR-

The Public is hereby notified that on April 24, 2023 at 6:00 PM at Dacula City Hall,

Harbins Road, Dacula. Georgia, the Planning Com-mission will consider the following amendment for recommendation to the Citys Official

Zoning Map.
On May 4, 2023, at 7:00
PM at Dacula City Hall, the
Mayor and Council will hold Public Hearing to consider

the proposed amendment to the Citys Official Zoning Map and then take action on said propos-

Applicant: EVAA, LLC Owner: EVAA, LLC 2023-CD-COC-01: Changes to 2021-CD-RZ-01 and 2021-CD-VAR-01 condition

(s) The property is located in Land Lot 303 of the 5 th Dis-trict and contains 1.84 acres

The application, site plan, legal description and other information are on file at Dacula

City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged.#d. 934 99736 4/5, 2023

PUBLIC NOTICE

The Braselton Planning Commission will hold a Pub-lic Hearing on **Monday, April** 24, 2023, at 6 p.m. and the Braselton Mayor and Council will hold a Public Hearing on Thursday, May 4, 2023, at 4:30 p.m. on the following

Application # 22-11-RZ Application # 22-11-RZ
Application for Planned
Unit Development Master
Plan Amendment from
Braselton Stone Crossing
Venture, LLC c/o on property
owned by Gwinnett Community Bank.
The property is identified as

The property is identified as 2705 and 2709 Old Winder Hwy. or Gwinnett County
Tax Parcel R3006 140 and R3006 950. The approximate area of the combined parcels is .981 acres. The intent of the application is to amend the Planned Unit Development for a developm ment for a development consisting of a 6,720 s.f. buildsisting of a 6,720 s.f. build-ing that will contain restau-rant, retail, and consumer electronic uses. The Braselton Mayor and Council will hold a Public

Hearing on Thursday, May 4, 2023, at 4:30 p.m. on the

Application # 22-09-RZ Application for annexation and Planned Unit Developand Planned oil Development re-zoning from Pulte-Group Inc. c/o Dillard Sellers on property owned by Deer Creek Properties Inc. The property is identified as a portion of Gwinnett County Tax Parcel B3007 005 The approximate property area is 14.61 acres. The current zoning in Gwinnett County is R-100. The proposed zoning upon annexa-tion is PUD. The intent of the

application is to allow develop the property for 28 homes as a continuation of the Del Webb at Chateau Elan Planned Unit Develop-

ment.
Application # 22-10-RZ
Application for Planned
Unit Development Master
Plan Amendment from PulteGroup Inc. c/o Dillard Sellers on

rty owned by Fountain-Residential Develop-The property is identified as

Gwinnett County Tax Parcel 3005 003 (portion) and 3005 003D and lies on the north side of Duncan Creek Road. The approximate property area is 194.7 acres. The intent of the application is to amend the Chateau Elan Planned Unit Development for a development consisting of 317 homes. A portion of the residential development represents a continuation of the Del Webb at Chateau Elan Planned Unit Develop-ment and the other portion represents the creation of a separate residential develop

COPIES OF THE APPLICA-TION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/g overnment/town_officials/pla nning_commission.php FOR_MORE_INFORMATION CONTACT KEVIN KELLER

kdkeller@braselton.net ALL BRASELTON PLAN-NING COMMISSION AND MAYOR AND COUNCIL
PUBLIC HEARINGS ARE
HELD AT THE FOLLOWING
LOCATION:

BRASELTON POLICE AND MUNICIPAL COURT BUILD-ING 5040 S.R. 53 BRASELTON, GA 30517

PUBLIC HEARING CITY OF DACULA, GEOR-GIA

The Public is hereby notified that on May 4, 2023, at 7:00 PM at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the Citys Official Zoning Map and then take action on said pro-

Applicant: CHA Matt Meo Owner: QuikTrip Corpora-tion Michael Burk 2023-CD-VAR-01: Variance to reduce the front yard set-back and allow encroach-ment within the landscape

The property is located in Land Lot 242/271 of the 5 th District and contains 8.06 acres more or less.

The application, site plan, legal description and other information, are no file at negal description and other information are on file at Dacula City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99734 4/5, 2023

ZONING

PUBLIC HEARING CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on May 2 nd and May 23 rd , 2023, at 6:30 p.m. at Suwanee City Hall, 330 Town Center Avenue, the Planning Commission and Mayor and City Council, respectively, will hold public hearings and review the fol-

lowing: RZ-2023-002 Owner/Appli-

HZ-2UZ3-UZ OWNE/APDII-cant: HJK 1, LLC. The appli-cant requests annexation and rezoning from R-100 (Single-Family Residence District - Unincorporated Gwinnett County) to 0-1 (Of-fice-Institutional District City of Suwanee) to allow for asfice-Institutional District. City of Suwanee) to allow for assisted living cottages. The site is located in Land Lot 168 of the 7 th District at 3175 McGinnis Ferry Road and contains approximately 448 acres. The annexation (AN-2023-001) concerns 4.48 acres that are contigues to the comparate limits of ous to the corporate limits of the City of Suwanee and the Owner/Application is seeking annexation of this parcel pursuant to O.C.G.A. 36-36-

20 et seq. RZ-2023-003 Owner: Math-NZ-2020-003 Owner Matthew Paxton. Applicant: Zoe Kim. The applicant requests a rezoning from IRD (Infill Residential District) to IRD (change of conditions) to allow for a single family home. low for a single family home. The site is located in Land Lot 236 of the 7 th District at 481 Main Street and contains approximately 0.68

The complete text of the proposal will be on file at Suwanee City Hall, 330 Town Center Avenue, and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Eddy. through Friday 934 99724 4/5,19, 2023

PUBLIC HEARING CITY OF DACULA, GEOR-GIA

The Public is hereby notified that on May 4, 2023, at 7:00 PM at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the Citys Offi-cial Zoning Map and then take action on said proposal. Applicant: Integrity Engineering & Development Services, Inc.
Owner: WREG Harbins Retail, LLC

tail, LLC
2023-CD-VAR-02: Variance
to reduce the minimum required parking spaces
The property is located in
Land Lot 299/300 of the 5 th District and contains 1.14

acres more or less.

The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public be-tween the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99733 4/5, 2023

NOTICE OF PUBLIC HEARING

UPON APPLICATION FOR ANNEXATION AND REZON-

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 pub-lic hearing to evaluate the lic hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Bufferd as provided in 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 reapping is contiguous to the zoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. Commission will hold a public hearing and make recom-mendation on such application for annexation and re zoning on **April 11, 2023, at 7:00 pm,** Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Geor-

utes 05 seconds East for a

distance of 5.58 feet to a

Point; THENCE South 76 degrees 28 minutes 42 seconds East for a distance of 7.63 feet to a Point; THENCE

7.63 feet to a Point; THENCE South 50 degrees 34 minutes 29 seconds East for a distance of 9.72 feet to a Point; THENCE North 84 degrees 54 minutes 06 seconds East for a distance of 6.31 feet to a Point; THENCE North 69 degrees 70 minutes 27 seconds East for a distance of 18.57 feet to a Point; THENCE South 78 degrees 10 minutes 48 sec-

10 minutes 48 sec-

grees 13 minutes 13 seconds East for a distance of 16.72 feet to a Point; THENCE North 61 degrees 42 minutes 07 seconds East for a distance of 28.36 feet to a Point; THENCE South 73 degrees 45 minutes 45 seconds East 15 minutes 15 15 min

to a Point; THENCE South 73 degrees 45 minutes 45 seconds East for a distance of 44.66 feet to a Point; THENCE South 80 degrees 09 minutes 08 seconds East

58 minutes 18 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 8.46 feet to a Point; THENCE

S-40 feet to a 7-1111, In:LENDER 1111, 11:LENDER 1111, 11:LEND

onds East for a distance of 124.77 feet to a Point; THENCE North 51 degrees 29 minutes 17 seconds East for a distance of 176.10 feet to a Point; THENCE South 28 degrees 44 minutes 45 cere

degrees 04 minutes 54 seconds East for a distance of 203.37 feet to a Point; THENCE North 59 degrees 55 minutes 54 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 34 seconds East for a distance of 425.84 feet to a Point; THENCE NORTH 20 degrees 45 feet to a Point

degrees 45 minutes 33 sec-onds West for a distance of 112.40 feet to a Georgia De-partment of Natural Re-sources Disk Monument; THENCE North 59 degrees

THENCE North 59 degrees 53 minutes 39 seconds East for a distance of 801.15 feet to a Point along the Souther-ly Right-of-Way) of Ramey Road (apparent 60 right-of-Way); THENCE along said Right-of-Way for the next two (2) calls and distances, South 44 degrees 37 minutes 56 seconds East for a distance of 161.40 feet to a Point; THENCE along a curve to the left having a radius of

to the left having a radius of 309.28 feet and arc length of 256.05 feet being subtended by a chord of South 68 degrees 26 minutes 39 sectors for the subtended to the subtended

onds East for a distance of

248.80 feet to a ½ Rebar Found; THENCE leaving said Right-of-Way, South 29 de-grees 43 minutes 46 sec-onds East for a distance of

542.38 feet to a Point; THENCE South 82 degrees 41 minutes 29 seconds East for a distance of 425.69 feet to a 1/2: Open Top Pipe @ ½ Rebar Found; THENCE North

gia 30518.

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on **Monday**, **May 1**, **2023 at 7:00pm**, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Coarrie, 30519 Georgia 30518. This 13 th day of March,

2023

2023.
CHANDLER, BRITT & DAY, LLC
City Attorneys
OWNER: BRETT A. DENHAM AND DANIELLE DEN-CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100

PARCEL ID: R7226 116, 2504 EAST MADDOX RD; and PARCEL ID: R7226 152, 2504 EAST MADDOX RD; PARCEL ID: R7226 158,

2504 EAST MADDOX RD
All that tract or parcel of land lying and being in Land Lot 2226 of the 7 th District, County, Georgia, as shown and delineated as 3.399 acres, more or less, on plat of survey for George W. Stone and Jane M. Stone by Borders and Associates, dated June 16, 1987. This is the same property shown on plat recorded in Plat Book 41, Page 140-A, Gwinnett County Plat records, which plat is incorporated herein by reference for a more complete description. 97967

3/22,29,4/5,12,19,26, 2023

3/22,29,4/5,12,19,26, 2023

CITY OF SUGAR HILL
NOTICE OF PUBLIC
HEARING ANNEXATION
AX-23-001

Notice is hereby given to
the Public that Corbitt
Woods has filed an application requesting to Annex the
property located at 5630,
5696, 5699, 5686, 5726,
5716, & 5696 Kennedy
Road, and 0 & 160 Ramey
Road also known as Tax
Parcel IDs: R7-341-015, 7341-260, 7-341-273, 7-341-302,
7-342-008, 7-342-010 & 7341-261 containing 75.80 7-342-006, 7-942-010 & 7-842-0

Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the True Point of Beginning, begin at a 2 % Open Top Pipe marking, the interesting of the ing the intersection of the Common Land Lots Common Land Lots 317, 318, 341, & 342; THENCE leaving said Point and travel ing along the Common Land Lot Line of Land Lots 318 & 3141, North 59 degrees 43 minutes 47 seconds east for a distance of 540.53 feet Point, said Point being The True Point of Beginning. THENCE from said Point as the set-blished. THENCE thus established, THENCE North 14 degrees 22 min-

ZONING

ZONING

59 degrees 57 minutes 23 seconds East for a distance of 380.49 feet to a ½ Open Top Pipe; THENCE South 29 degrees 15 minutes 53 seconds East for a distance of 366.75 feet to a ½ Open Top Pipe; THENCE South 59 degrees 57 minutes 06 seconds 250 feet of 360 seconds 250 sec utes 35 seconds West for a distance of 207.87 feet to a Point; THENCE North 14 degrees 22 minutes 35 seconds West for a distance of 224.56 feet to a Point; THENCE South 81 degrees 07 minutes 30 seconds West for a distance of 210.09 feet to a Point; THENCE North 29 degrees 44 minutes 29 seconds West for a distance of 40.25 feet to a ½ Rebar Found; THENCE South 43 degrees 49 minutes 45 seconds grees 22 minutes 35 secgrees 57 minutes 06 sec-onds West for a distance of onds West for a distance of 450.99 feet to a ½ Rebar Found along the Northerly Right-of-Way of Kennedy Road (apparent 60 Right-of-Way); THENCE along said Right-of-Way for the thirteen (13) calls and distances, North 74 degrees 59 minutes 43 seconds West for a distance of 29.82 feet to a Point; THENCE North 76 degrees 19 minutes 29 sec-49 minutes 45 seconds
West for a distance of
926.96 feet to a 1 Crimp tool
pripe; THENCE South 63 degrees 08 minutes 16 seconds West for a distance of
194.81 feet to a 48 Reper Point; THENCE North 76 degrees 19 minutes 29 seconds West for a distance of 51.23 feet to a Point; THENCE North 76 degrees 57 minutes 52 seconds West for a distance of 53.62 feet to a Point; THENCE North 78 degrees 24 minutes 27 seconds West for a distance of 55.03 feet to a Point; THENCE North 79 degrees 31 minutes 47 seconds West for a distance of 54.68 feet to a Point; THENCE 194.81 feet to a ½ Rebar Found: THENCE North 27 Found; IHENCE North 2/ degrees 54 minutes 12 sec-onds East for a distance of 154.45 feet to a Point; THENCE North 81 degrees 13 minutes 21 seconds West for a distance of 52.29 West for a distance of 52.29 feet to a Point; THENCE North 46 degrees 15 minutes 37 seconds West for a distance of 161.03 feet to a Point; THENCE North 52 degrees 27 minutes 05 seconds West for a distance of 61.71 feet to a Point; THENCE North 72 degrees 20 minutes 24 seconds West for a distance of 60.90 feet to a Point; THENCE feet to a Point; THENCE North 79 degrees 41 min-utes 17 seconds West for a distance of 112.32 feet to a Point; THENCE South 29 de-Point; THENCE South 29 degrees 29 minutes 52 seconds East for a distance of 12.36 feet to a Point; THENCE North 80 degrees 02 minutes 35 seconds West for a distance of 3.79 feet to a Point; THENCE along a curve to the right having a radius of 15.00 feet and arc length of 13.66 feet being subtended by a chord of North 53 degrees 56 minutes 01 seconds West for distance of 13.20 feet to a West for a distance of 60.90 feet to a Point; THENCE North 77 degrees 12 minutes 36 seconds West for a distance of 136.80 feet to a Point; THENCE South 89 degrees 20 graphs and 15 feet to 18 feet to grees 08 minutes 54 seconds West for a distance of 40.69 feet to a Point; THENCE South 73 degrees 27 minutes 19 seconds West for a distance of 42.08 feet to a Point; THENCE South 63 degrees 45 minutes 97 ces distance of 13.20 feet to a Point; THENCE with a re-verse curve to the left having a radius of 50.00 feet and arc length of 122.89 feet bedegrees 45 minutes 07 seconds West for a distance of 50.91 feet to a Point; THENCE South 59 degrees 24 minutes 55 seconds West for a distance of 46.86 feet to a Point; THENCE South 59 degrees 24 minutes 55 seconds ing subtended by a chord of South 81 degrees 45 min-utes 11 seconds West for a distance of 94.21 feet to a Point; THENCE with a com-pound curve to the left hav-West for a distance of 46.86 feet to a Point; THENCE South 42 degrees 33 minutes 38 seconds West for a distance of 54.29 feet to a Point; THENCE South 21 de-Point; THENCE South 21 degrees 12 minutes 41 seconds East for a distance of 68.25 feet to a ½ Rebar Found; THENCE South 20 degrees 34 minutes 52 seconds West for a distance of 119.17 feet to a ½ Rebar Found; THENCE North 73 pound curve to the left tays ing a radius of 50.00 feet and arc length of 124.98 feet being subtended by a chord of South 60 degrees 16 min-utes 00 seconds East for a distance of 94.89 feet to a Point; THENCE with a re-Point; THENCE with a reverse curve to the right having a radius of 15.00 feet and arc length of 13.57 feet being subtended by a chord of North 74 degrees 02 minutes 18 seconds East for a distance of 13.12 feet to a Point; THENCE with a reverse curve to the left having a radius of 8520.52 feet and arc length of 46.54 feet being subtended by a chord of degrees 05 minutes 27 sec-onds West for a distance of 253.25 feet to a Nail Found; THENCE North 29 degrees 07 minutes 12 seconds West or nimitues 12 seconds were for a distance of 344.01 feet to a ½ Rebar Found; THENCE North 17 degrees 22 minutes 23 seconds East for a distance of 384.81 feet to a Point; THENCE North 17 degrees 22 minutes 23 seconds and 25 s arc length of 46.54 feet being subtended by a chord of South 79 degrees 05 minutes 49 seconds East for a distance of 46.54 feet to a Point; THENCE leaving said Right-of-Way, South 29 degrees 53 minutes 40 seconds East for a distance of 160.38 feet to a ¾ Iron Pin found; THENCE South 59 degrees 48 minutes 33 seconds West for a distance of 160.19 feet to a Point, said to a Point; THENCE North 17 degrees 22 minutes 23 seconds East for a distance of 332,24 feet to a Point along the centerline of unnamed Creek; THENCE following along the centerline of unnamed Creek for the next Twenty Three (23) calls and distances, North 52 degrees 42 minutes 18 seconds East for a distance of 20.60 feet to a Point; THENCE North 80 degrees 38 minutes 29 sec-916.01 feet to a Point, said point being The True Point of Beginning. Said property contains 75.800 acres. Including easements within degrees 38 minutes 29 seconds East for a distance of 15.13 feet to a Point; THENCE South 71 degrees 01 minutes 36 seconds East cluding easements within The properties are presently zoned Single-Family Residential District (R-100) in the Gwinnett County. The applicant is requesting to annex and rezone to Low Density Single Family Residential (RS-150) for future development of 12 new lots ranging from 1.4 acres to 3.9 acres with access from an existing private gated access drive. The Sugar Hill City Council will consider whether or not to annex and rezone the property. The Mayor and City Council has authority to annex and rezone the property as requested or place such other zoning classification on the for a distance of 16.60 feet to a Point; THENCE South 82 degrees 48 minutes 57 sec-onds East for a distance of 33.04 feet to a Point; THENCE North 78 degrees 14 migutes 08 seconds East HHNUE North 78 degrees 14 minutes 08 seconds East for a distance of 17.39 feet to a Point; THENCE North 32 degrees 20 minutes 36 seconds East for a distance of 13.13 feet to a Point; THENCE North 09 degrees 28 minutes 04 seconds 08 minutes 04 seconds
West for a distance of 7.86
feet to a Point; THENCE
North 13 degrees 28 minutes 46 seconds West for a distance of 7.99 feet to a quested of place such other zoning classification on the property as they deem ap-propriate, constitutional, and in the best interest of the cit-izens of Sugar Hill. Point: THENCE North 23 degrees 14 minutes 22 sec-onds East for a distance of 6.96 feet to a Point; THENCE North 63 degrees 35 min-

The public is invited to attend public hearings scheduled for Monday, April 17, 2023, at 7:00 p.m. for the Planning Commission and Monday, May 8, 2023, at 7:30 p.m. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed annexation and rezoning is available for review in the office of the Planning and Development Depart-ment located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, Monday through Frida from 8:30 a.m. to 4:30 p.m.

3/29,4/5,12,19,26, 5/3, 2023

onds East for a distance of 8.84 feet to a Point; THENCE South 61 degrees 03 min-utes 16 seconds East for a distance of 12.21 feet to a Point; THENCE North 75 de-CITY OF SNELLVILLE **PUBLIC HEARING** Notice is hereby given to the general public that the City of Snellville has received an application (#SUP 23-01) from AGN Glass LLC (applicant) and Xiao Lu (property owner) for a Spe-cial Use Permit to operate a glass repair and replacement shop (d/b/a Auto Glass Now) under the Vehicle Repair, Minor use category of Article 6 Chapter 200 of the Snel-lville Unified Development for a distance of 26.80 feet to a Point; THENCE South 72 degrees 54 minutes 30 sec-onds East for a distance of 30.18 feet to a Point; THENCE North 77 degrees 58 minutes 19 seconds Feet Ordinance on the 0.449± acre property, zoned BG (General Business) District and located in the Towne Center Overlay District, 2564 W. Main Street, Snellville, Georgia (Tax Parcel 5026 082A)

A Public Hearing with the Planning Commission, as provided by law, on the re-quest is scheduled for **Tues**quest is scheduled for lues-day, April 25, 2023 at 7:30 p.m. in the Snellville City Hall Council Chambers, Snellville City Center, 2342 Oak Road, Snellville, Georgia oak Road, Sileiville, Georgia to consider said request and recommendations by the Planning Department, conduct a public hearing and forward a recommendation to the Mayor and City Council for consideration, public hearing and action at a later date.

For inquiries please call the Public Information Office at 770-985-3517 or visit Snell-ville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078 Snellville, Georgia 30078. Application information may also be found on the Citys website at <u>www.snel-</u> lville.org. 934 98979 4/5, 2023 FORECLOSURE

Notice of Sale Under

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by TAMMY JACK BOREL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., dated 09/11/2007, and Recorded on and Recorded on 09/13/2007 as Book No. 48269 and Page No. 0530,

FORECLOSURE

AS AFFECTED BY MODIFI-CATION BOOK 53019, PAGE 639, GWINNETT County, Georgia records, as last assigned to AJX MORTGAGE
TRUST I, A DELAWARE
TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE (the Secured Creditor), by assignment, conveying the after de-scribed property to secure a Note of even date in the orig-inal principal amount of inal principal amount of \$155,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE STH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK THE MOORINGS AT RIVER PARK SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK THREE, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 22 AND REVISED PLAT RECORDED IN PLAT BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED PLETAIN BY THIS PORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIP-TION. SAID PROPERTY BE-IION. SAID PROPERTY BEING KNOWN AS 512
RAVINIA WAY ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY
IN GWINNETT COUNTY,
GEORGIA. PARCEL ID NUMBER: 5049
316 SUBJECT TO ANY BER: 5049
316. SUBJECT TO ANY
EASEMENTS OR RESTRICTIONS OF RECORD. The
debt secured by said Deed
to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure vided in the Deed to Secure Debt and by law, including attorneys fees (notice of in-tent to collect attorneys fees having been given). AJX
MORTGAGE TRUST I, A
DELAWARE TRUST, WILMINGTON SAVINGS FUND
SOCIETY, FSB, TRUSTE
holds the duly endorsed
Note and is the current assignee of the Security Deed
to the property GREGORY signee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY. FSB, TRUSTEE the current investor on the SOCIETY, FSB, TRUSTEE (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan of the loan. of the loan. Pursuant to O.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Pleas often that pursuant at the contact of the contact once that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the the terms of the toan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 512 RAVINIA WAY, LAWRENCEVILLE, GEORGIA 30044 is/are: GEORGIA 30044 is/are: TAMMY JACK BOREL or tenant/tenants 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) any mat-ters which might be dis-closed by an accurate survey

and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain proedures regarding certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure

documents may not be pro-vided until final confirmation and audit of the status of the

and audit of the status of the loan as provided in the preceding paragraph. AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE as Attorney in Fact for TAMW JACK BOREL. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PURPOSE 00000009719915 BARRETT DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TORNES & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-99674, 4/5,12,19,26,2023

Notice of Sale Under Power.

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by SANTO C LUGO to JP-MORGAN CHASE BANK N.A. MORGAN CHASE BANK N.A., dated 11/20/2007. and Recorded on 12/03/2007 as Book No. 48466 and Page No. 0072, GWINNETT County, Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECUIT

RITIES, SERIES 2020 D (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the citial crimal property. the original principal amount of \$215,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courtbuce within the local at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 20, BLOCK A, PRESTONWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT PLAT RECORDED IN PLAT BOOK 49, PAGE 131, GWIN-NETT COUNTY RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN AND MADE

A PART HEREOF BY REFER-

ENCE. The debt secured by said Deed to Secure Debt

FORECLOSURE

has been and is hereby de-clared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the surrose of paying the same sale will be induct for induction burpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys the sale). cluding attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE BACKED SECUMITIES, SERIES 2020 Dholds the duly endorsed hote and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECUITIES, SERIES 2020 D (the current investor on the current investor on the control of the property of the current investor on the control of the property. HITIES, SERIES 2020 D (Title current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned the

the undersigned, the party/parties in possession of the subject property known as 758 BURWOOD PARK DR, LAWRENCEVILLE, GEORGIA 30043 is/are: SAN-GEORGIA 30043 is/are: SAN-TO C LUGO or tenant/ten-ants. Said property will be sold subject to (a) any out-standing ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure bebt first set out above, inbeth first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances, easements, restrictions, covenants, etc. The sale with be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal 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 proce-dures regarding the rescis-sion of judicial and nonjudi-cial scale in the State of sion of judicial and individual cial 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 lean as provided in the preand audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D as Attorney in Fact for SANTO C LUGO. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009723750 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-99673. 4/5,12,19,26,2023

Notice of Sale Under

Under and by virtue of the

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOSE NESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SALDIVAR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR ANGEL OAK HOME LOANS LLC, A LIMITED LIABILITY COMPANY, dated 09/02/2014, and Recorded on 09/30/2014 as Book No. 53153 and Page No. 0580, AS AFFECTED BY MODIFICATION BOOK 56765, PAGE 568, GWINNETT County, CATION BOOK 56765, PAGE
568, GWINNETT County,
Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE ON
BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE
LOAN TRUST 2021 B (the
Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in cure a Note of even date in the original principal amount of \$147,184.00, with interest at the rate specified therein, at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 99, BLOCK GIA, BEING LOT 99, BLOCK A, STEPHENS POND SUBDI-A, STEPHENS POND SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGES 187 188, GWINNETT COUNTY RECORDS, SAID PLAT BE-

RECORDS, SAID PLAT BEING INCORPORATED HEREING YEFERENCE THERETO. The debt secured by said Deed to Secure Debt 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 Deed vided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees having been given). U.S. BANK NATION-AL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 B holds the duly endorsed to the property. GREGORY FUNDING LLC, acting on behalf of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 by the current investor or the loan), is the entity with the foully authority to product the supplementation of the current investor or the loan), is the entity with the

loan), is the entity with the full authority to negotiate, amend, and modify all terms

FORECLOSURE

of the Ioan. Pursuant to 0.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that pursuant to note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1415 STEPHENS POND VW, LOGANVILLE, GEORGIA 30052 is/are: JOSE NESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SALDIVAR or tenant/tenants. Said property quired to amend or modify the terms of the loan. To the CARMEN SALDIVAR or tenant/tenants. 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) any matters which might be disclosed by an accurate survey
and inspection of the property, and (c) all matters or
record superior to the Deed record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.
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 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 precision of judicial and the rescission of judicial and noniudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preloan as provided in the pire ceding paragraph. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN AND WITH RESPECT TO
AJAX MORTGAGE LOAN
TRUST 2021 B as Attorney
in Fact for JOSE NESTOR
SANCHEZ CAMBRON AND
MARIA DEL CARMEN SALDIVAR. THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
0000009725631 BARRETT
DAFFIN FRAPPIER TURNER

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-99672

4/5,12,19,26,2023 Notice of Sale Under Power.

State of Georgia County of GWINNETT. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by ROBERT W GRISSOM to by ROBERT W GRISSOM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MAGNOLIA BANK, INC., ITS SUCCES-SORS AND ASSIGNS, dated 05/15/2021, and Recorded on 05/26/2021 as Book No. 58772 and Page No. 00107, GWINNETT County, Georgia records, as last assigned to PENNYMAC LOAN SET. VICES, LLC (the Secured Creditor), by assignment, conveying the after de-scribed property to secure a scribed property to secure a Note of even date in the original principal amount of \$304,911.00, with interest at the rate specified therein, there will be sold by the undersimate the specified therein. dersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in May 2022 the Tuesday in May, 2023, the following described property: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA

COUNTY OF GWINNETT, DE-SCRIBED AS FOLLOWS: ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN LAND LOT 215, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 38, BLOCK B, OLD SUWANEE CROSSING,
PHASE II, AS PER PLAT
RECORDED IN PLAT BOOK
97, PAGES 222 223, GWINNETT COUNTY, GEORGIA
RECORDED PLAT IS INCOR-

PORATED HEREIN BY REF-ERENCE AND MADE A PART OF THIS DESCRIPTION. APN: R7215 318 The debt APN: R/215 318 The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees busine bene sizes). PENNY attorneys fees (notice of intent to collect attorneys fees having been given). PENNY-MAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC, advacted at: PENNYMAC LOAN SERVICES, LLC, avg be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersioned, the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3825 TRISTAN WAY, SUWANE, GEORGIA **30024** is/are: ROBERT W GRISSOM or tenant/tenants. 4/5,12,19,26,2023 GRISSOM or tenant/tenants 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) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, in-

Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-brances, zoning ordinances,

easements, restrictions, covenants, etc. The sale will

be conducted subject to (1) confirmation that the sale is

not prohibited under the U.S. Bankruptcy Code; and (2) fi-nal confirmation and audit of

the status of the loan with

the holder of the security deed. Pursuant to O.C.G.A.

FORECLOSURE

Section 9 13 172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for ROBERT W GRISSOM, THIS LAW FIRM IS ACTINIG AS A DEBT COLLECT OR ATTEMPTING TO COLLECT A DEPT. DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009750043 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Bel Line Road, Suite 100 Addi son, Texas 75001 Tele phone: (972) 341 5398.

Notice of Sale Under Power.

State of Georgia, County of GWINNETT.

4/5,12,19,26,2023

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by LYNN P MCKINNEY to MORTGAGE ELECTROUIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR BANKSOUTH MORTGAGE COMPANY MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, dated 07/18/2017, and Recorded on 07/21/2017 as Book No.

55271 and Page No. 699, AS AFFECTED BY MODIFICA-55271 and Page No. 699, AS
AFFECTED BY MODIFICATION AGREEMENTS BOOK
56284, PAGE 572, BOOK
59095, PAGE 731 AND
BOOK 60072, PAGE 739,
GWINNETT County, Georgia
records, as last assigned to
PENNYMAC LOAN SERVICES, LLC (the Secured
Creditor) by assignment Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$176,231.00, with interest at the rate securified the principal amount of \$176,231.00, with interest at the rate securified therein. the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the lega hours of sale on the first hours of sale on the first Tuesday in May, 2023, the following described proper-ty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEOR-GWINNETT COUNTY, GEOR-GIA, BEING LOT 99, BLOCK B*, OPEN FIELDS, FKA HWY. 124 TOWNHOMES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 138, PAGES 256 260, GWIN-NETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIP-TION. The debt secured by said Deed to Secure Debt has been and is hereby desaid Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-

cluding attorneys fees (no-tice of intent to collect attor-

neys fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is

the current assignee of the

Security Deed to the proper-ty. PENNYMAC LOAN SER-VICES, LLC, acting on behalf of and, as necessary, in con-sultation with PENNYMAC LOAN SERVICES, LLC (the

current investor current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN VICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE CA 91361, 866 549 3583 Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 3376 OPEN FIELDS DR, SNELLVILLE, GEORGIA 30078 is/are: LYNN P MCKINNEY or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and increation of the area. and inspection of the prop erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, reordinances, easements, restrictions, covenants, etc.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foredosure documents may not be pro-vided until final confirmation and audit of the status of the and audit of the status of the loan as provided in the preceding paragraph. PENNY-MAC LOAN SERVICES, LLC as Attorney in Fact for LYNN P MCKINNEY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

000000009750431 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Bel Line Road, Suite 100 Addi son, Texas 75001 Tele phone: (972) 341 5398.

Notice of Sale Under Power.

State of Georgia, County of GWINNETT.

Under and by virtue of the Power of Sale contained in a
Deed to Secure Debt given
by STEVEN K CANNON AND
BEVERLYN J CANNON to JPMORGAN CHASE BANK, N.A., dated 06/25/2012, and GWINNETT County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original price of the secure of the inal principal amount of \$216,886.00, with interest at the rate specified therein