TRADE NAME

in Gwinnett County, Georgia under the Name of: TRADE-NAME: Mint Berry 4407 Gateview Dr. Loganville, GA 30052 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: E-Com-

-s- Kimberly Bristow- Armstrong Sworn to and Subscribed

before me This 15 day of March, 2023 -s- Efrain Vazquez NOTARY PUBLIC/DEPUTY

CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 24 933-99766 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION **BOOK 23T**

PAGE 00331
Personally appeared undersigned who on deposes and says that:

Progant Group LLC 3255 Lawrenceville Suwanee Rd Suwanee, GA 30024 1st Proprietor

Trvna Provost 1860 Arborwood Drive Grayson, GA 30017 2nd Proprietor

Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADE-**Gwinnett NAME: My Own Medicare Advisor 3255 Lawrenceville Suwanee Rd Suwanee, GA 30024 (trade name address is in Gwinnett County) is in Gwinnett County) and that the nature of the business to be carried on at such address is: Medicare Sales/ insurance

-s- Tryna L. Provost Sworn to and Subscribed before me This 27 day of March, 2023

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

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00295

2023 MAR 27 933-99784 4/12 19 2023

PROE UUZ95
Personally appeared the undersigned who on oath deposes and says that: The Adventure Group Company 4835 Buford Highway, Peachtree Corners, GA 30071 Is/are doing business in Gwignett County, Georgia 2/25 NOTTINGOOS PAIRWAY, Suite C, Norcross, GA 30071 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Renewal by Ander-sen of Atlanta 2725 North-30071 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: North Atlanta Slingshot Rentals 4835 Buford Highway, Peachtree Corners, GA 30071 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Rental of recreation vehicles of recreation vehicles

-s- Jamee Ashmon Sworn to and Subscribed Jamee Ashmon before me This 17 day of March, 2023

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 17
933-98973 4/5,12,2023 NOTARY PUBLIC/DEPUTY TIANA P. GARNER -s- TIANA P. GARNEF Filed in Office Clerk Superior Court Gwinnett County, GA

2023 MAR 17 933-98960 4/5,12,2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00302 Personally appeared the undersigned who on oath deposes and says that: Great Western Textile INC. 3265 Ivy Farm Path Buford, GA 30519 Is/are doing business in Gruipart County. Googla in Gwinnett County. under the Name of: TRADE-NAME: Ocean Towels 3265 Ivy Farm Path Buford, GA 30519 (trade name address is Gwinnett County) and that the nature of the business to be carried on at such address is: Textile, Re-tail, Online

-s- Muhammad Asif Sworn to and Subscribed before me This 9 day of March, 2023 -s- Laura A Teran NOTARY PUBLIC/DEPUTY

NOTARY POBLIC/DEPOTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 17 933-98974 4/5,12,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00298

Personally appeared the undersigned who on oath deposes and says that: Shortbarrel LLC. 6325 Mc-Donough Drive, Suite A, Norcross, GA 30093 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Old Fourth Distillery 6325 Mc-Donough Drive, Suite A, Norcross, GA 30093 (trade Nutross, GA 3093 (Irade name address is in dwinnett County) and that the na-ture of the business to be carried on at such address is: Distillery -s- Adam M. Dorfman Sworn to and Subscribed

This 15th day of March,

-s- Pamela A. Allen NOTARY PUBLIC/DEPUTY

NOTARY POBLIC/DEPOTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 17 933-98963 4/5,12,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00324

Personally appeared the undersigned who on oath deposes and says that: Bold Commons, LLC 310 Peachtree Industrial Blvd., Sugar Hill, GA 30518 Is/are doing business in Gwinnett County, Georgia under the Name of: **TRADENAME:** Peachtree Audio & Lighting 310 Peachtree Industrial Blvd., Sugar Hill, GA 30518 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: electronics distribu-

-s- Michael Betts Sworn to and Subscribed before This 2023 27 day of February,

-s- Johana Cedillos NOTARY PUBLIC/DEPUTY CLERK CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 24 933-99770 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00317 Personally appeared the undersigned who on oath

TRADE NAME

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION

BOOK 23T

PAGE 00341

Martin Farm Rd Suwanee.

NOTARY PUBLIC/DEPUTY

STIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 28

933-99794 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T

PAGE 00301

Personally appeared the undersigned who on oath deposes and says that: Atlanta Custom Windows, LLC.

2725 Northwoods Parkway

woods Parkway, Suite C, Norcross, GA 30071 (trade name address is in Gwinnett County) and that the na-ture of the business to be

carried on at such address is: Retail sale and install res-idential windows and doors -s- Robert Jackson Sworn to and Subscribed

before me This 17th day of March,

NOTARY PUBLIC/DEPUTY

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T

PAGE 00336

Personally appeared the undersigned who on oath

deposes and says that: Suc

cessx greatness, LLC 4485 Lawrenceville Hwy NW, Suite 207 #3174, Lilburn, GA 30047 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-

NAME: S x G Marketplace 4485 Lawrenceville Hwy NW, Suite 207 #3174 Lil-burn, GA 30047 (trade name

address is in Gwinnett Coun-

ty) and that the nature of the business to be carried on at such address is: E-

Commerce business -s- Donte Taylor-Williams Sworn to and Subscribed

-s-NOTARY PUBLIC/DEPUTY

CLERK
-s-TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 28

2023 MAR 28 933-99789 4/12,19,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00294

PAGE U0294
Personally appeared the undersigned who on oath deposes and says that: ITAS HERD GA Corporation 4993
Little Fox Trail Gainesville, GA 30507 Is/are doing business in Gwinnett County, Coorcia under the Name of

Georgia under the Name of

Georgia under the Name of:
TRADENAME: Senior
Helpers of Lawrenceville
2070 Sugarloaf Parkway
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: In Home Senior
Care

Julie Vazquez

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 16

2023 MAR 16 933-98945 4/5,12,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00305

Personally appeared the undersigned who on oath deposes and says that: Shine Event Styling 2629 Hooch Ct Dulth, GA 30097

Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE NAME: Shine by Charlene 2615 Peachtree Industrial Blvd, Ste J-101, Duluth, GA

30097 (trade name address is in Gwinnett County) and that the nature of the

is in Gwinnett County) and that the nature of the business to be carried on at

such address is: event plan-

Charlene Lindsay

Sworn to and Subscribed

This 27 day of January, 2023
-s- Charulata Deshetty
NOTARY PUBLIC/DEPUTY

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 20

933-98978 4/5,12,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00299

Personally appeared the undersigned who on oath

ning & custom gifting

Care

28th day of March,

before me

2023

2023 MAR 28

deposes and says that: Advanced Chiropractic Clinic PC 3232 Krisam Creek Dr Loganville, GA 30052 Is/are deposes and says that: Shortbarrel LLC. 6325 Mc-Donough Drive, Suite A, Norcross, GA 30093 Is/are doing business in Gwinnett
County, Georgia under the
Name of: TRADENAME:
Shortbarrel 6325 McDonough Drive, Suite A,
Norcross, GA 30093 (trade doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Perkins Chiropractic Clinic 3232 Krisam Creek Dr Lo-ganville, GA 30052 (trade name address is in Gwinnett County) and that the na-ture of the business to be name address is in Gwinnett County) and that the na-ture of the business to be carried on at such address carried on at such address -s- Christopher L. Perkins D.C. is: Distillery s. Distillery -s- Adam M. Dorfman Sworn to and Subscribed

Sworn to and Subscribed before me This 15th day of March, 2023 before me This 8 day of March, 2023 -s- Pamela A. Allen NOTARY PUBLIC/DEPUTY -s- C Lumpkin NOTARY PUBLIC/DEPUTY

CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 17 -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 23 2023 MAR 17 933-98967 4/5,12,2023 2023 MAR 23 933-99753 4/12.19.2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

TRADE NAME

PAGE 00328 Personally appeared the undersigned who on oath deposes and says that: Shamrock Spartan Holdings Corp. 3365 Martin Farm Rd. Suwanee, GA 30024 Is/are Personally appeared the undersigned who on oath deposes and says that: Lakinon Enterprise Inc 3075 Breckinridge Blvd #455 Duluth, GA 30096 Is/are doing business in Cuirack Cour doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Power Print Group 3365 business in Gwinnett County, Georgia under the Name of: TRADENAME: Soo K-Chinese Cuisine 3131 Lawrenceville Suwanee Rd, GA 30024 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Commercial Ste C10, Suwanee, GA 30024 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Korean-Chi-Printing
-s- Stephen P. McCaffrey
Sworn to and Subscribed
before me
This 28th day of March,
2023

nese Restaurant - Changwon hong vorn to and Subscribed before me This 24 day of March, 2023 -s- Mu Shyan Wang NOTARY PUBLIC/DEPUTY

NO TARY PUBLICIBLE OF CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA 2023 MAR 27 933-99779 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00297 Personally appeared the undersigned who on oath deposes and says that: V.I.P. Mortgage, Inc. 9221 E Via de Ventura, Scottsdale, AZ Ventura, Scottsdale, AZ 85258 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Spire Financial C/O Corporation Service Company, 2 Sun Ct., Suite 400, ny, 2 Sun Ct., Suite 400, Peachtree Corners, GA 30092 (trade name address is in Gwinnett County) and that the nature of the

business to be carried on at such address is: Mortgage Lending
-s- Joan Tadrick
Sworn to and Subscribed before me

This 13 day of March, 2023 -s- Susan Grandlienard NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 17

933-98962 4/5,12,2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00329
Personally appeared the undersigned who on oath deposes and says that: Pramukh 100 Corp 2222 Rodao Drive Lilburn, Georgia 30047 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Strongwater 572.

Lawrenceville Highway Lil-Lawrenceville Highway Lil-Lawrenceville Highway Lil-burn, Georgia 30047 (trade name address is in Gwinnett County) and that the na-ture of the business to be carried on at such address

operation of a beer, wine & liquor store
-s- Saural Patel, President
Sworn to and Subscribed

before me This 17th day of March, 2023

-S-NOTARY PUBLIC/DEPUTY CLERK -S- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 27 933-99782 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T
PAGE 00330
Personally appeared the undersigned who on oath deposes and says that: Pramukh 100 Corp 2222 Rodao Drive Lilburn, Georgia 30047 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Strongwater Liqor 5722 Lawrenceville High-way Lilburn, Georgia 30047 BOOK 23T way Lilburn, Georgia 30047 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is operation of a beer

wine & liquor store
-s- Saural Patel, President
Sworn to and Subscribed before me This 17th day of March, 2023

Sworn to and Subscribed -S-NOTARY PUBLIC/DEPUTY CLERK -S- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 27 933-99783 4/12,19,2023 before me This 9 day of March, 2023 NOTARY PUBLIC/DEPUTY

GWINNETT SUPERIOR COURT TRADE NAME

REGISTRATION BOOK 23T BOOK 23T
PAGE 00306
Personally appeared the undersigned who on oath deposes and says that: Milca Ortiz 5900 Dodson Rd Union City, GA 30291 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: The Brows of Frida 4500 Satellite Blvd. of Frida 4500 Satellite Blvd. #2230, Duluth, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such ad-dress is: Permanent Makeup

-s- Milca Ortiz Sworn to and Subscribed before me This 20th day of March, 2023 NOTARY PUBLIC/DEPUTY NO JARY PUBLIOR DE LA CLERK
-S- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA

2023 MAR 20 933-98980 4/5,12,2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T PAGE 00339
Personally appeared the undersigned who on oath deposes and says that: New World Culinary Concepts, LLC 2737 Autumn Bluff Way Lawrenceville, GA 30047 Lawrenceville, GA 30 Is/are doing business

TRADE NAME

-s- Bhumit Darji NOTARY PUBLIC/DEPUTY CLERK -s- TIANA P. GARNER Filed in Office

Clerk Superior Court Gwinnett County, GA 2023 MAR 28 933-99792 4/12,19,2023

GWINNETT SUPERIOR COURT TRADE NAME

REGISTRATION

BOOK 231

PAGE 00311

Methodist

United

Church 675 Pleasant

Inc. 675 Pleasant Hill Road, Lilburn, GA 30047 (trade name address is in Gwinnett

carried on at such address

before me This 10 day of March 2023

-s- Elvira D Rogers NOTARY PUBLIC/DEPUTY

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

933-99009 4/5,12,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

BOOK 23T

PAGE 00320

Personally appeared the undersigned who on oath deposes and says that: Posmos Enterprises LLC 4562

Lawrenceville Hwy Suite 201, Lilburn, GA 30047

Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Tu Casa En Georgia

4562 Lawrenceville Hwy Suite 201, Lilburn, GA 201, Lilburn, (trade name addr

30047 (trade name address is in Gwinnett County) and that the nature of the

business to be carried on at

such address is: Real Estate

Sworn to and Subscribed

before me This 23 day of March, 2023

-s-NOTARY PUBLIC/DEPUTY

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

2023 MAR 23 933-99759 4/12,19,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 23T

PAGE 00319

Personally appeared the undersigned who on oath deposes and says that: Posmos Enterprises LLC 4562 Lawrenceville Hwy Suite 201, Lilburn, GA 30047

Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Tu negocio en Geor-

gia 4562 Lawrenceville Hwy Suite 201, Lilburn, GA 30047 (trade name address is in Gwinnett County) and that the nature of the

business to be carried on at

such address is: Real Estate

-s- Carlos Posada Sworn to and Subscribed before me This 23 day of March, 2023

NOTARY PUBLIC/DEPUTY

CLERK
-s- TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 23

2023 MAR 23 933-99757 4/12,19,2023

GWINNETT SUPERIOR

COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00340

PAGE 00340
Personally appeared the undersigned who on oath deposes and says that: VW Credit, Inc. 1401 Franklin Blvd, Libertyville, IL 60048 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Volkswagen Financial Services c/o CSC, 2 Sun Court, Suite 400 Peachtree Corners. GA 30092 (trade

CLERK

2023 MAR 21

Gwinnett County, Georgia under the Name of: TRADE-NAME: The Copper Pot 4230 Tuesday, April 11, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Lawrenceville Highway Suite 15 & 16 Lilburn, GA 30047 (trade name address is in Gwinnett County) and that the nature of the Buford, Georgia 30518. A public hearing and Commission Meeting to discuss and pass upon the proposed amendment will be held on Monday. May 1 2023 business to be carried on at Monday, May 1, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. such address is: Full Service -s- Myron Manthe Sworn to and Subscribed 97543 This 28th day of March, 2023 928 97 3/15,22,29,4/5,12,19,26,

The City of Buford Planning 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 Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request at 467 Thunder Road from RM to R-100 for Clair Investment Properties Personally appeared the undersigned who on oath deposes and says that: The Clair Investment Properties & Interior Designs, LLC.

ZONING

934 9772 3/22,29,4/5,12,19,26, 2023 Church 6/3 Pleasant Hill Road, Lilburn, GA 30047 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: The NETT Church, The City of Buford Planning and Zoning Board will meet on Tuesday, April 11, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, May 1, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway Ruford, Georgia, 30518, to County) and that the na-ture of the business to be 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 is: Religious: Non-Profit
-sSworn to and Subscribed 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 at 3104 Buford Highway for Jason Jackson. The vari-Jason Jackson. The variance 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. 334 97966 3/29,4/5,12, 934 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

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 at 1940 Marina Way for Alani Ramos. The variance requested is to allow a swimming pool in the side

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

97965 3/29,4/5,12, The Buford City Commis The Buford City Commission will conduct a public hearing at its regularly scheduled Commission meeting at 7:00 p.m., May 1, 2023, Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a modification to zoning conditions at 5067 Lanier Islands Parkway. Applicant: Bisk Maxian: Zoning Lanier Islands Parkway. Ap-plicant: Rick Maxian; Zoning Modification: Applicant re-quests to amend zoning con-dition #1 to request the own-er be changed to Silver Oak Georgia Group, LLC and the attached stie plan submitted with this application for retail

Corners, GA 30092 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Auto Finance Company Jens Effenberger. Sworn to and Subscribed before me This 9th day of March, 2023 934 100250 4/12,19,26, 2023

-s- Amy Elizabeth Alejandro NOTARY PUBLIC/DEPUTY CLERK
-s-TIANA P. GARNER
Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 MAR 28

Pres./CEO

933-99793 4/12,19,2023 GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T PAGE 00326

Personally appeared the undersigned who on oath deposes and says that: Specialty Program Group LLC 180 River Road 2nd Floor Summit, NJ 07901 Is/are depen by species in Gwignett doing business in Gwinnett County, Georgia under the Name of: TRADENAME: WB Insurance Services c/o Cor-poration Service Company 2 Sun Court Ste 400 Sun Court Ste 400
Peachtree Corners, GA
30092 (trade name address
is in Gwinnett County)
and that the nature of the business to be carried on at such address is: Underwriting services

-s- John M. Albright Sworn to and Subscribed before me This 9th day of March, 2023 -s- Maria Ć Zavala NOTARY PUBLIC/DEPUTY CLERK

-s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 24 933-99773 4/12,19,2023

ZONING

NOTICE Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Ordinance concerning Section 1308 C-2 General Business District, Special Uses, 30. Liquor Stores to modify population ulation requirements other provisions. The City of Buford Planning Commission will make recommenda

ZONING

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

Gwinnett County, Georgia, as shown and delineated as as shown and defineated 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.

CITY OF SUGAR HILL NOTICE OF PUBLIC

97725

consider a variance request at 2560 Buford Dam Road 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,

yard. 934 97963 3/29,4/5,12,

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 Hall, 2300 Buford Highway, Putford Copril 2018 Buford, Georgia 30518 to consider a variance request 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

with this application for retail uses to be the approved site plan and to amend condition #3 to allow for stucco to be an approved building material and unit 2004. al and up to 30% for accents of fiber cement product as an approved building material from the Commission meeting of December 4, 2017.

NOTICE OF PUBLIC

HEARING

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 for a distance of 16.60 feet to a Point; THENCE South 82 UPON APPLICATION FOR OF ON APPLICATION FOR ANNEXATION AND REZON-ING to a Point; THENCE South 82 degrees 48 minutes 57 seconds East for a distance of 33.04 feet to a Point; THENCE 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 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 Point; THENCE North 13 degrees 28 minutes 46 seconds West for a distance of 7.99 feet to a Point; THENCE North 23 degrees 14 minutes 22 sec-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 applications of certain landowners, more fully set 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 contiguous to the existing limits. The property pro-posed for annexation and re-zoning is contiguous to the grees 14 minutes 22 seconds East for a distance of 6.96 feet to a Point; THENCE North 63 degrees 35 minpresent corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto.
The City of Buford Planning utes 05 seconds East for a distance of 5.58 feet to 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 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 07 minutes 27 seconds East for a distance of 18.57 feet to a Point; THENCE South 78 degrees 10 minutes 48 seconds East for a distance of 8.84 feet to a Point; THENCE South 61 degrees 03 minutes 16 degrees 03 minutes 17 degrees 16 degrees 03 minutes 18 degrees 18 degrees 03 minutes 18 degrees 03 degrees 18 degrees 03 minutes 18 degrees 03 Commission will hold a pub lic hearing and make recommendation on such applicauon for annexation and re-zoning on April 11, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Geor-gia 30518. tion for annexation and re The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applica-

tions for annexation and rezoning on Monday, May 1, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. This 13 th day of March. 2023. CHANDLER, BRITT & amp;

City Attorneys
OWNER: BRETT A. DENHAM AND DANIELLE DENHAM CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 PARCEL ID: R7226 116, 2504 EAST MADDOX RD;

2504 EAST MADDOX RD
All that tract or parcel of land lying and being in Land Lot 2226 of the 7 th District, 3/22,29,4/5,12,19,26, 2023

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 Road, alld 0 & 160 Railley Road also known as Tax Parcel IDs: R7-341-015, 7-341-260, 7-341-263, 7-341-264, 7-341-273, 7-341-302, 7-342-008, 7-342-010 & 7-7-342-008, 7-342-010 & 75.80 341-261 containing 75.80 acres and more particularly described as follows: All that tract or parcel of land lying and being in Land Lot(s) 341 & 342 of the 7 th Land District, Gwinnett Land District, Gwinnett County, Georgia and being more particularly described as follows: To find the True Point of Beginning, begin at a 2 ½ Open Top Pipe mark-ing the intersection of the Common Land Lots 317, 318, 341, & 342; THENCE leaving said Point and travel-ing along the Common Land Lot Line of Land Lots 318 & 341, 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 Thus established, THENCE North 14 degrees 22 min-utes 35 seconds West for a distance of 207.87 feet to a Point; THENCE North 14 de-grees 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 West for a distance of 40.25 feet to a 1 distance of 20.25 feet to a 1 distance of 20.26 feet to a 1 distance of 20.26 feet to a 1 Crimp top onds West for a distance of yes for a distance of person of the person o degrees 54 minutes 12 sec

degrees 34 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 05.20 grees 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 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 08 minutes 54 seconds West for a distance of 40.69 feet to a Point; onos 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 07 seconds West for a distance of 50.91 feet to a Point: 50.91 feet to a Point; THENCE South 59 degrees 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 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 degrees 05 minutes 27 seconds West for a distance of 253.25 feet to a Nail Found; THENCE North 29 degrees 07 minutes 12 seconds West for a distance of 344.01 feet to a ½ Rebar Found; THENCE North 29 degrees 07 minutes 12 seconds West for a distance of 344.01 feet to a ½ Rebar Found; West for a distance of 46.86 THENCE North 17 degrees 22 minutes 23 seconds East to a Point; THENCE North 17 degrees 22 minutes 23 seconds East to a Point; 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 East for a distance of

onds East for a distance of 332.24 feet to a Point along the centerline of unnamed Creek; THENCE following along the centerline of un-

along the centernine of un-named 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-

South 61 degrees 03 min-utes 16 seconds East for a distance of 12.21 feet to a Point; THENCE North 75 de-

grees 13 minutes 13 sec-onds 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 sec-onds East for a distance of

onds East for a distance of 44.66 feet to a Point;

ZONING

Power.

State of Georgia, County of GWINNETT.

GWINNETT

ZONING THENCE South 80 degrees 09 minutes 08 seconds East for a distance of 26.80 feet to a Point; THENCE South 72 Mayor and Council Voting Meeting: May 1. 2023 at 6:30 PM, Council Chambers, 1st Floor degrees 54 minutes 30 seconds East for a distance of 30.18 feet to a Point; THENCE North 77 degrees The following stream buffer variance will be heard:
Case Name: SBV2023-001
Address: 258 Northeast 58 minutes 18 seconds East Tax Parcel ID: 6254 046F 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 leaving said centerline of Creek North 45 degrees 51 minutes 28 seconds East for Case Description: A variance request to Section 401-8 to allow for encroachment in the stream buffer for the construction of a new singlefamily home. contact the Community Development Department at 678-421-2027 934 99438 4/12,23, 2023 **FORECLOSURE**

really salt centerine of Creek North 45 degrees 51 minutes 28 seconds East for a distance of 179.48 feet to a Point; THENCE North 39 degrees 37 minutes 03 seconds 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 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 West for a distance of onds West for a distance of 112.40 feet to a Georgia Department of Natural Resources Disk Monument; THENCE North 59 degrees 53 minutes 39 seconds East 53 influtes 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 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 seconds East for a distance of 248.90 feat to a 18. Peter 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 Fast THENCE South 82 degrees 41 minutes 29 seconds East for a distance of 425.69 feet to a 1/2: Open Top Pipe @ ½ to a 1/2: Open Top Pipe @ ½ begrees 57 minutes 23 seconds East for a distance of 380.49 feet to a 1/2 Open of 380.49 feet to a ½ open Top Pipe; THENCE South 29 degrees 15 minutes 53 sec-onds East for a distance of 366.75 feet to a ½ Open Top Pipe; THENCE South 59 de-Pipe; THENCE South 59 degrees 57 minutes 06 seconds 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 saft 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-Point; HENCE North 76 de-grees 19 minutes 29 sec-onds 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

BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. 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
EASEMENTS OR RESTRICTIONS OF RECORD. The
debt secured by said beed 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 North 79 degrees 41 minutes 17 seconds West for a distance of 112.32 feet to a Point; THENCE North 79 degrees 41 minutes 17 seconds West for a distance of 112.32 feet to a Point; THENCE South 29 dedebt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other pos-sible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt.

Because the debt remains in default, this calculations are some contents. distance of 112.32 feet to a 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 and arc length of 13.66 feet being subtended by a chord default, this sale will be made for the purpose of paying the same and all ex-penses of this sale, as pro-vided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect attorneys fees teni to conect attorneys fees having been given). AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE and arc length of 13.00 test being subtended by a chord of North 53 degrees 56 min-utes 01 seconds West for a 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 holds the duly endorsed Note and is the current as signee of the Security Deed to the property. GREGORY FUNDING LLC, acting on bearc length of 122.89 feet be arc length of 122.89 feet being subtended by a chord of South 81 degrees 45 minutes 11 seconds West for a distance of 94.21 feet to a Point; THENCE with a comhalf of and, as necessary, in with AJX consultation with AJX
MORTGAGE TRUST I, A
DELAWARE TRUST, WILMINGTON SAVINGS FUND
SOCIETY, FSB, TRUSTEE
(the current investor on the Point; THENCE with a compound curve to the left having a radius of 50.00 feet and arc length of 124.98 feet being subtended by a chord of South 60 degrees 16 minutes 00 seconds East for a distance of 94.89 feet to a 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 (the current investor on the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.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 and arc length of 13.5/ feet being subtended by a chord of North 74 degrees 02 min-utes 18 seconds East for a distance of 13.12 feet to a Point; THENCE with a re-verse curve to the left having a radius of 8520.52 feet and 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 a radius of 8520.52 feet and are 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 916.01 feet to a Point, said point being The True Point of Beginning, Said property contains 75.800 acres. Including easements within undersigned. the undersigned, the party/parties in possession of the subject property known as 512 RAVINIA WAY, LAWRENCEVILLE, GEORGIA 30044 is/are: TAMMY JACK BOREL or tenant/tenants. Said property will be padd subject to (2) the 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 displaced by a contract of the co closed by an accurate survey and inspection of the prop-erty, and (c) all matters of cluding easements within The properties are presently zoned Single-Family Residential District (R-100) in the Gwinnett County. The aprecord 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. plicant 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 strictions, 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. 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 results for the council has a subport to annex and results for the council has a subport to annex and results for the council has a subport to annex and results for the council has a subport to a s

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 authority to annex and re-zone the property as re-quested or place such other zoning classification on the property as they deem ap-propriate, constitutional, and on judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the large as provided in the prein the best interest of the citin the best interest of the chrisens of Sugar Hill.

The public is invited to attend public hearings scheduled for Monday, April 17, 2023, at 7:00 p.m. for the Planning Commission and loan as provided in the pre-ceding paragraph. AJX ceding paragraph.
MORTGAGE TRUST I ceding paragraph. AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE AS Attorney in Fact for TAMMY 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. 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 Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934 98741 PURPOSE

Public Hearings will be held at 65 Lawrenceville Street, Norcross, GA 30071, before

the Mayor and Council on

following dates and for the purpose of due process of the following: Mayor and Council Policy

Session: April 17, 2023 at 6:30 PM, Conference Room

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, son, Texas 75001 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- **FORECLOSURE**

, dated 11/20/2007, and Recorded on 12/03/2007 as Book No. 48466 and Page Book No. 48466 and Page No. 0072, GWINNETT County, Georgia records, as last assigned to U.S. BANK NA-TIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE-SPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECU-RITIES, SERIES 2020 D (the Secured Creditor), by as-signment, conveying the af-ter described property to se-cure a Note of even date in further information the original principal amount of \$215,000.00, with interest 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 Courthouse within the legal hours of sale on the first Puedder in May 2022 the Notice of Sale Under 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 THE THE STEET OF THE STEET O Under and by virtue of the Power of Sale contained in a AND BEING IN LAND LOT 70, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 20, BLOCK A, PRESTONWOOD SUBDIVISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 49, PAGE 131, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt 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 09/13/2007 as Book No. 48269 and Page No. 0530,
AS AFFECTED BY MODIFICATION PROVE 76240 PACE said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events of default, failure to pay the CATION BOOK 53019, PAGE Georgia records, as last assigned to AJX MORTGAGE indebtedness as and when TRUST I, A DELAWARE TRUST, WILMINGTON SAVdue 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 INGS FUND SOCIETY, FSB, TRUSTEE (the Secured Creditor), by assignment, conveying the after depurpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, in-Note of even date in the original principal amount of \$155,000.00, with interest at cluding attorneys fees (no-tice of intent to collect attorthe rate specified therein, there will be sold by the unneys fees having been given). U.S. BANK NATION-AL ASSOCIATION, AS INthere will be sold by the burdersigned 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 GIVEN). U.S. BANK NATION-AL ASSOCIATION, AS IN-DENTURE TRUSTEE ON BE-HALF OF AND WITH RE-SPECT TO AJAX MORT-GAGE LOAN TRUST 2020 D, Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 8, BLOCK J. THE MOORINGS AT RIVER PARK SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 47, PAGE 22 AND REVISED GAGE LOAN TRUST 2020 D. MORTGAGE BACKED SECU-RITIES, SERIES 2020 D holds the duly endorsed Note 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 MATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALE OF AND WITH RESPECT TO AJAX MORT-47, PAGE 22 AND REVISED PLAT RECORDED IN PLAT RESPECT TO AJAX MORT-GAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECU-RITIES, SERIES 2020 D (the BOOK 54, PAGE 288, GWIN RITIES, SERIES 2020 D (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 0.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC, CMAY be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR BOX 230579, TIGARD, 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 undersigned, party/parties in possession of the subject property known as **758 BURWOOD** PARK DR, LAWRENCEVILLE, GEORGIA 30043 is/are: SAN-TO C LUGO 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, insulating but not lightly the set inside the secure Debt first set out above, insulating the set lightly that the set lightly the set inside the set ins 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 confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security the nolder of the security deed. Pursuant to O.G.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 foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. BANK NATIONAL ASSOCIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE 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
FOR THAT PURPOSE.
00000009723750 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt

AFFIN FRAPPIER TORNER

& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
950-99673,
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 JOSE NESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SALDIVAR TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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. 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, 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 AND BEING IN LAND LOT 94
OF THE 5TH DISTRICT,
GWINNETT COUNTY, GEORGIA GIA, BEING LOT 99, BLOCK A, STEPHENS POND SUBDI-A, STEPHENS PUND SOUD, VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT