FORECLOSURE

Power.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOSE NESTOR SANCHEZ

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.

S3153 and Page No. 0580, AS AFFECTED BY MODIFI-CATION BOOK 56765, PAGE 568, GWINNETT County, Georgia records, as last as-signed to U.S. BANK NA-

TIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE-SPECT TO AJAX MORTGAGE

SPECT TO AJAX MOHIGAGE
LOAN TRUST 2021 B (the
Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in
the original principal amount
of \$147,184.00, with interest
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

OF THE 5TH DISTRICT, GWINNETT COUNTY, GEOR-GIA, BEING LOT 99, BLOCK A, STEPHENS POND SUBDI-

A, STEPHENS POND SUBDI-VISION, UNIT 1, AS PER PLAT RECORDED IN PLAT

State of Georgia, County of GWINNETT.

ZONING

ing is available for review in the office of the Planning and Development ment located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m. 934 99032 4/19, 2023

The Buford City Commission will conduct a public hearing at its regularly scheduled Commission schedüled 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: Rick Maxian; Zoning Modification: Applicant requests to amend zoning consultations. wountdation: Applicant requests to amend zoning condition #1 to request the owner be changed to Silver Oak Georgia Group, LLC and the attached stie plan submitted 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 materi-al and up to 30% for accents of fiber cement product as an approved building materi-al from the Commission meeting of December

100250 4/12,19,26,

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-

B7-2023-002 Owner/Applicant: HJK 1, LLC. The appli-cant requests annexation and rezoning from R-100 (Single-Family Residence (Single-Family Residence District - Unincorporated District - Unincorporated Gwinnett County) to 0-I (Office-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 4.48 acres. The annexation (AN-2023-001) concerns 4.48 acres that are contiguous to the corporate limits of n.40 acres trial are contigu-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.

20 et seq. **RZ-2023-003** Owner: Mathew 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. The site is located in Land Lot 236 of the 7 th District at 481 Main Street and contains approximately 0.68

acre.
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 934 99724 4/5,19, 2023

NOTICE OF PUBLIC HEARING

UPON APPLICATION FOR ANNEXATION AND REZON-

ING
Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and reposed for annexation and re-zoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on May 9, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commis-

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, June 5, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518 Buford, Gwinnett County, Georgia 30518. This 6 th day of April, 2023. CHANDLER, BRITT & CHANDLER, BRIT

City Attorneys

OWNER: JEFFREY A. MON-SOUR Currently Zoned: R-100 PROPOSED ZONING: R-100 ADDRESS: SPRINGLAKE DR

All that tract or parcel of land lying and being in Land Lot 225, 7 th Land District, Lot 225, 7 th Land District, Gwinnett County, Georgia, and being shown as 1.00 acre on a plat of survey for Jerry A. Monsour, dated Oc-tober 28, 1987, prepared by Thomas Wood, Registered Land Surveyor No. 1990, Land Surveyor No. 1990, recorded in Plat Book 43, Page 66-A, Gwinnett County, Georgia Plat Records. Said plat is incorporated herein and made a part hereof by reference.

934 4/19,26,5/3,10,17,24, 2023

The City of Buford Planning and Zoning Board will meet and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 5183 Bellewood Court for Phoenix Autosport, LLC. The special use permit requested special use permit requested is to allow an automotive repair business.

4/19,26,5/3,10,17,24, 2023

The City of Buford Planning and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 400 Poplar Street, Unit B for Jennifer Mosier (Sauce Athletics). The special use permit requested is to allow an athletic training facility primarily focused on baseball training.

4/19,26,5/3,10,17,24, 2023

ZONING

The City of Buford Planning and Zoning Board will meet on Tuesday, May 9, 2023 at 7:00 p.m. and the Buford City Commission will meet on Monday, June 5, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 4264 Sudderth Road for Metro Atlanta Marine Sales and Service. The special successions are successive to the special succession of the special use permit at the specia cial use permit requested is to allow boat repair. 4/19,26,5/3,10,17,24, 2023

NOTICE OF PUBLIC

UPON APPLICATION FOR ANNEXATION AND REZON-

ING
Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property pro-posed for annexation and re-zoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendation on such applica-tion for annexation and re-zoning on April 11, 2023, a 17:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Geor-

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, Georgia 30518. This 13 th day of March, 2023

CHANDLER, BRITT & CHANDLER, BRITT & CAMP; JAY, LLC

City Attorneys

OWNER: BRETT A. DEN-HAM AND DANIELLE DEN-HAM 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;

and

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, Gwinnett 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 N. Roders and Acceptage 1. 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. 934 9796 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, 7-341-260, 7-341-263, 7-341-302, 7-342-008, 7-342-010 & 7-341-261 containing 75.80 acres and more particularly AX-23-001

341-261 containing 75.80 acres and more particularly described as follows: land lying and being in Land Lot(s) 341 & 342 of the 7 th Lot(s) 341 & 342 of the 7 th 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 marking the intersection of the Common Land Lots 317, 318, 341, & 342; THENCE leaving said Point and traveling along the Common Land Lots 417 and Lot Line of Land Lots 318 & 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 minutes 35 seconds West for a distance of 207.87 feet to a Point; THENCE North 14 degrees 22 minutes 35 sec-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 West for a distance of 926.96 feet to a 1 Crimp top Pipe; THENCE South 63 degrees 08 minutes 16 seconds West for a distance of 194.81 feet to a ½ Rebar

194.81 feet to a ½ Rebar Found; THENCE North 27 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 feet to a Point; THENCE North 46 degrees 15 min-utes 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; TLENCE Nest 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 minutes 54 cm. 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 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 42 degrees 33 minutes 38 seconds West for a distance of 54.29 feet to a Point; THENCE South 42 degrees 31 minutes 34 seconds West for a distance of 54.29 feet to a Point; THENCE South 21 degrees 12 minutes 41 seconds grees 08 minutes 54 sec-

grees 12 minutes 41 sec-onds East for a distance of 68.25 feet to a ½ Rebar Found; THENCE South 20 degrees 34 minutes 52 sec-onds West for a distance of

Til 19.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 sec-onds West for a distance of 253.25 feet to a Nail Found; THENCE North 29 degrees 77 minutes 12 seconds West

07 minutes 12 seconds West for a distance of 344.01 feet

½ Rebar Found

ZONING

THENCE North 17 degrees 22 minutes 23 seconds East for a distance of 384.81 feet to a Point; THENCE North 17 verse curve to the left having a radius of 8520.52 feet and 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 34 Iron Pin found; THENCE South 59 degrees 48 minutes 33 seconds West for a distance of 916.01 feet to a Point, said 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 seconds East for a distance of 15.13 feet to a Point; THENCE South 71 degrees 15.13 feet to a Point; THENCE South 71 degrees 16.60 feet of a distance of 16.60 feet degrees 22 minutes 23 sec-916.01 feet to a Point, said point being The True Point of Beginning. Said property contains 75.800 acres. Including easements within The properties are presently zoned Single-Family Residential District (R-100) in 01 minutes 36 seconds East for a distance of 16.60 feet to a Point; THENCE South 82 degrees 48 minutes 57 seconds East for a distance 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 dential 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 NETWICE WORTH U9 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 23 degrees 14 minutes 23 ceres. 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 property as requested or place such other property as the property grees 14 minutes 22 sec-onds East for a distance of 6.96 feet to a Point; THENCE North 63 degrees 35 minutes 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 South 50 degrees 34 min-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 foot by Point; THENCE

6.31 feet to a Point: THENCE

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 44.66 feet to a Point; THENCE South 80 degrees 09 minutes 08 seconds East for a distance of 26.80 feet

for a distance of 26.80 feet

to a Point; THENCE South 72
degrees 54 minutes 30 seconds East for a distance of 30.18 feet to a Point; THENCE North 77 degrees 58 minutes 18 seconds East for a distance of 9.0% for the second Secon

of minutes 15 sections 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

8.46 feet to a Point; THENCE leaving said centerline 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 sec-

degrees 04 minutes 54 sec-

degrees of Himites 34 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 22 ces

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

53 minutes 39 seconds East

53 minutes 39 seconds East for a distance of 801.15 feet to a Point along the Southerly 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

Point; THENCE along a curve

Point; THENCE along a curve 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 248.80 feet to a ½ Rebar Found; THENCE leaving said Right-of-Way, South 29 degrees 43 minutes 46 seconds East for a distance of 542.38 feet to a Point;

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

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 360.75 feet to a 1/2 open Top Pipe; The South 29 degrees 15 minutes 53 seconds East for a distance of 200.75 feet to a 1/2 open Top 200.75 feet to

onds East for a distance of 366.75 feet to a ½ Open Top 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 said Right-of-Way for the thirteen (13) calls and distances, North 74 degrees 59 minets 43 seconds West for a

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 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;

onds 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 min-utes 17 seconds West for a distance of 112.32 feet to a Point; THENCE South 29 de-grees 29 minutes 52 sec-

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 of North 53 degrees 56 min-utes 01 seconds West for a distance of 13.20 feet to a Point; THENCE with a re-

Point; THENCE with a reverse curve to the left having a radius of 50.00 feet and arc length of 122.89 feet being subtended by a chorod South 81 degrees 45 minutes 11 seconds West for a distance of 94.21 feet to a 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

and arc length of 124-96 leet 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-verse curve to the right hav-ing a radius of 15.00 feet and arc length of 13.57 feet being subtended by a chord

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 re-

grees 13 minutes 13 sec-

zoning classification on the property as they deem ap-propriate, constitutional, and in the best interest of the citizens 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 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 rein the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday, though Friday. 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 seconds East for a distance of 12.21 feet to a Point; THENCE North 75 degrees 13 minutes 13 secores 13 minutes 13 seconds Monday through Friday, from 8:30 a.m. to 4:30 p.m. 98741 934 98741 3/29,4/5,12,19,26, 5/3, 2023

ZONING

ing subtended by a chord of

ADVERTISEMENT -REQUEST FOR PROPOSAL

Sealed proposal packages will be received by the City of Duluth, GA, in the Office of the City Clerk, 3167 Main Street, Duluth, GA 30096 until 11:00 a.m. legally prevailing time on May 16, 2023,

Rogers Bridge Park Trail-head Project Phase 2

The project generally consists of demolition of existing pavilions and site features as well as construction of a new pavilion, sidewalks, parking areas, utility connections, stormwater management features, and other items as shown in the plans and specifications. The project will start approximately July 2023. Access to the sections of the park that are not under construction will need to remain open.

Proposal packages received after the stated time will not after the stated time will not be accepted.

A non-mandatory pre-proposal meeting will be held at Rogers Bridge Park, 4291 Rogers Bridge Road, Duluth, GA, on Wednesday April 26, 2023, at 11:00 a.m. Interested contractors are strongly encouraged to attend Those encouraged to attend. Those attending the pre-proposal meeting must wear appro-priate personal protective equipment (PPE) or they will not be permitted on site. This includes hard hat, reflective safety vest, and closed toed/rubber soled flat footwear. A City representa-tive will be present on site throughout the duration of the meeting. This will be the

proposers only opportunity to visit the project site prior to submitting a proposal. Proposal packages will be formally opened and the total bid from the bid form will tal bid from the bid form will be read aloud at 11:01a.m. legally prevailing time on May 16, 2023, in the second-floor executive conference room of Duluth City Hall, located at 3167 Main Street, Duluth, GA 30096.

THIS WILL BE A PACKAGE OPENING AND BID READ-ING ONLY No determination. ING ONLY. No determination as to the most qualified or highest-ranking proposal will be made until a thorough evaluation has been com-pleted by the City of Duluths evaluation team, and the evaluation teams recommendation is approved by City

dation is approved by City Council. A complete digital set of plans and specification doc-uments may be downloaded free of charge from the Citys website at:

https://duluthga.net/busi-ness/bid_opportunities.php The City of Duluth and the Georgia Procurement Reg-istry are the only official sources for this invitation or any addenda that may be issued for same. The City of Duluth will not be held re sponsible for errors or omissions in submittal packages.

The City of Duluth does not discriminate on the basis of disability in the admission or access to its programs or activities. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City should be direct-ed to Teresa Lynn, City Clerk, City of Duluth, 770-476-3434.

All contractors must submit with bid, a bid bond, certified check or cashiers check in the amount of five percent (5%) of the total bid. Failure to submit a bid bond with to submit a bid bond will result in the bid being deemed non-responsive. Successful supplier will be required to meet insurance requirements, submit a one hundred percent (100%) performance bond and a one hundred percent (100%) performance bond and a per hundred percent (100%). mance bond and a one hundred percent (100%) payment bond. Insurance and Bonding Company must be licensed

to do business by the Geor-gia Secretary of State, autho-rized to do business in Geor-gia by The Georgia Insur-ance Department, listed in the Department of Treasurys Publication of Companies holding Certificates of Authority as Acceptable Surety on Federal Bonds and as acceptable reinsuring companies. The bid bond, payment hond, and perfermance bond, and performance bond must have an A.M. Best rating of A-5 or higher. Individuals, firms and busi-nesses seeking an award of a City of Duluth contract may not initiate or continue any verbal or written com-munications regarding a so-licitation with any City offi-cer, elected official, employ-ee or other City representative without permission of the City Clerk named in the solicitation between the date of the issuance of the solici-tation and the date of the final contract award by the Duluth City Council. Viola-Duluth City Council. Violations will be reviewed by the City Clerk. If determined that

ZONING

such communication has compromised the competi-tive process, the offer submitted by the individual, firm or business may be disquali-fied from consideration for

award.

Questions regarding proposal documents, drawing, and specifications must be submitted in writing to Kevin Hendrix at Pond & Company via HendrixK@pondco.com. The deadline for questions shall be April 28, 2023, at 5:00 PM. No questions received after this deadline will be addressed. All questions will be answered via addendum posted on the Citys website and on the Georgia Procurement Registry. No phone calls will be accepted. submitted in writing to Kevin phone calls will be accepted The written proposal documents supersede any verbal or written prior communications between the parties. Award will be made to the contractor with the highest scoring proposal package. The City of Duluth reserves the right to reject any or all proposals, to waive techni-calities, and to make an award as deemed in its best interest. Where the City provides forms for bid schedule and bond submissions, these forms must be used without exception. without exception.

Award notification will be posted after award on the Georgia State Procurement Registry at https://esl.deca.ctate.as.vs/

https://ssl.doas.state.ga.us/ PRSapp/. Proposals in the case of Corporations not chartered in Georgia, must be accompanied by proper certification stating that said Corporation is authorized to do business in the State of Obstitute of the opening

thereof. Please Note: The City of Duluth strives to maintain a website that is both accessible to all visitors and compli ant with the Web Content Accessibility Guidelines (WCAG 2.0). All Request for Proposal packages may be requested in WCAG 2.0 compatibility format by emailing emailing

pio@duluthga.net.#ga.net. 934 100762 4/19,23,30,5/10, 2023

FORECLOSURE

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 TAMMY JACK BOREL to MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. (MERS) AS NOMINEE
FOR TAYLOR, BEAN &
WHITAKER MORTGAGE 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 BOOK 53019, PAGE

GWINNETT County, gia records, as last as-Georgia records, as last assigned to AJX MORTGAGE
TRUST I, A DELAWARE
TRUST, WILMINGTON SAV-INGS FUND SOCIETY, FSB. TRUSTEE (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the orig Note of even date in the original 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 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 GWINNETT COUNTY, GEOR-GIA, 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 PLAT RECORDED IN PLAT BOOK 54, PAGE 288, GWIN-COUNTY, GEORGIA RECORDS RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID PROPERTY BE-

ING KNOWN AS 512
RAVINIA WAY ACCORDING
TO THE PRESENT SYSTEM
OF NUMBERING PROPERTY GWINNETT GEORGIA. PARCEL ID NUM-GEORGIA. PARCEL ID NUM-BER: 5049 316. SUBJECT TO ANY EASEMENTS OR RESTRIC-TIONS OF RECORD. The debt secured by said Deed to Secure Debt has been and

to secure bent has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the 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 in-tent to collect attorneys fees tent to collect attorneys rees having been given). AJX MORTGAGE TRUST, I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTE holds the duly endorsed Note and is the current assignee of the Security Deed to the property GBECORY. to the property. GREGORY FUNDING LLC, acting on be-half of and, as necessary, in consultation with AJX consultation with MORTGAGE TRUST DELAWARE TRUST, WILM-INGTON SAVINGS FUND 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. Pursuant to O.C.G.A. § 44 14 162.2, 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. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not re-

quired 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 512 RAVINIA WAY, LAWRENCEVILLE, GEORGIA 30044 is (2478). 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 matters which might be displaced by a payable by the payable by t closed by an accurate survey and inspection of the prop and inspection of the projection, of the projection of the project, 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, accompany.

FORECLOSURE

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows fo 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 pre-ceding paragraph. AJX ceding paragraph.
MORTGAGE TRUST MORTGAGE TRUST I, A
DELAWARE TRUST, WILMINGTON SAVINGS FUND
SOCIETY, FSB, TRUSTE AS
Attorney in Fact for TAMMY
JACK BOREL. THIS LAW
FIRM IS ACTING AS A DEBT
COLLECTOR ATTEMPTING
TO COLLECT A DEBT. ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.
00000009719915 BARRETT
DAFFIN FRAPPIER TURNER

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-99674, 451210.8 2022 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. dated 11/20/2007, and Recorded on 12/03/2007 as Book No. 48466 and Page No. 0072, GWINNETT Country Georgia records as last

BOOK 93, PAGES 187 188, GWINNETT COUNTY RECORDS, SAID PLAT BE-ING INCORPORATED HERE-IN BY REFERENCE THERE-TO. 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 pro-Georgia records as last signed to U.S. BANK NA TIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RE-SPECT TO AJAX MORTGAGE SPECT TO AJAX MORTGAGE LOAN TRUST 2020 D, MORTGAGE BACKED SECURITIES, SERIES 2020 D (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in 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 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 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 there will be sold by the undersigned at public outrry 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 70, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOUNTY, GEOUNTY, GEORIA BEING LOT 20, BLOCK tice 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 LOAN TRUST 2021 Bolds the duly andersed Note and is the current assignee of the Security Deed to the property. GREGORY FUNDING LLC, acting on be-GIA, BEING LOT 20, BLOCK A, PRESTONWOOD SUBDI-VISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 49, PAGE 131, GWIN-NETT COUNTY RECORDS, half of and, as necessary, nair of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORT-GAGE LOAN TRUST 2021 B NETT COUNTY RECORDS, WHICH PLAT IS INCORPO, HATED HEREIN AND MADE A PART HEREOF BY REFERENCE. 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 GAGE LOAN TRUST 2021 B (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, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to vided in the Note and Deed 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 voded 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, 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 will be sold subject to (a) any outstanding ad valorem as provided in the Deed to 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 NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTAGED AND TRUST 2020 D. MORTGAGE BACKED SECU-RITIES, SERIES 2020 D holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. GREGORY FUNDING LLC, acting on be-half of and as pecessary in

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 prop 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, liens, encumbrances, zoning half of and, as necessary, in nair of and, as necessary, in consultation with U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORT-GAGE LOAN TRUST 2020 D, 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 0.C.G.A. Section 9.13.172.1, which allows for ertain procedures regarding MORTGAGE BACKED SECU-RITIES, SERIES 2020 D (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms 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: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5598. Please 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 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 documents may not be provided until final confirmation best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 758 BURWOOD PARK DR, LAWRENCEVILLE, and audit of the status of the loan as provided in the pre-ceding paragraph. U.S. BANK NATIONAL ASSOCIA-DAINN NATIONAL ASSOULDED TION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021 B as Attorney IN Fact for JOSE NESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SAL

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 in-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. an accurate survey and in-spection of the property, and (c) all matters of record su-perior to the Deed to Secure Debt first set out above, in-cluding, but not limited to, assessments, liens, encum-PURPOSE.
0000009725631 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addibrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is son, Texas 75001 Tele-phone: (972) 341 5398. 950-99672, 4/5,12,19,26,2023 not prohibited under the U.S Bankruptcy Code; and (2) fi-nal confirmation and audit of Notice of Sale Under the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which Power. State of Georgia, County of GWINNETT. 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

DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 400 Addi-

son, Texas 75001 Tele-phone: (972) 341 5398. 950-99673,

4/5,12,19,26,2023

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 ASSOCIATION (the Secured
Treditor) by assignment STEVEN K CANNON AND vided until final confirmation and 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 PERT COLLECTOR AT-TION (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$216,886.00, with interest at the rate specified therein the rate specified therein, there will be sold by the un-IHIS LAW HIM IS ACTING
AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.
0000009723750 BARRETT 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, 2023, the following described property: THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN PUCKETT GMD

FORECLOSURE

1397 AND DUNCAN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING LOT 28,

WEATHERSTONE WEATHERSTONE LAKE A/K/A PEMBERTON FARMS U 2, AS SHOWN ON PLAT OF SURVEY RECORDED AT PLAT BOOK 83, PAGES 140 141, GWINNETT COUNTY,

GEORGIA RECORDS, WHICH PLAT IS INCORPO-RATED HEREIN BY REFER-ENCE AND MADE A PART HEREOF. ASSESSOR'S PARCEL NO:

3 007D 125 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, 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 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 having been given). JPMOR-GAN CHASE BANK, NATIONAL ASSOCIATION holds the duly endorsed Note and is duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. JPMORGAN CHASE BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in con-sultation with FEDERAL

Lourinouse winnin the eggs 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 94 sultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. moonly all terms of the loan.
Pursuant to O.C.GA. § 44
14 162.2, JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION may be contacted at: JPMORGAN
CHASE BANK, NATIONAL
CHASE BANK, NATIONAL CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. 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 undersigned,

the undersigned, the party/parties in possession of the subject property known as 2284 OAK FALLS LN, BUFORD, GEORGIA 30519 is/are: STEVEN K CANNON AND BEVERLYN J CANNON AND BEVERLYN J CANNON 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 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 calce 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

04/26/2023 and audit of the status of the loan as provided in the preceding paragraph. JPMOR-GAN CHASE BANK, NATION-AL ASSOCIATION as Attorney in Fact for STEVEN K CANNON AND BEVERLYN J CANNON, THIS LAW FIRM Pursuant to the Power of CANNON. IFIIS LAW FIRM
IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 00000009766684

TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 100 Addison, Texas 7500 Telephone: (972) 341 5398. 950-99669,

4/5,12,19,26,2023 NOTICE OF SALE UNDER POWER, GWINNETT COUN-

BARRETT DAFFIN FRAPPIFR

TY
Pursuant to the Power of Sale contained in a Security Deed given by Yesenia Santana to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pinnacle Financial Corporation, its successors and assigns, dated 9/6/2005 and reported in Deed Book recorded in Deed Book 44421 Page 70 and modified 44421 Page 70 and modified at Deed Book 51672 Page 58 GWINNETT County, Georgia records; as last transferred to or acquired by DEUTSCHE BANK MATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSETBACKED BONDS, SERIES 2005-8, conveying the after-2005-8, conveying the after-described property to secure a Note in the original princi-pal amount of \$139,189.00, with interest at the rate specwith interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia (or such other area as designated by Order of the Superior ed by Order of the Superior ed by Order of the Superior Court of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
That certain condominium unit lying and being in Land

unit lying and being in Land Lot 5 of the 7th District, Lot 5 of the 7th District, Gwinnett County, Georgia, and being shown as Unit Number 2404 of The Arbors at Sugarloaf Condominium on plat recorded in Condominium Plat Book 3, Pages 287 through 289, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof; and as shown on Floor Plans recorded as Condominium recorded as Condominium recorded as Condominium Floor Plan Numbers 3825 through 3884, Gwinnett County, Georgia Records; which floor plans are incorporated herein by reference and made a part hereof; together with its appurtenant percentage of undivided interest in the common elements of The Arbors at Sugarloaf Condominium, as set arloaf Condominium, as set forth and provided in that certain Declaration of Con-dominium for The Arbors at Sugarloaf Condominium by Beazer Homes Corp., a Ten nessee corporation, record-ed in Deed Book 37467. Page 247, aforesaid records as amended from time to time as provided therein; said Unit being known as Unit 2404 in Building 24 and having an address
Tulip Poplar
Lawrenceville, GA.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-

FORECLOSURE sible events of default, failure to pay the indebtedness as and when due and in the as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

as provided in the Security
Deed and by law, including
attorneys fees (notice of intent to collect attorneys fees
having been given).
Said property is commonly
known as 823 Tulip Poplar
Way, Lawrenceville, GA
30044 together with all fixtures and personal property
attached to and constituting
a part of said property, if a part of said property, if any. To the best knowledge and belief of the under-signed, the party (or parties) in possession of the subject property is (are): Yesenia Santana or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the perturbation. of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority. thority, (d) any matters which might be disclosed by an accurate survey and in spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

record superior to the Secu-rity Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibit-ed under the U.S. 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 913-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not cv Code: and (2) final confir closure documents may not be provided until final confir be provided until infai commandion and audit of the status of the loan as provided immediately above.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UN-

DER THE INDSTURE RE-LATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SE-RIES 2005-8 as agent and Attorney in Fact for

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 1017-5933A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5933A 950-98628 04/05/2023, 04/12/2023, 04/19/2022, 04/19/2022, 04/19/2022, 04/19/2022, 04/19/2022, 04/19/2022, 04/19/2022, 04/19/2

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Sale contained in a Security Deed given by Christy A. Lancaster and Anthony A. Lancaster to Saxon Mortgage, Inc. dated 3/3/2006 and recorded in Deed Book 46256 Page 227 Gwinnett County, Georgia records; as quired by Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mort-gage Loan Asset Backed Certificates, Series 2006-2, conveying the after-deconveying the after-de-scribed property to secure a Note in the original principal amount of \$170,000.00, with therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court

Holiday, in which case being the first Wednesday of said month), the following described property:
All That Tract Or Parcel Of Land Lying and Being In Land Lot 197 Of The 5th Land District Of Gwinnett County, Georgia and Being Lot 44, Block A, Unit One, Chandler Plantation, and Be-ing More Particularly Shown And Delineated By A Plat Of Survey Entitled Unit One Chandler Plantation, Dated November 15, 1994, Pre-Chandler Plantation, Dated November 15, 1994, Prepared By MV. Ingram Enterprises, Inc., Certified By Matthew V. Ingram, GRLS No. 2288, And Being Of Record In The Office Of The Clerk Of The Superior Court Of Gwinnett County, Georgia, In Plat Book 65 Page 6, Which Said Plat And The Recording Thereof Are By Reference Hereto Incorporated Herein For A More

of said county), within the legal hours of sale on May 2, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday in which case being

rated Herein For A More Complete And Detailed De scription. The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including

as provided in the Security
Deed and by law, including
attorneys fees (notice of intent to collect attorneys fees
having been given).
Said property is commonly
known as 3005 Parks Run,
Loganville, GA 3052 together with all fixtures and
personal property attached
to and constituting a part of
said property, if any. To the
best knowledge and belief of
the undersigned, the party best knowledge and benefor the undersigned, the party (or parties) in possession of the subject property is (are). Anthony A. Lancaster, Ad-ministrator of Estate of Christy A. Lancaster or tenant or tenants. PHH Mortgage Corporation is the entity or individual designated who shall have

full authority to negotiate, amend and modify all terms of the mortgage.
PHH Mortgage Corporation
1661 Worthington Rd Suite
100 West Palm Beach, FL
33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate