TRADE NAME

before me
This 26 day of March, 2023 -s- Gage Cameron Leonetti NOTARY PUBLIC/DEPUTY

CLERK clerk -s-TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 APR 7

933-100848 4/26,5/3,2023 GWINNETT SUPERIOR BOOK 23T PAGE 00374

Personally appeared the undersigned who on oath deposes and says that: INI-TIAL GA LLC 3875 Venture Drive B5, Duluth, GA 30096 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADE-NAME: Tokyo Kuma 3875 Venture Drive B5 Duluth, GA 30096 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Retail -s-Sheng Lin

Sworn to and Subscribed

This 29 day of March, 2023 NOTARY PUBLIC/DEPUTY -s- TIANA P. GARNER Filed in Office
Clerk Superior Court
Gwinnett County, GA
2023 APR 6
933-100755 4/26,5/3,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION BOOK 23T

Personally appeared the undersigned who on oath deposes and savs that: It deposes and says that: It Won't Happen To Me 1911 Grayson Hwy., Ste. 8-323, Grayson, GA 30017 Is/are doing business in Gwinnett County, Georgia under the Name of: TRADENAME: Trafica Wishesse Brasses. rafic Violators Impact Program 1911 Grayson Hwy., Ste 8-323, Grayson, GA 30017 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Training and driving initiative -s- Lou Reynolds Sworn to and Subscribed

This 30 day of March, 2023 NOTARY PUBLIC/DEPUTY

s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 31 933-100170 4/19,26,2023

GWINNETT SUPERIOR COURT TRADE NAME REGISTRATION

Personally appeared the undersigned who on oath deposes and says that: Muldeposes and says that: Mul-likin Property Holdings, LLC 5173 Moore Rd, Suwanee, GA 30024 Is/are doing busi-ness in Gwinnett County, Georgia under the Name of: TRADENAME: Vacayzy 5173 Moore Rd, Suwanee, GA 30024 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address is: Vacation rental bookings and man

agement -s- David Mullikin Sworn to and Subscribed before me This 31st day of March,

-s- Anna Glenn NOTARY PUBLIC/DEPUTY s- TIANA P. GARNER -s- ITANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 APR 5 933-100732 4/26,5/3,2023

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

Personally appeared the undersigned who on oath undersigned who on oath deposes and says that: Optimizex Inc. 5196 Belmore Ct, Suwanee, GA 30024 Is/are doing business in Gwinnet County, Georgia under the Name of: TRADENAME: WE-PROMPT 5196 Belmore Ct, Suwanee, GA 30024 (trade name address is in Gwinnett County) and that the nature of the business to be carried on at such address carried on at such address is: Software

s. Software -s- Alon Moshe Rosner Sworn to and Subscribed before me This 28th day of March, 2023

-s- Anna Garbar NOTARY PUBLIC/DEPUTY NOTARY PUBLIC/DLI S CLERK -s- TIANA P. GARNER Filed in Office Clerk Superior Court Gwinnett County, GA 2023 MAR 31 933-100171 4/19,26,2023

ZONING CITY OF GRAYSON, GA Notice is hereby given to the public that an application for REZONING from Officefor HEZONING from Uffice-institutional (OI) to C2 has been filed with the City of Grayson, GA by Erik Haeffs (Waffle House) for the fol-lowing described property: Said tract of land lying in and being in Land Lot 136 of the 5 th District, Gwinnett County, Georgia and being more particularly as follows: Commencing at a point at the intersection of the northwesterly right of way of Brownlee Road (having a Brownlee Road (having a variable width, publicly dedicated right of way) and the northeasterly right of way of Grayson Highway (having a variable width, publicly dedicated right of way), thence leaving said right of way of Brownlee Road and continuing along said right of way of Grayson Highway North nig along salo right of Way of Grayson Highway North 48 degrees 56 minutes 41 seconds West a distance of 283.56 feet to a 1/2 inch re-bar found, said 1/2 inch re-bar being the TRUE POINT OF BEGINNING.

OF BEGINNING.
Thence continuing along said right of way with a curve turning to the right with an arc distance of 103.10 feet, with a radius of 4527.55 feet, with a chord bearing of North 47 degrees 35 minutes 38 seconds minutes 38 seconds West with a chord length of 103.09 feet to a 1/2 inch re-bar found; Thence leaving said right of

way North 41 degrees 35 minutes 23 seconds East a distance of 279.41 feet to a stone found; Thence South 48 degrees 49 minutes 46 seconds East a distance of 103.83 feet to a 1/2 inch rebar found: Thence South 41 par found; Inence South 41 degrees 44 minutes 25 seconds West a distance of 281.64 feet to a 1/2 rebar found on the northeasterly right of way of Grayson Highway, said 1/2 inch rebar being the TRUE POINT OF REGIMNING. BEGINNING.
Said tract of land contains

0.666 acres (29,022 square Property Address: 2040

ZONING Grayson Highway, Grayson GA 30017

The City of Buford Zoning Board of Appeals will mee Parcel ID: R5136-035 The proposed use is a Waf-fle House Restaurant.

A Public Hearing on the proposed Rezoning request will be held before the Planon Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 2373 Brown Road for IDIL ning and Zoning Commis-sion in the Grayson Senior Gravel Springs, LLC. Center on Monday, April 10, 2023 at 7:00 PM and before the Mayor and City Council on Monday, April 17, 2023 at 7:00 PM. located at 475 variance requested is to reduce the 75-foot undisturbed buffer to a 50-foot disturbed and re-vegetated buffer. 934 101134 4/26,5/3,10, 2023 NOTICE OF PUBLIC

ZONING

HEARING

O. ON APPLICATION FOR ANNEXATION AND REZON-ING UPON APPLICATION FOR

Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a pub-lic hearing to evaluate the

lic hearing to evaluate the applications of certain

landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City

of Buford as provided in O.C.G.A. § 36-36-20 which is

contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the

present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto. The City of Buford Planning Commission will hold a pub-lic hearing and make recom-

lic hearing and make recom-

mendation on such applica-tion for annexation and re-

zoning on **May 9, 2023, at 7:00 pm**, Buford City Hall, 2300 Buford Highway, Bu-

ford, Gwinnett County, Geor-

The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applica-

tions for annexation and rezoning on Monday, June 5, 2023 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.

This 6 th day of April, 2023. CHANDLER, BRITT & CHANDLER, BRITT

OWNER: JEFFREY A. MON-

SOUR CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 ADDRESS: 2991 SPRINGLAKE DR

City Attorneys

gia 30518.

Grayson Parkway, Grayson, GA 30017.
The City Council has the authority to change the conditions as requested in the application or to place such other conditions on the property as the City Council deems appropriate, constitutional and in the best interest of the citizens of Grayson. The public is invited and encouraged to attend these meetings.

934 98244 3/22,29, 2023 NOTICE Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Or-dinance concerning Section 1308 C-2 General Business Interior Second Lives 20 District, Special Uses, 30.
Liquor Stores to modify population requirements and other provisions. The City of Buford Planning Commission will make recommendation and what property and the provisions. rion on such amendment on Tuesday, April 11, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A public hearing and Commispuolic nearing and commis-sion Meeting to discuss and pass upon the proposed amendment will be held on Monday, May 1, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Pufford Cost 10 2019 Buford, Georgia 30518. 97543

928 97 3/15,22,29,4/5,12,19,26, The City of Buford Planning and Zoning Board will meet and Zoning Board Will mean 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 Highway, Buford, Georgia 30518 to consider a rezon-ing request at 467 Thunder Road from RM to R-100 for Clair Investment Properties & Interior Designs, LLC

97725

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 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use per-mit at 115 East Main Street, Cuits City for News The Suite C12 for Across The Bridge, Inc. The special use permit requested is to allow for meetings and events. 907 97726 3/22,29, 4/5,12,19,26, 2023

3/22,29,4/5,12,19,26, 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 506 Lanier Islands Parkway. Applicant: Rick Maxian; Zoning Modification, Applicant re-Modification: 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 ratail

The City of Buford Zoning Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to

consider a variance request

at 165 Shadburn Ferry Road for David Anderson. The variance requested is to al-low a decorative fence in the

front yard. 934 101117 4/26,5/3,10,

The City of Buford Zoning Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 660 Allen Street for Hill-Grove Homes. The variance requested is to allow a modular wall in the front yard with 6 privacy fence.

with 6 privacy fence. 934 101118 4/26,5/3,10,

The City of Buford Zoning Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request 461 Silver Street for Hill-

at 461 Silver Street for Hill-Grove Homes. The variance

requested is to allow a mod-ular block wall with 4 alu-minum railing in the front

yard. 934 101119 4/26,5/3,10,

The City of Buford Zonina

one (1) elevation. 934 101132 4

Buford, Georgia 30518 to consider a variance request at 3425 Buford Drive, Suite 300 for Big Mouth Signs.

The variance requested is to allow two (2) wall signs on one (1) elevation.

934 101133 4/26,5/3,10,

The City of Buford Zoning Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 3051s to consider a variance request at 1671 Horizon Parkway for DI Development LIC. The

low a block retaining wall in the front yard. 934 101135 4/26,5/3,10, 2023

DI Development, LLC. ariance requested is to al-

2023

2023

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 up to 30% for accents of fiber cement product as an approved building materimeeting of December 2017. 934 100250 4/12,19,26, 2023 primarily focused on base-ball training. 934 100360 4/19,26,5/3,10,17,24, 2023

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 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 rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described ANNEXATION AND REZONmore 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 April 11, 2023, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Bu-ford, Gwinnett County, Geor-gia 30518.

CHANDLER, BRITT & amp;

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

ZONING 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. complete description. 97967 934 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, 7-341-264, 7-341-273, 7-341-302,

341-260, 7-341-263, 7-341-264, 7-341-273, 7-341-302, 7-342-008, 7-342-010 & 7-341-261 containing 75.80 acres and more particularly described as follows: 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 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. a 2 ½ Open 10p Pipe marking the intersection of the Common Land Lots 317, 318, 341, & 342, THENCE leaving said Point and traveling along the Common Land Lot 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 seconds West for a distance of 224.56 feet to a Point; THENCE South 81 degrees 7 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 81 degrees 44 minutes 29 seconds West for a distance of 40.25 feet to a ½ Rebar Found; THENCE South 481 degrees 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 Found; THENCE North 27 degrees 54 minutes 12 secdegrees 54 minutes 12 seconds 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 minutes 37 seconds West for a distance of 161.03 feet to a Point; THENCE North 52 degrees 27 minutes 05 seconds West for a distance of 161.71 feet to a Point; degrees 54 minutes 12 sec-

SPRINGLAKE DR

All that tract or parcel of land lying and being in Land 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 October 28, 1987, prepared by Thomas Wood, Registered 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 100397 onds 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 North 77 degrees 12 min-utes 36 seconds West for a distance of 136,90 feet to a 934 10039 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 distance of 136.80 feet to a Point; THENCE South 89 de-grees 08 minutes 54 sec-onds West for a distance of Vest 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. special use permit requested onds 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 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 119.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 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 119.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 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 119.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 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 119.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 seconds West for a distance of 119.17 feet 119.17 is to allow an automotive re-

pair business. 934 100356 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 sider 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

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 4264 Sudderth Road for Metro Atlanta Marine Sales and Service. The special use permit requested is to allow boat repair.

4/19,26,5/3,10,17,24, 2023 NOTICE OF PUBLIC HEARING

Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to at 3425 Buford Drive, Suite 300 for Big Mouth Signs. The variance requested is to allow two (2) wall signs on any (1) elevation. 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. 101132 4/26,5/3,10, The City of Buford Zoning Board of Appeals will meet on Monday, May 15, 2023 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway,

City Attorneys
OWNER: BRETT A. DENHAM AND DANIELLE DEN-

ZONING

leaving said centerline Creek North 45 degrees

minutes 28 seconds East for a distance of 179.48 feet to a

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

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 112.40 feet to a Georgia De-112.40 feet to a G 112.40 feet to a Georgia De-partment of Natural Re-sources Disk Monument; THENCE North 59 degrees 53 minutes 39 seconds East for a distance of 801.15 feet for a distance of 801.15 feet to a Point along the Souther-by Right-of-Way of Ramey Road (apparent 60 right-of-Way); THENCE along said Right-of-Way for the next two (2) calls and distances, South 44 degrees 37 minutes 56 seconds East for a distance of 161.40 feet to a Point; THENCE along a curve to the left having a radius of Point; THENUE 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 picht.cf.48(a). South 29 december 20 Found; IHENCE leaving said Right-of-Way, South 29 de-grees 43 minutes 46 sec-onds East for a distance of 542.38 feet to a Point; THENCE South 82 degrees 41 minutes 29 seconds East 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 366.75 feet to a ½ Open Top Pipe; THENCE South 59 degrees 57 minutes 06 seconds 57 minutes 06 seconds 57 minutes 06 seconds 57 minutes 06 seconds 580 feet 10 a ½ Open Top 10 feet 10 fe 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 minutes 43 seconds West for a distance of 29.82 feet to 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. for a distance of 53.62 feet to a Point; THENCE North 78 degrees 24 minutes 27 sec-onds West for a distance of 55.03 feet to a Point; THENCE North 79 degrees 31 minutes 47 seconds West force distance of 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 South 29 degrees 20 minutes 15 certains 19 degrees 20 minutes 15 certains 19 degrees 20 minutes 15 certains 20 minutes 20 minutes 20 minutes 20 minutes grees 29 minutes 52 sec-onds East for a distance of 12.36 feet to a Point; THENCE North 80 degrees THENCE North 80 degrees OE minutes 35 seconds West for a distance of 3.79 feet to a Point; THENCE along a curve to the right having a radius of 15.00 feet and arc length of 13.66 feet being subtended by a chord of North 53 degrees 56 minutes 01 seconds West for a distance of 13.20 feet to a 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 chord of 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 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 distance of 94.89 feet to a Point; THENCE with a reverse curve to the right hav-ing a radius of 15.00 feet and arc length of 13.57 feet being subtended by a chord of North 74 degrees 02 min-utes 18 seconds East for a 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 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 384.81 feet to a Point; THENCE North 17 degrees 22 minutes 23 seconds East for a distance of degrees 05 minutes 27 secdistance of 13.12 feet to a Point; THENCE with a re-verse curve to the left having a radius of 8520.52 feet and arc length of 46.54 feet bearc 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 secores 48 minutes 33 secores onds 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 onds East for a distance of round; 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 onds East for a distance of onds 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 degrees 48 minutes 57 sec-The properties are presently zoned Single-Family Resi-dential District (R-100) in the Gwinnett County. The apdegrees 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 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 an existing private gated acan 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 support of the authority to annex and rezone the property as requested or place such other zoning classification on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Sugar Hill izens of Sugar Hill. 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 distance of 18.57 feet to a distance of 18.57 feet to a

in the best interest of the cirizens 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 5:039 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 5:039 West Broad Sugar Hill, Georgiand Development Department located at 5:039 West Broad Sugar Hill, Georgiand Development Department located at 5:039 West Broad Sugar Hill, Georgiand Development Department size of the Planning and Development Department located at 5:039 West Broad Sugar Hill, Georgiand Period State State

FORECLOSURE

Notice of Sale Under

utes 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 Centre of degrees 00 minutes 48 feet to a Point; THENCE Centre of the degree of the feet of the fe

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

degrees 45 minutes 45 seconds East for a distance of 44.66 feet to a Point; THENCE South 80 degrees 99 minutes 08 seconds East 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 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 18 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 36 minutes 36 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 36 minutes 36 seconds East for a distance of 9.99 feet to a Point 63 degrees 63 minutes 30 seconds East for a distance of 9.

degrees 35 minutes 36 sec-onds East for a distance of

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 by TAMMY JACK BORÉL 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 BOOK 53019, PAGE FORECLOSURE

GWINNETT

Georgia records, as last assigned to AJX MORTGAGE

DELAWARE

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-inal principal amount of \$155,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal Tuesday in May, 2023, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 AND BEING IN LAND LUT 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 RECORDED IN PLAT BOOK
47, PAGE 22 AND REVISED
PLAT RECORDED IN PLAT
BOOK 54, PAGE 288, GWINNETT COUNTY, GEORGIA
RECORDS, WHICH
RECORDED PLAT IS INCORPORATED HEREIN BY THIS
REFERENCE AND MADE A
PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 512 TION. 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 Deed
to Secure Debt has been and
is hereby declared due beis 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 vided in the Deed to Secure
Debt and by law, including
attorneys fees (notice of intent to collect attorneys fees
having been given). AJX
MORTGAGE TRUST I, A
DELAWARE TRUST, WILMINGTON SAVINGS FUND
SOCIETY, FSB, TRUSTEE
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 half of and, as necessary, in consultation with AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE (the current investor on the 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, GREGORY FUNDING LLC may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned the best knowledge and belief the
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
TAMMY JACK BOREL or tenant/tenants. Said propert

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 to Secure Debt first set out Notice of Sale Under above, including, but not limited to, assessments, liens, encumbrances, zoning Power. State of Georgia, County of GWINNETT. ordinances, easements, re 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. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-loading paragraph. AJX loan as provided in the preceding paragraph. AJX MORTGAGE TRUST, I, A DELAWARE TRUST, WILM-INGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE AS Attorney in Fact for 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.

PURPUSE.
00000009719915 BARRETT
DAFFIN FRAPPIER TURNER
& ENGEL, LLP 4004 Belt
Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 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 Coun-NO. 00/2, GWINNETT COURS

Ty, Georgia records, as last
assigned to U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE ON
BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE
OANL TRUST 2020 D 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 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 70, OF THE 7TH DISTRICT, GWINNETT COUNTY, GEOGRA BEING LOT 20, BLOCK GMINNETI COUNTY, GEORA-GIA, BEING LOT 20, BLOCK A, PRESTONWOOD SUBDI-VISION, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 49, PAGE 131, GWIN-NETI COUNTY RECORDS, WHICK! DIAT IS INCORDO.

NETI COUNTY RECORDS,
WHICH PLAT IS INCORPORATED HEREIN AND MADE
A PART HEREOF BY REFERENCE. The debt secured by
said Deed to Secure Debt
has been and is hereby de-

clared due because

FORECLOSURE FORECLOSURE

among other possible events of default, failure to pay the indebtedness as and when GREGORY FUNDING may be contacted at: GRE-GORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 97281, 866 712 5698. Please due and in the manner provided in the Note and Deed 9/281, 866 /12 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 voded in the wore and beed 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, the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1415 STEPHENS POND VW, LOGANVILLE, GEORGIA 30052 is/are: JOSE MESTOR SANCHEZ CAMBRON AND MARIA DEL CARMEN SALDIVAR or tenant/tenants. Said property and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (not compared to the original part of the sale of the s as provided in the Deed to CARMEN SALDIVAR of ten-ant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted explicit for the conducted subject to (1) confirmation. MORTGAGE BACKED SECU-RITIES, SERIES 2020 D (the current investor on the loan), is the entity with the subject to (1) confirmation that the sale is not prohibitloan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to 0.C.G.A. § 44 14 162.2, GREGORY FUNDING LLC may be contacted at: GREGORY FUNDING LLC, P.O. BOX 230579, TIGARD, OR 7291 1965 712 5609 Places ed under the U.S. Bankrupt-cy Code; and (2) final con-firmation and audit of the status of the loan with the holder of the security deed.

Pursuant to O.C.G.A. Section

9 13 172.1, which allows for
certain procedures regarding
the rescission of judicial and
nonjudicial sales in the State
of Georgia, the Deed Linder 97281, 866 712 5698. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not reof Georgia, the Deed Under Power and other foreclosure quired to amend or modify the terms of the loan. To the Power and other forecousure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. U.S. best knowledge and belief of the undersigned, the party/parties in possession of the subject property 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 and payable), (b) any matters which might be disclosed by an accurate survey and inceding paragraph. U.S. BANK NATIONAL ASSOCIA-TION. AS INDENTURE BANK NATIONAL ASSOCIA-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 SANCHEZ CAMBRON AND
MARIA DEL CARMEN SALDIVAR. THIS LAW FIRM IS
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED 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 WILL BE USED FOR THAT PURPOSE. 00000009725631 BARRETT DAFFIN FRAPPIER TURNER DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addi-son, Texas 75001 Tele-phone: (972) 341 5398. 950-99672, 4/5,12,19,26,2023 brances, zoning ordinances, easements, restrictions. 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 Notice of Sale Under Power. State of Georgia, County of GWINNETT.

nal confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. USANK 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 Fract 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 BARRET DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-99673. 4/5,12,19,26,2023

1397 AND DUNCAN GMD
1749, GWINNETT COUNTY,
GEORGIA, BEING LOT 28,
BLOCK A,
WEATHERSTONE LAKE
AK/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 INCORPORATED HEREIN BY REFER
ENCE AND MADE A PART Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOSE NESTOR SANCHEZ Dy 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 ENCE AND MADE A PART HEREOF. ASSESSOR'S PARCEL NO: 3 007D 125 The debt se-cured by said Deed to Secured by said Deed to Se-cure Debt has been and is hereby declared due be-cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the on 09/30/2014 as Book No.
53153 and Page No. 0580,
AS AFFECTED BY MODIFICATION BOOK 56765, PAGE
568, GWINNETT County,
Georgia records, as last assigned to U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE ON
BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE
LOAN TRUST 2021 # (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 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 in-tent to collect attorneys fees having been given). JPMOR-GAN CHASE BANK, NATION-SPECT TO AJAX MORITGAGE
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
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 GAN CHASE BANK, NATION-AL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the proper-ty. JPMORGAN CHASE ty. JPMUNGAN CHASE BANK, NATIONAL ASSOCIA-TION, acting on behalf of and, as necessary, in con-sultation with FEDERAL HOME LOAN MORTGAGE CORPORATION (the current PARCEL OF LAND LYING AND BEING IN LAND LOT 90 FTHE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 99, BLOCK A, STEPHENS POND SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 93, PAGES 187 188, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THEREIN BY REFERENCE THEREIN. investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. modify all terms of the loan.
Pursuant to O.C.G.A. § 44
14 162.2, JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION may be contacted at: JPMORGAN
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
equired creditor is not reequired to amend or modify TO. The debt secured by said Deed to Secure Debt has been and is hereby de-clared due because of, among other possible events among unter possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including atterneus face (no.

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 2284 OAK FALLS LN, BUFORD, GEORGIA 30519 is/are: STEVEN K CANNON AND BEVERLYN J CANNON or tenant/tenants. Said property will be sold Secure Debt and by law, including attorneys fees (not compared to the law) for the law for Said property will be sold subject to (a) any outstandsubject to (a) any outstand-ing ad valorem taxes (in-cluding taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by which finglit be disclosed endicated an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumentaries, soling ordinances. assessifierts, lefts, elicum-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 not profibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the received 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 O.C.G.A. § 44 14 162.2,

dures regarding the rescis-

FORECLOSURE

sion of judicial and nonjudi-cial sales in the State of Georgia, the Deed Under Power and other foreclosure Power and other foredosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. JPMOR-GAN CHASE BANK, NATION-CRIMIN DAIGNAIN. ANTIONAL ASSOCIATION AS Attorney in Fact for STEVEN K CANNON AND BEVERLYN J CANNON. THIS LAW FIRM IS ACTING AS A DEBT. COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000009766684 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-99669, 4/5,12,19,26,2023

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

TY
Pursuant to the Power of Sale contained in a Security Deed given by Christy A. Lancaster and Anthony A. Lancaster and Antinony Antinony Antinony Antinony Andro-gage, Inc. dated 3/3/2006 and recorded in Deed Book 46256 Page 227 Gwinnett County, Georgia records; as last transferred to or ac-suited by Doutbeak Page last transferred to or acquired by Deutsche Bank Mational Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mortgage Loan Asset Backed Certificates, Series 2006-2, conveying the after-described property to secure a Note in the original principal amount of \$170,000.00, with interest at the rate specified therein, there will be sold by therein there will be sold by therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door of Gwinnett County, Georgia (or such county, seorgia (or sucrements) and the area as designated 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 cald date falls on a Federal saíd date falls on a Federal

saíd date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All That Tract Or Parcel Of Land Lying and Being In Land Lot 197 Of The 5th Land District Of Gwinnett County, Georgia and Being Lot 44, Block A, Unit One, Chandler Plantation, and Being More Particularly Shown ing More Particularly Shown And Delineated By A Plat Of Survey Entitled Unit One, Chandler Plantation, Dated November 15, 1994, Prepared By M.V. 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 ing More Particularly Shown Which Said Plat And The Recording Thereof Are By Reference Hereto Incorpo-rated Herein For A More Complete And Detailed Description.

Under and by virtue of the onder and by virtue of the lower of Sale contained in a loed to Secure Debt given y STEVEN K CANNON AND

BEVERLYN J CANNON to JP

MORGAN CHASE BANK, N.A., dated 06/25/2012, and , GWINNETT County, Geor-

gia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIA-

TION (the Secured Creditor), by assignment, conveying the after de-

scribed property to secure a Note of even date in the orig-inal principal amount of

inal principal amount of \$216,886.00, 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 proper-ty: THE FOLLOWING DE-

ALL THAT TRACT OR PAR-CEL OF LAND LYING AND BEING IN PUCKETT GMD 1397 AND DUNCAN GMD

SCRIBED PROPERTY:

The debt secured by said Security Deed 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 Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of in-tent to collect attorneys fees having heen given)

tent to collect attorneys fees having been given). Said property is commonly known as 3005 Parks Run, Loganville, GA 3005z orgether with all fixtures and personal property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): the subject property is (are) Anthony A. Lancaster, ministrator of Estate Christy A. Lancaster or ten-ant 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 materials. 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 re-quired by law to negotiate, amend or modify the terms of the loan.

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

spection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and the rescission of judicial and on-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and quidit of the other forestions and quidit of the other forestions. mation and audit of the sta-tus of the loan as provided

tus of the loan as provided immediately above. Deutsche Bank National Trust Company, as Truste for Saxon Asset Securities Trust 20062 Mortgage Loan Asset Backed Certificates, Series 2006–2 as agent and Attorney in Fact for Christy A. Lancaster and Anthony A. Lancaster Lancaster Aldridge Pite, LLP, 15 Pied-

mont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-5993A
THIS LAW FIRM MAY BE
ACTING AS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. 1017-5993A
950-98322 04/05/2023,
04/12/2023,
04/19/2023,
04/19/2023, 04/26/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUN-

Pursuant to the Power of Sale contained in a Security Sale contained in a security Deed given by Md H Ra-haman to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Flagstar Bank, FSB, its successors and assigns. dated 10/16/2017 and recorded in Deed Book 55469 Page